

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

## 7 DUKE ST W, KITCHENER



### FLEXIBLE SIZING OPTIONS / LEASING TERMS

Discover an exceptional opportunity with this threestorey office building, ideally situated in the heart of Downtown Kitchener, just steps away from the Courthouse and LRT Station. This versatile property offers a range of office sizes and layouts, making it perfect for businesses of all types whether you need a shortterm solution or are planning for long-term expansion.

The landlord is committed to meeting your specific needs, with the option for a full build-out tailored to your requirements. Experience the quality of our recent main level renovations, which highlight the finishes available.

Enjoy peace of mind with exceptional property management and ownership dedicated to enhancing and transforming this building into a thriving business hub. On-site parking options are available, along with convenient access to a neighbouring parking garage.

**BUILDING AREA** | 457 SF - 8,590 SF

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**LEASE RATE** | \$11.00 - \$13.00 / SF Net

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**ADDITIONAL RENT** | \$10.32 / SF

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**PARKING** | Additional Cost

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**ZONING** | D-1

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## MAIN LEVEL

### SUITE 103

AVAILABLE SPACE | 1,226 SF

LEASE RATE | \$13.00 / SF

## SECOND LEVEL

### SUITE 202

AVAILABLE SPACE | 2,401 SF

LEASE RATE | \$13.00 / SF Net

### SUITE 204

AVAILABLE SPACE | 819 SF

LEASE RATE | \$13.00 / SF Net

### SUITE 206

AVAILABLE SPACE | 1,160 SF

LEASE RATE | \$13.00 / SF Net

## THIRD LEVEL

### SUITE 301

AVAILABLE SPACE | 5,273 SF

LEASE RATE | \$11.00 / SF Net

### SUITE 305

AVAILABLE SPACE | 852 SF

LEASE RATE | \$13.00 / SF Net

### SUITE 205

AVAILABLE SPACE | 1,225 SF

LEASE RATE | \$13.00 / SF Net

### SUITE 207B

AVAILABLE SPACE | 457 SF

LEASE RATE | \$13.00 / SF Net

### SUITE 303

AVAILABLE SPACE | 1,992 SF

LEASE RATE | \$13.00 / SF Net

## SAMPLE SUITE

This is a showcase suite, with the potential to transform other suites into similar spaces.





## Downtown Kitchener

 Light Rail Transit Route (LRT)  
 LRT Station

Contact Listing Agents for more information.



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\*\*Broker \*Sales Representative