

**FOR LEASE**



Flexible Sizing Options / Leasing Terms

**260** KING STREET W,  
KITCHENER, ON

**WHITNEY**  
Commercial Real Estate Services

# BUILDING FEATURES

Discover a stunning office space at 260 King St W, Kitchener, where modern elegance meets functionality. This beautifully finished space features bright, expansive interiors with impressive high ceilings that foster a welcoming and inspiring atmosphere. Originally a cinema, this exceptional space has been meticulously transformed into a move-in-ready office, with stylish furnishings.

The open-concept layout is flooded with natural light from large windows, creating an energizing work environment. This versatile office includes a perfect balance of private offices, collaborative meeting rooms, and a kitchen, making it an ideal setting for productivity and creativity.

Strategically situated at the corner of King St W and College Street, this prime location is surrounded by amenities, including Marché Leo's, The Guanaquita, Crafty Ramen, City Hall, and Carl Zehr Square, as well as numerous technology companies. The property offers easy access to on-site parking, bike storage, and convenient public transit options, ensuring a seamless commute for you and your team.

**AVAILABLE SPACE** | 2,820 - 9,930 SF

**ZONING** | D-1



Mix of Private Offices and Open Workspace



Multiple Sizing Options



Flexible Lease Terms



Public Transportation Nearby



