CUSHMAN & WAKEFIELD
Waterloo Region

DEER RIDGE
CENTRE

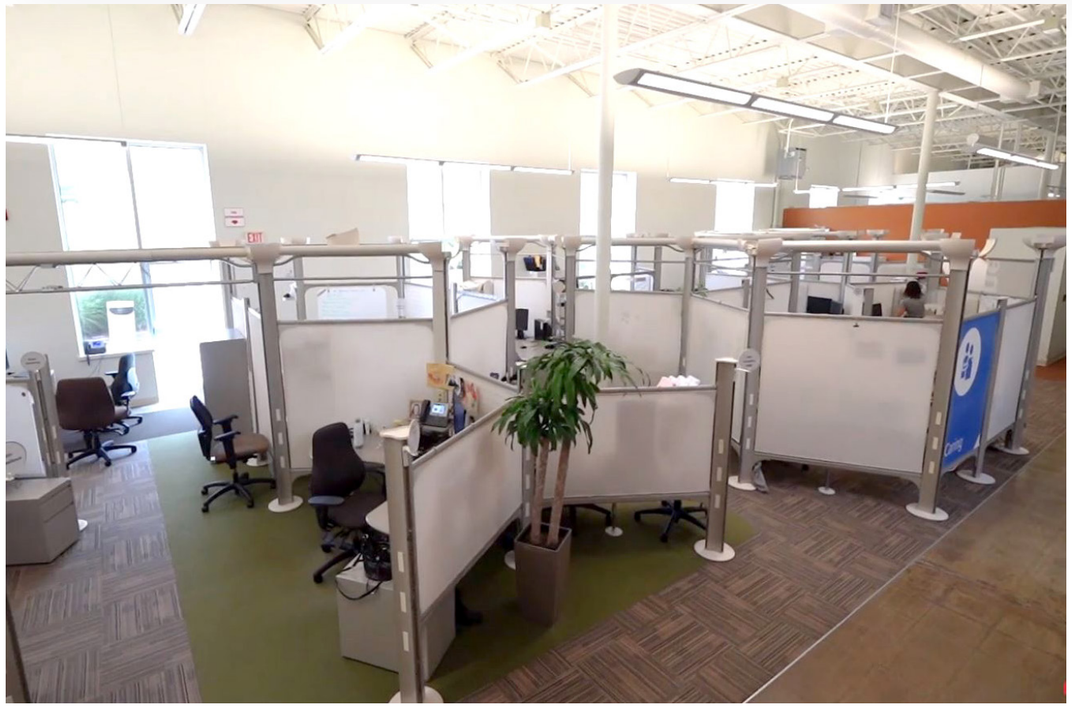
4273 KING ST E

KITCHENER, ON
CLASS A OFFICE SPACE

DEER RIDGE CENTER

PROPERTY HIGHLIGHTS

- Superbly located at the geographic centre of Waterloo Region with convienent access to Hwy 8 (one minute) and Hwy 401 (two minutes).
- A Master Planned Class A mixed use development with over 300,000 SF of office and retail space.
- Onsite amenities include restaurants (Tim Hortons, Pho Bistro, Nuestro 88), a dry cleaner, a pharmacy, 2 dental offices and several other services.



BUILDING DETAILS

UNITS	SQUARE FEET	NET RENTAL RATE
E	60,000 SF	$13.95 PSF *(immediate occupancy)*
E2	40,000 SF	$13.95 PSF *(60-90 day occupancy)*
E3	30,000 SF	$13.95 PSF *(60-90 day occupancy)*
E1	14,000 SF	$16.50 PSF *(60-90 day occupancy)*
102	4,932 SF	$16.50 PSF *(immediate occupancy)*
CAM & TAXES		$10.45 PSF (2022)

Located in the Gateway node, a travel node for people entering or exiting Kitchener-Waterloo

Join other office tenants on site including:

