



Ryan Kaitting
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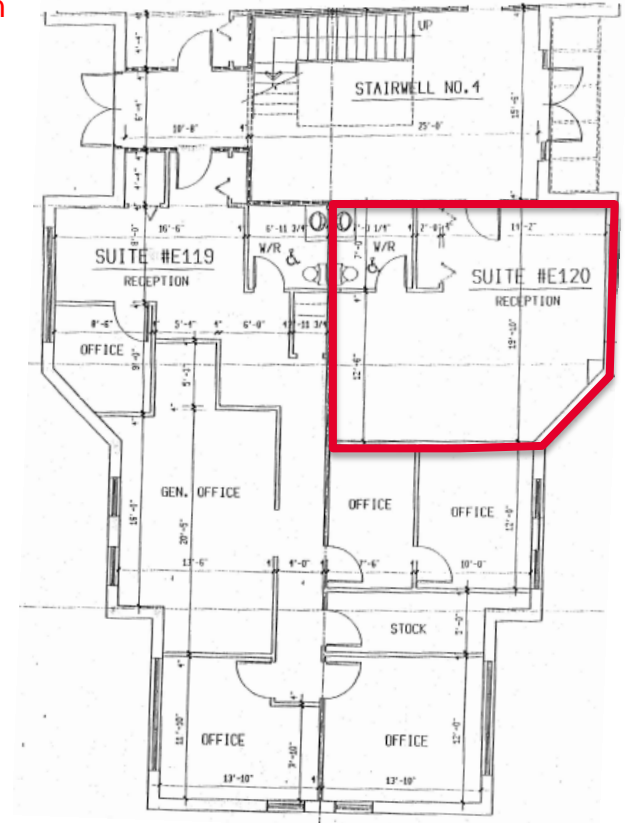
4295 King St E, Unit 101
Kitchener, ON N2P 0C6
phone: +1 (519) 585 2200
www.cushwakewr.com

Property Features

- Rare small ground floor office unit available in move-in condition
- Professionally operated business centre with property management on site
- Easy access to King Street, Northfield Drive and Conestoga Expressway
- Numerous restaurants and amenities nearby including Conestoga Mall
- Surrounded by Colonial Acres residential and the Northland Business Park

BUILDING FEATURES	
SUITE E120	545 SF
LEASE RATE	\$1,000 / Month
UTILITIES INCLUDED	Gas and Water
ZONING	I1-6, Bylaw 1418
PARKING	Free on site
TENANT INDUCEMENT	2 Months Gross Rent Free (2+ Year Lease)

Floor Plan



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Permitted Uses (Zoning)

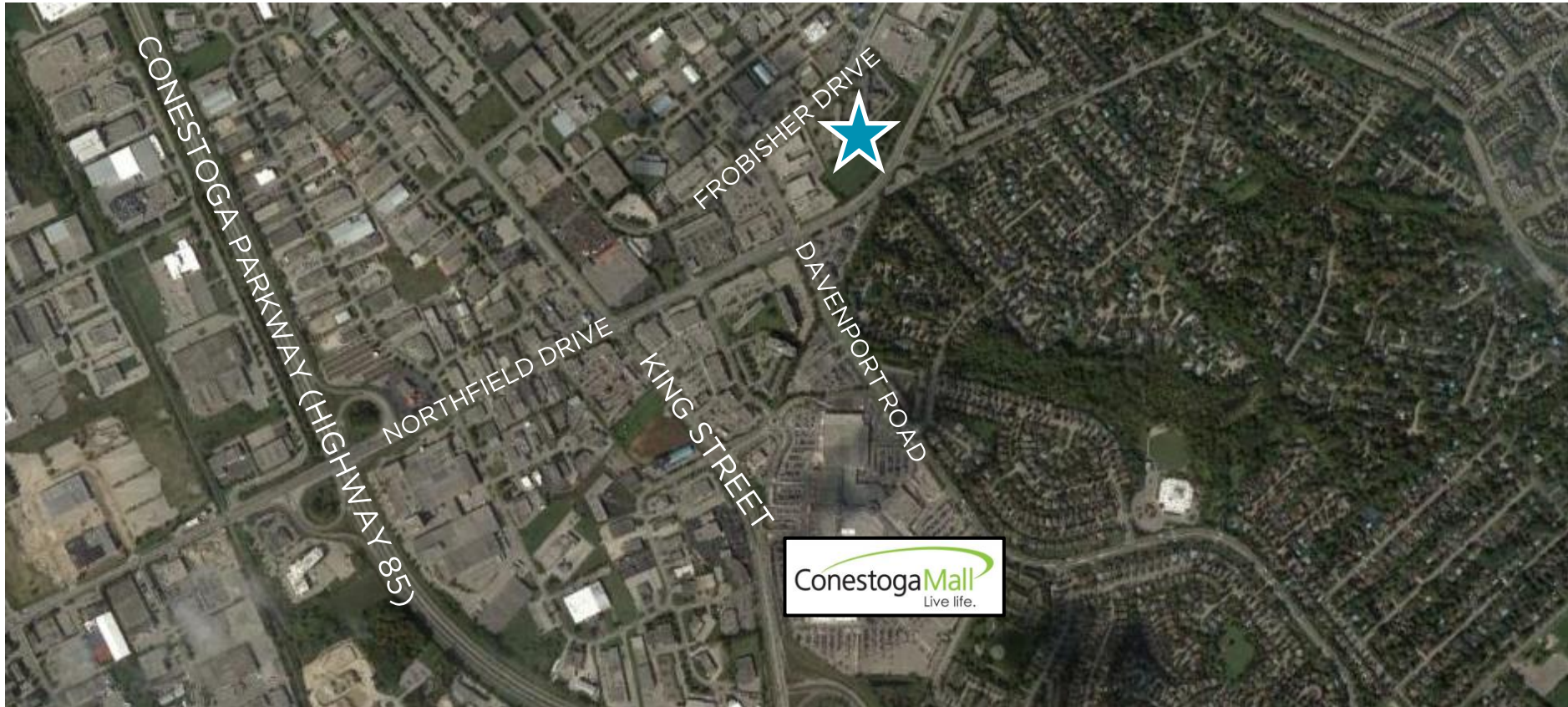
- Bank or trust company
- Catering services
- Communication facilities including studios
- Computer software production
- Contractors
- Laboratories
- Offices
- Office supplies or office services
- Service and repair establishments
- Trade school
- Veterinarian

Interior Photos



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