



**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

# OFFICE SPACE FOR SUBLEASE



37 KING ST W  
MAIN FLOOR  
KITCHENER, ON



**CUSHMAN &  
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# OFFICE SPACE AVAILABLE 37 KING ST W, MAIN FLOOR FOR SUBLEASE

## PROPERTY FEATURES

- Turn-key open concept office space right in the heart of the Downtown Kitchener in between two LRT stops, perfect for a firm looking for a move in ready space.
- Exposed brick walls, hardwood floors, high ceilings.
- Space features a large collaborative area off of the main entrance, boardroom, lunchroom, mezzanine, private parking spot, and the opportunity for great branding right on King Street.
- Surrounded by tech & professional tenants, lots of restaurants and cafes, and down the block from the recently renovated Walper Hotel.



### LEASE PRICE

\$14.50 PSF Net  
+ \$7.00 PSF (CAM)



### SPACE AVAILABLE

4,026 SF

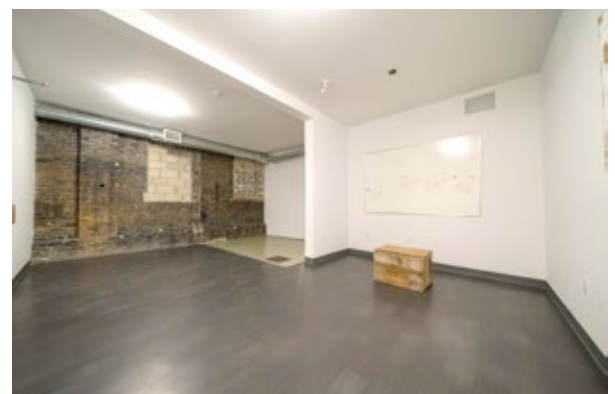
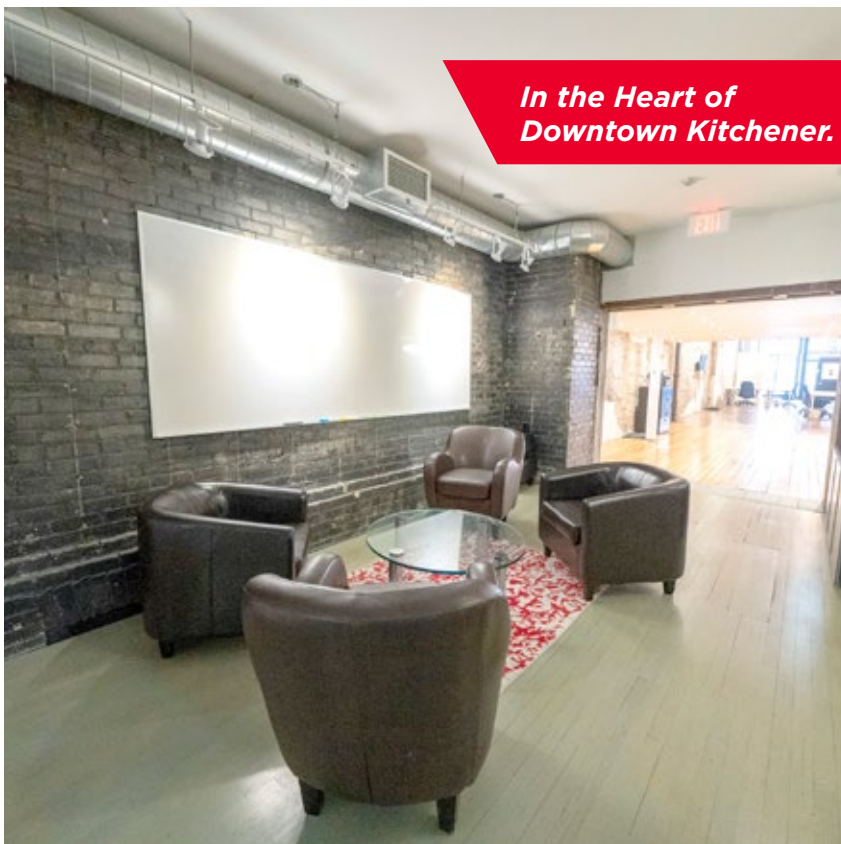


### MOVE IN READY



### TRANSIT

Light Rail Transit  
(LRT)

