

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

215 QUEEN ST W, CAMBRIDGE



## STUDIO / OFFICE / RETAIL SPACE AVAILABLE

A remarkable opportunity to lease a piece of history at the heart of Hespeler Village. These units are a part of a historic textile factory, formerly known as the Dominion Woolens and Worsted's Company, holds deep-rooted significance as an industrial landmark.

With high ceilings and abundant natural light, the space creates an inviting and productive atmosphere. The site offers ample parking for both tenants and visitors.

Located in close proximity to Hespeler Road and the 401, this property provides easy access to major transportation routes. Flexibility is key, as the lease term is negotiable to suit your specific needs.

This is an extraordinary opportunity to be a part of Cambridge's rich history. The landlord will build to suit the Tenants requirements.

# The Textile Factory

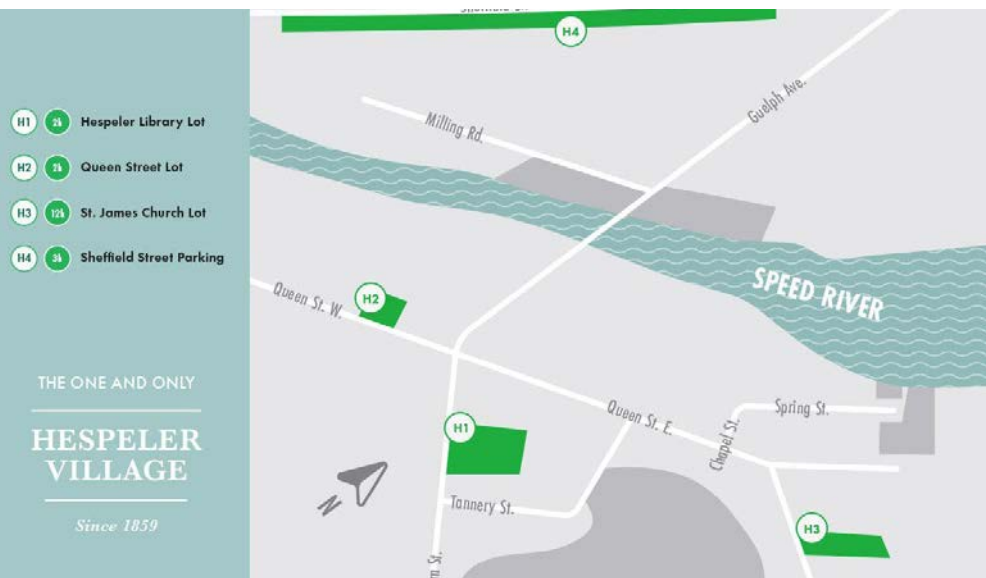
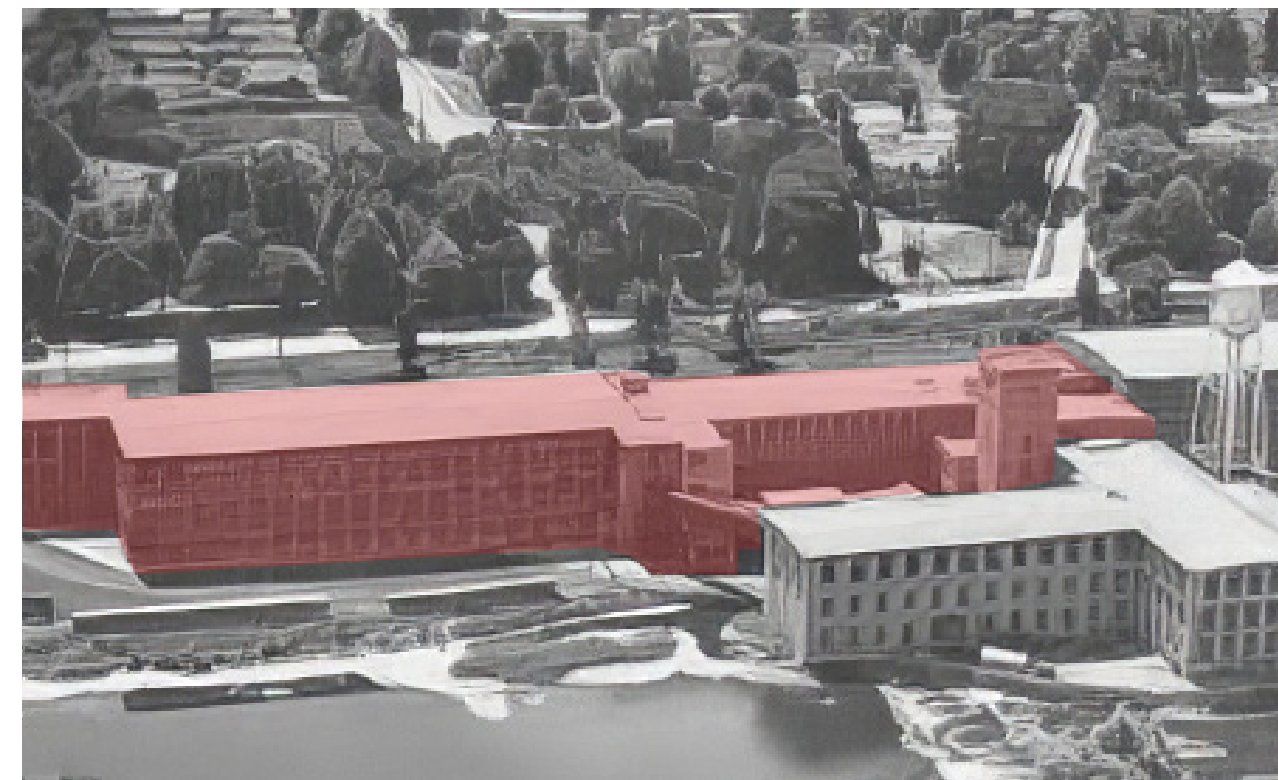
Cambridge, Ontario has a rich industrial history, and textiles played a significant role in the city's development. One notable textile factory in Cambridge was the Dominion Woollens and Worsteds Company.

