

FOR LEASE

WHITNEY
Commercial Real Estate Services

221 MCINTYRE DR, KITCHENER



MODERN FLEX OFFICE BUILDING

12,634 SF standalone flex office building for lease, in the Trillium Business Park.

The building has been recently renovated and features a welcoming reception area, a great mix of private offices, boardrooms, open workspace, dedicated server room and a large kitchen/lunchroom. The building includes 2,218 SF of second level space that can be used for assembly, R&D, training, lab, storage or additional office space. The building has a double man door for loading and ample drive up parking.

With General Business Park Employment zoning this site permits a wide range of uses and is available for immediate occupancy.

AVAILABLE AREA | 12,634 SF

ZONING | EMP-5; NHC-1(72); NHC-1(75)

LOADING DOORS | 1 Double-Man Door

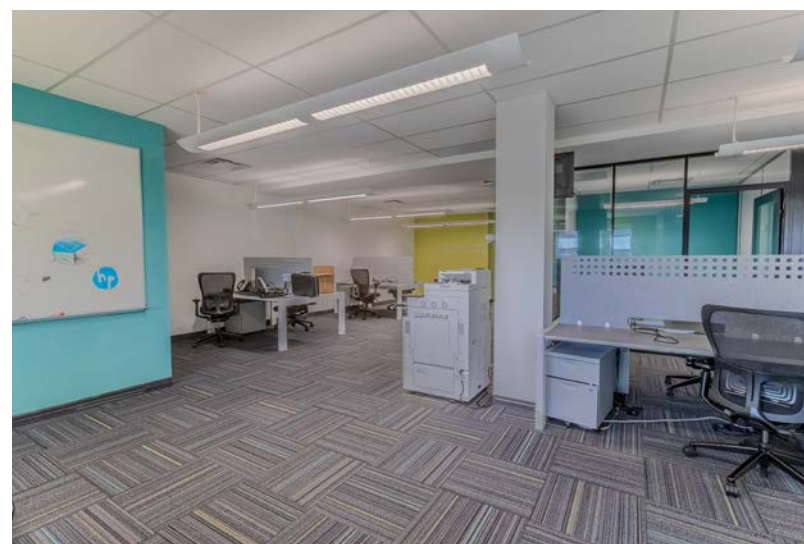
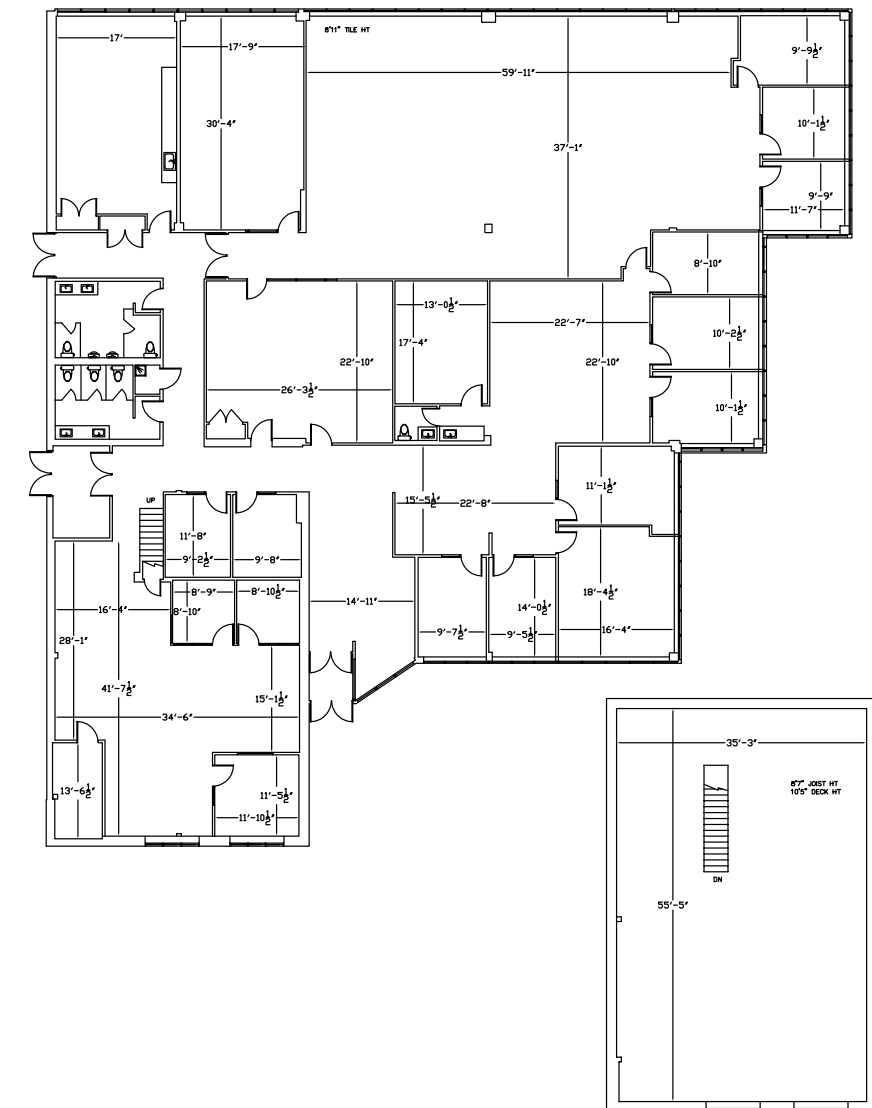
LEASE RATE | \$15.00 / SF Net

ADDITIONAL RENT | \$6.58 / SF



FLOOR PLAN

12,634 SF



Plenty of
Natural Light



Transit
Nearby



On-site
Parking



Amenities
Nearby



Highway
Nearby



EMP-5
Zoning

PERMITTED USES (Complete list available upon request)

- Biotechnological Establishment
- Building Material and Decorating Supply Establishment
- Commercial Driver and Training Establishment
- Day Care Facility
- Financial Establishment
- Health Clinic
- Heavy Repair Operation
- Industrial Administrative Office
- Manufacturing
- Printing or Publishing Establishment
- Research and Development Establishment



Contact us for more information



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**Broker *Sales Representative