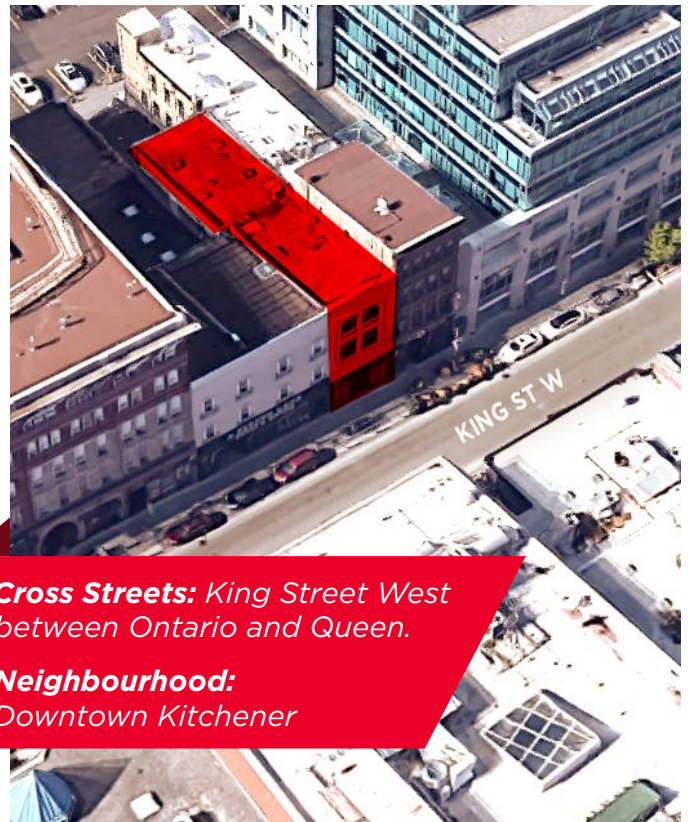
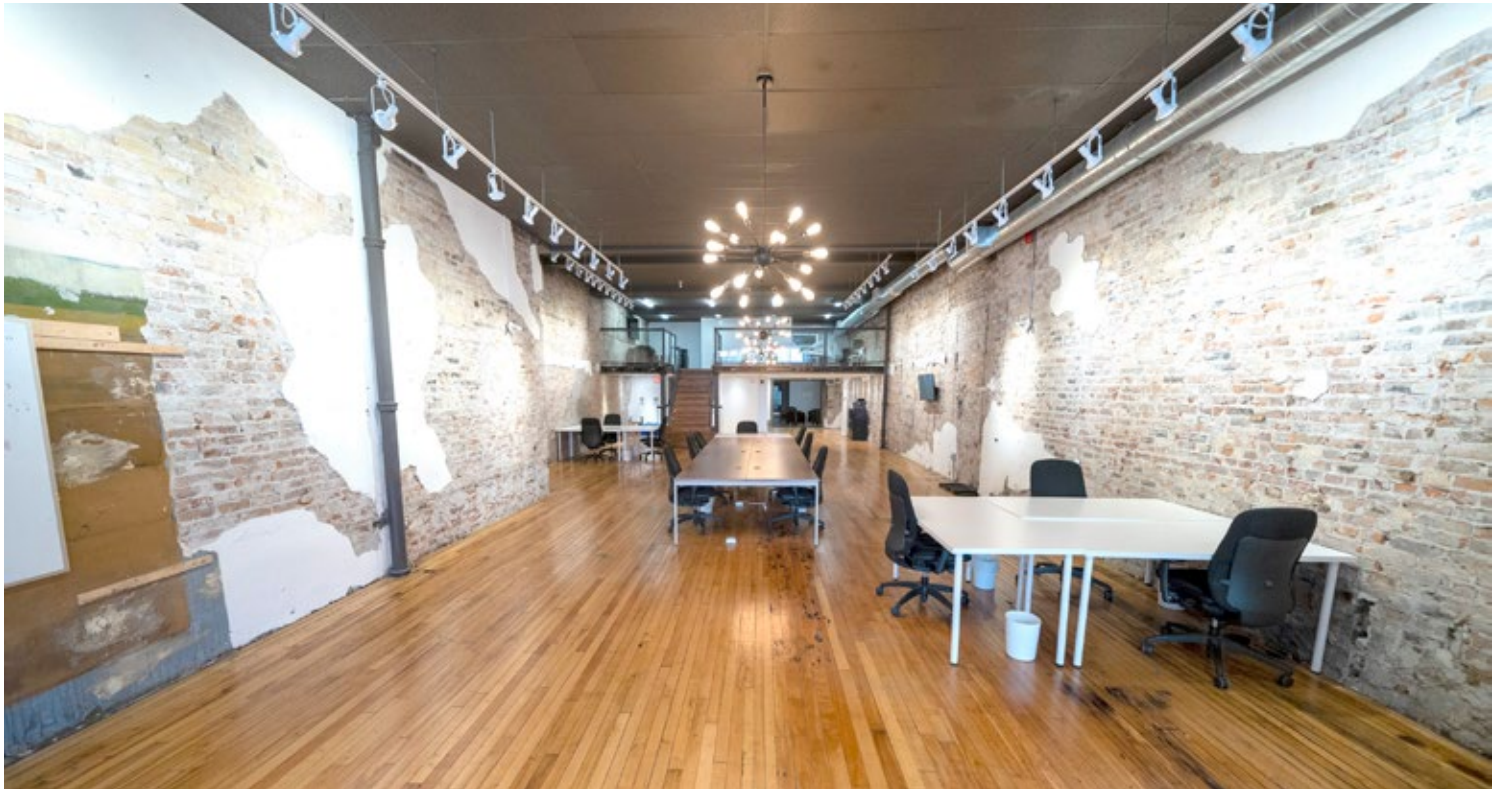






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**Cross Streets:** King Street West  
between Ontario and Queen.

**Neighbourhood:**  
Downtown Kitchener





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For more information, please contact:

**Benjamin Bach**

Sales Representative

Vice President

Emerging Technology Advisory Group

+1 519 804 4341

[benjamin.bach@cushwakewr.com](mailto:benjamin.bach@cushwakewr.com)

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**Cushman & Wakefield Waterloo Region Ltd., Brokerage**

4295 King Street East, Suite 401

Kitchener, ON N2P 0C6

Phone: 519-585-2200 | Fax: 519-650-5250

**[cushwakewr.com](http://cushwakewr.com)**