The Dominion Woollens and Worsteds Company was established in 1882 and became one of the largest textile manufacturers in Canada. The factory specialized in producing a wide range of woolen and worsted fabrics, including blankets, flannels, and dress goods.

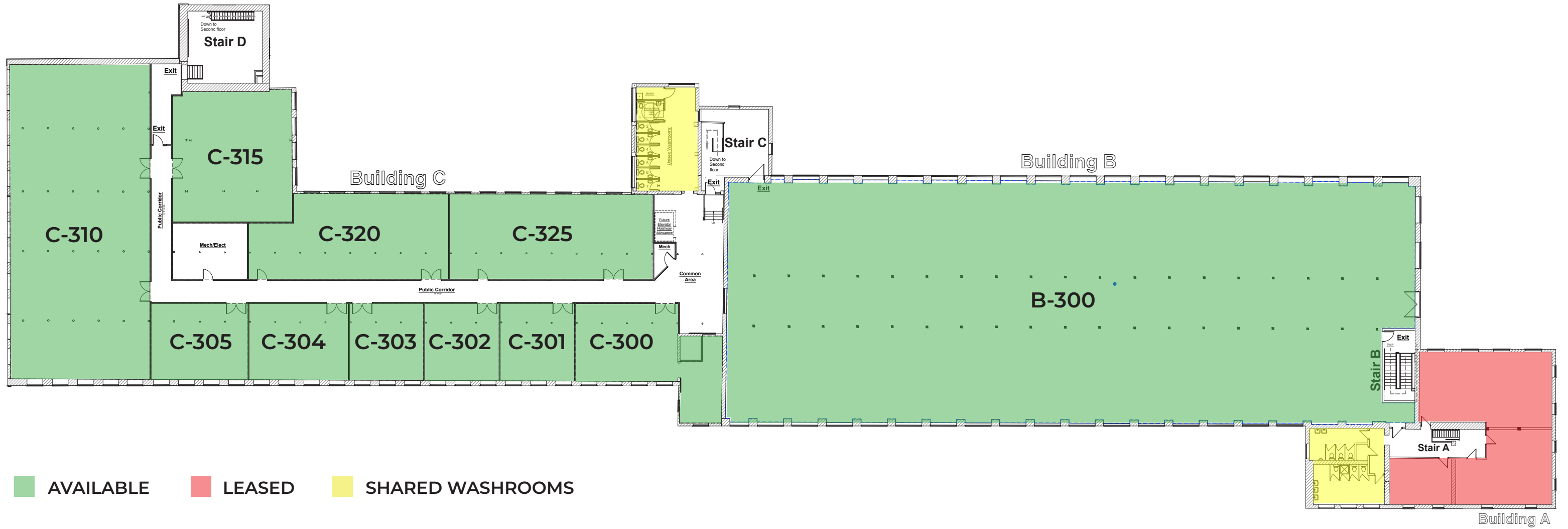
Throughout its history, the Dominion Woollens and Worsteds Company expanded its operations, acquired other textile mills, and introduced new technologies to improve production efficiency. The factory employed a large number of workers, contributing to the growth of the local economy and the development of the surrounding community.

