CUSHMAN & WAKEFIELD
Waterloo Region

BUILD-TO-SUIT OFFICE OPPORTUNITIES FOR LEASE

50 SPORTSWORLD DR
KITCHENER, ON

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50 SPORTSWORLD DR KITCHENER, ON
FOR LEASE

PROPERTY FEATURES

- Proposed Class A office space up to 80,000 SF Building.
- This is an opportunity to have a signature office building in the heart of Waterloo Region on a Class A mixed use development with retail, office, and restaurants on site.
- High visibility signage is available.
- Firms in the node include AECOM, Canon, TD, Great West Life
- Retail in the node includes The Brick, La-Z-Boy, Nike Factory Store, and Costco.
- Exceptional location with expressway, HWY 401, and main arterial road (King Street East) access.
- This property is central to Kitchener, Waterloo, Cambridge, and Guelph, and is ideal for destination retail tenants, as well as retailers catering to the high end residential area and the employers in the area.
- High profile retail space fronting onto King Street, with great traffic counts and visibility.
- Adjacent to Kitchener's highest income residential neighbourhood, Deer Ridge.
- Available office space of 5,000 SF, 10,000 SF, 20,000 SF, 40,000 SF, 60,000 SF and 80,000 SF.

LEASE PRICE
$18.00 PSF Net

TMI
$12.53 PSF (2020)

SQUARE FOOTAGE
5,000–80,000 SF

Premier commercial campus in the heart of Waterloo Region

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DAYTIME POPULATION
294,704.25 (2016)

TRADE POPULATION
18,077.5 (2016)

MEDIAN HOUSEHOLD INCOME
$76,527.35 (2016)

Fashion, food, specialty retail and office all in one campus.

TRANSIT

- Coming soon Light Rail Transit (LRT) system and Adapted Bus Rapid Transit (aBRT), ION in Waterloo Region will connect Waterloo, Kitchener, and Cambridge.
- Property is located south of the proposed Phase 2 LRT transit stop and is currently home to the Sportsworld aBRT stop.
- Two other bus lines stop on-site at the bus terminal.

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AREA AMENITIES

- Close proximity to HWY 401 and HWY 8.
- Wine and dine at Borealis Grille & Bar, Moose Winooski's, and Ye's Sushi.
- Go for a coffee break at Tim Horton's, Starbucks and Willam's Fesh Cafe.
- Several fast food stops such as Subway, McDonald's, Pita Pit, Wendy's and Harvey's.
- Enjoy shopping at Nike, La-Z Boy, Pro Hockey Life, Costco, Value Village, Home Depot, Smitty's Fine Furniture and more!
- Multiple golf courses nearby, pulling potential clientele to the neighbourhood.
- Multiple hotels nearby.
- Landmark Cinema Theatre nearby.
- Gas stations nearby such as Shell and Petro Canada.

Experience the variety of quick serve, casual and fine dining at Sportsworld Crossing.

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Sportsworld Crossing has everything you need from the latest fashions to sports equipment and home appliances.

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CROSS STREETS
Sportsworld Drive and King Street East, HWY 8

NEIGHBOURHOOD
Hidden Valley/Pioneer Tower

ZONING
C-8

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Waterloo Region

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