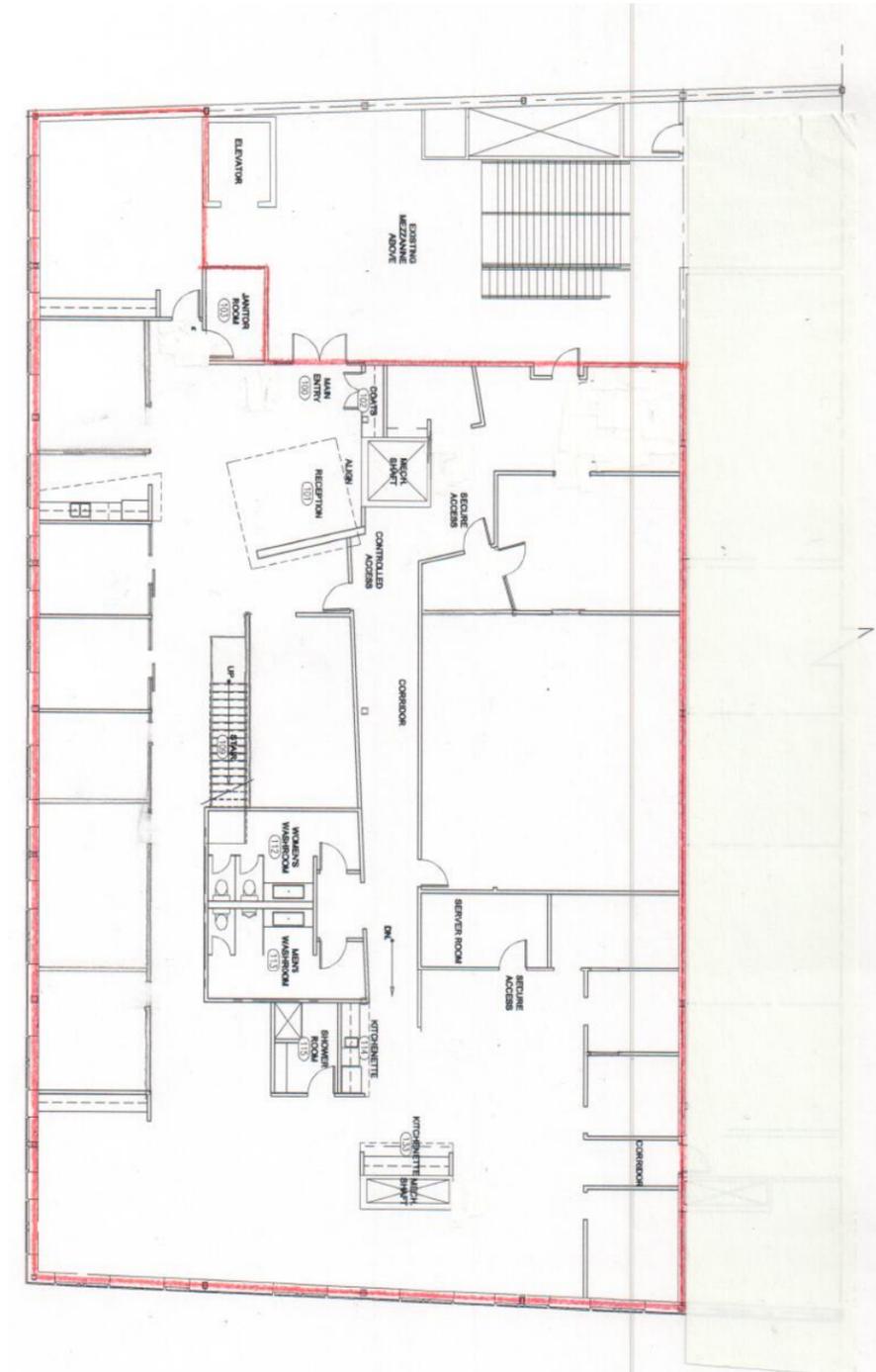
Ample Surrounding Amenities



Downtown Kitchener

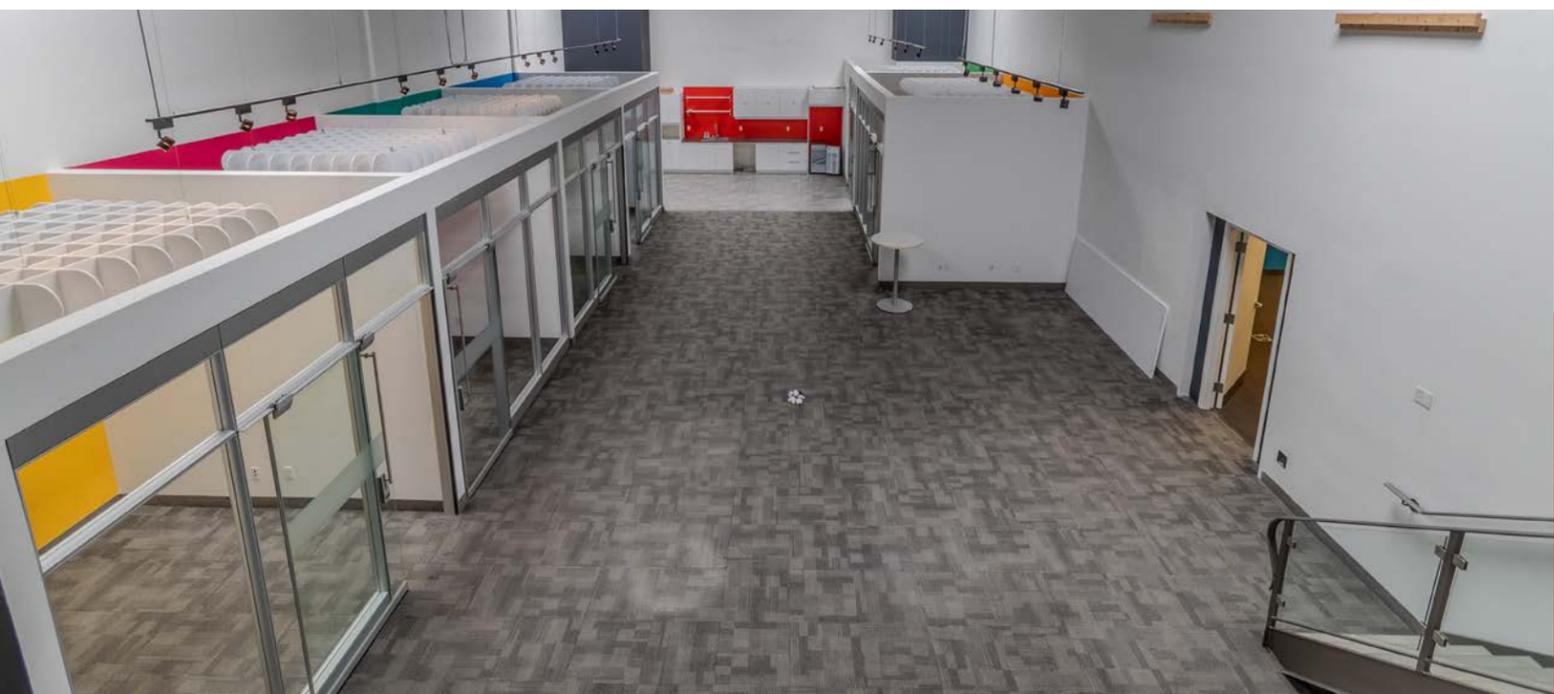


## SUITE 201 - FLOOR PLAN 7,110 SF

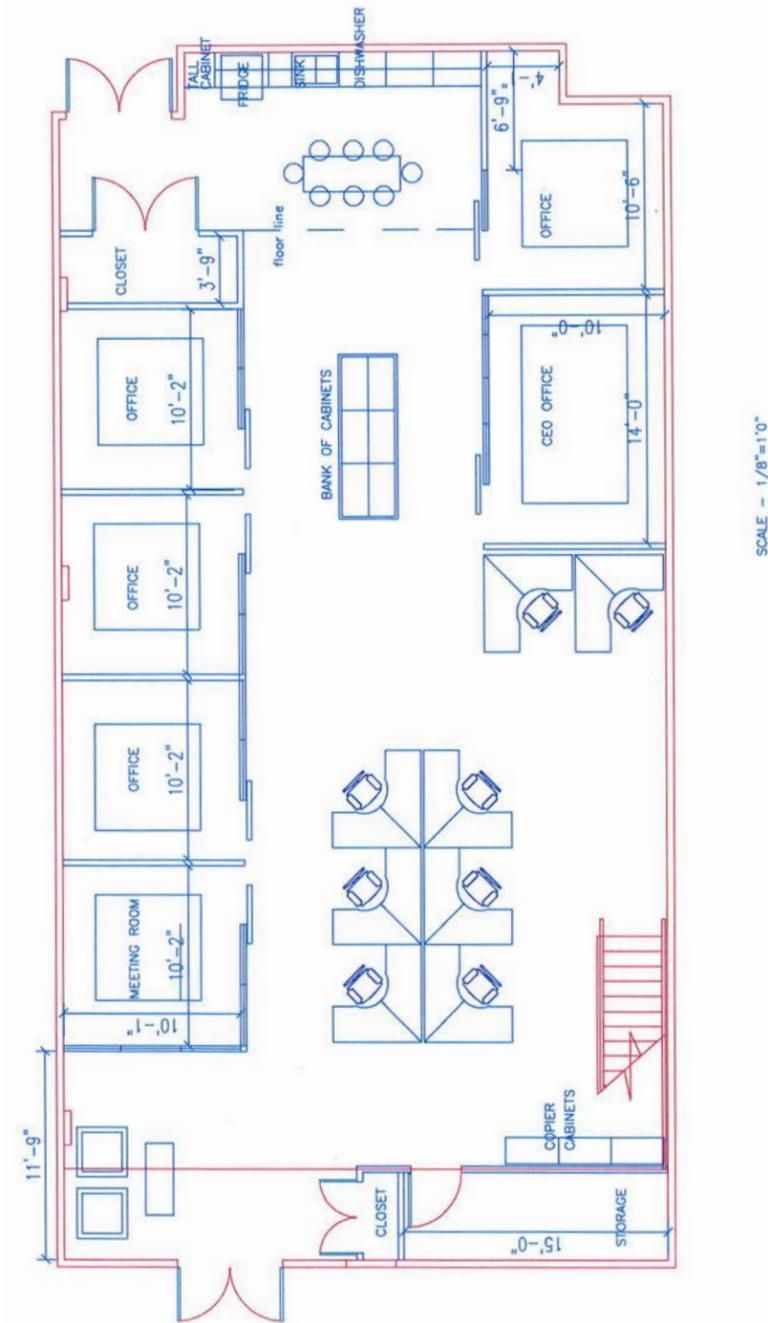


  
Option to  
Come Furnished

AVAILABLE SPACE | 7,110 SF  
LEASE RATE | \$18.00 / SF Net  
ADDITIONAL RENT | \$13.45 / SF  
POSSESSION | Immediate



## SUITE 206 - FLOOR PLAN 2,820 SF



Option to  
Come Furnished

AVAILABLE SPACE | 2,820 SF

LEASE RATE | \$18.00 / SF Net

ADDITIONAL RENT | \$13.45 / SF

POSSESSION | Immediate



## Downtown Kitchener

- Light Rail Transit Route (LRT)
- LRT Station

## Contact Listing Agents for more information.



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