Unfortunately, like many textile factories in North America, the Dominion Woollens and Worsteds Company faced challenges due to changing market conditions and increased global competition. The factory eventually closed its doors in the late 20th century, marking the end of an era for the textile industry in Cambridge.

While the Dominion Woollens and Worsteds Company is one example of a textile factory in Cambridge, there may have been other smaller mills or businesses that operated in the area as well.



# THIRD LEVEL FLOOR PLAN



## THIRD LEVEL UNITS

**UNIT B - 300** | 16,000 SF

LEASE RATE | \$18.00 / SF Net + \$8.00 / SF Add'l

**UNIT C - 300** | 1,125 SF

LEASE RATE | \$2,900.00 / Month Gross

**UNIT C - 301** | 585 SF

LEASE RATE | \$1,750.00 / Month Gross

**UNIT C - 302** | 580 SF

LEASE RATE | \$1,750.00 / Month Gross

**UNIT C - 303** | 575 SF

LEASE RATE | \$1,700.00 / Month Gross

**UNIT C - 304** | 770 SF

LEASE RATE | \$2,050.00 / Month Gross

**UNIT C - 305** | 745 SF

LEASE RATE | \$1,950.00 / Month Gross

**UNIT C - 310** | 4,470 SF

LEASE RATE | \$18.00 / SF Net + \$8.00 / SF Add'l

**UNIT C - 315** | 1,580 SF

LEASE RATE | \$18.00 / SF Net + \$8.00 / SF Add'l

**UNIT C - 320** | 1,600 SF

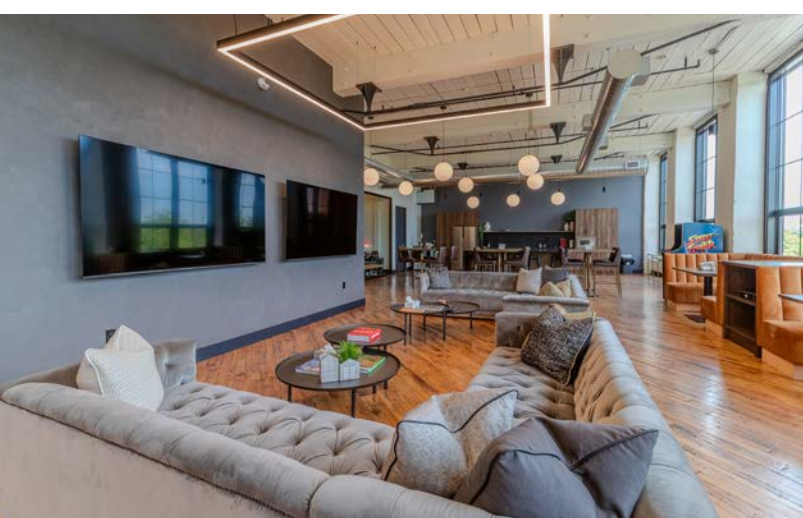
LEASE RATE | \$18.00 / SF Net + \$8.00 / SF Add'l

**UNIT C - 325** | 1,750 SF

LEASE RATE | \$18.00 / SF Net + \$8.00 / SF Add'l



# JOIN THESE COMPANIES





**PROXIMITY TO 215 QUEEN ST W,  
CAMBRIDGE**

HWY 401 - 2 KM  
Downtown Hespeler - 0.9 KM  
Downtown Kitchener - 17.5 KM

## Contact Listing Agents for more information



**Xavier Ayora**  
Sales Representative  
226.929.4667  
xavier.ayora@whitneyre.com



**Jack Hayward**  
Sales Representative  
519.270.3314  
jack.hayward@whitneyre.com



**Ginger Whitney, SIOR, CCIM**  
Vice President, Broker  
519.590.5242  
ginger.whitney@whitneyre.com

**WHITNEY**  
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage  
103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

519.746.6300 | [www.whitneyre.com](http://www.whitneyre.com)

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2026 MLS

\*\*Broker \*Sales Representative