Ontario

MARSH

mpac

TD Waterhouse

Government of Canada / Gouvernement du Canada

Canada

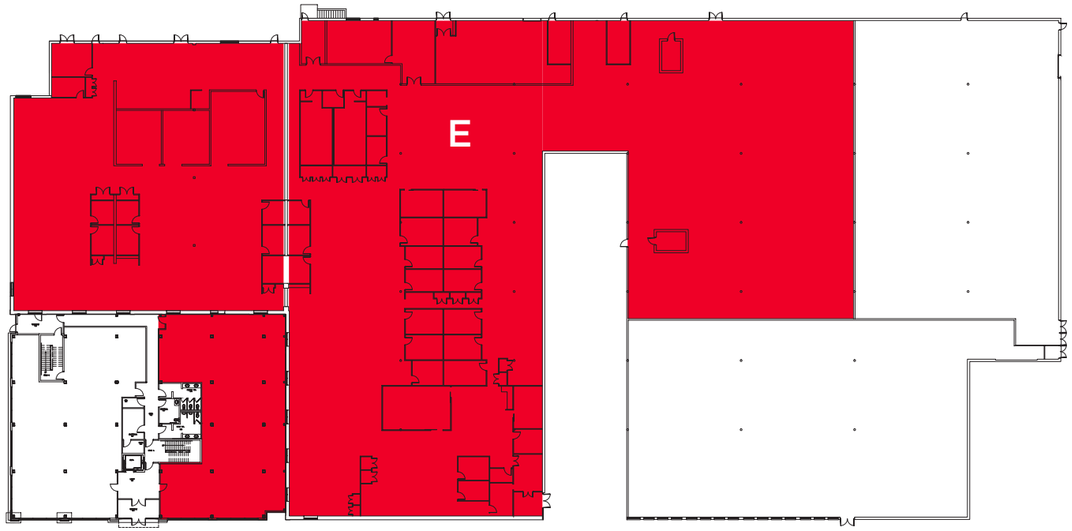
Advocate Insurance Group

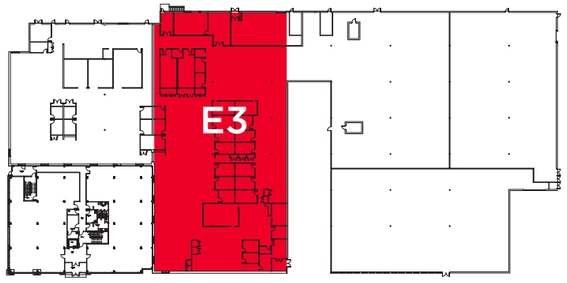
Investors Group

THE Great-West Life ASSURANCE COMPANY

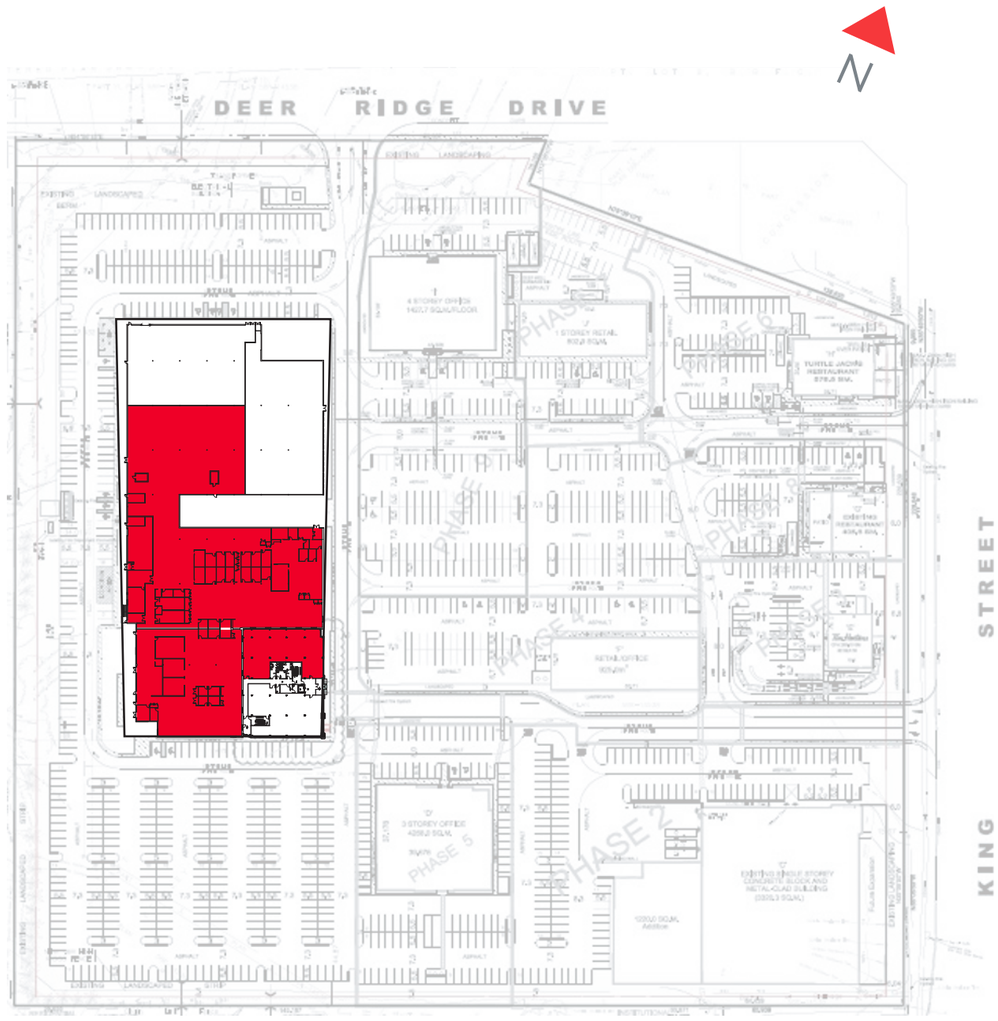
CUSHMAN & WAKEFIELD Waterloo Region

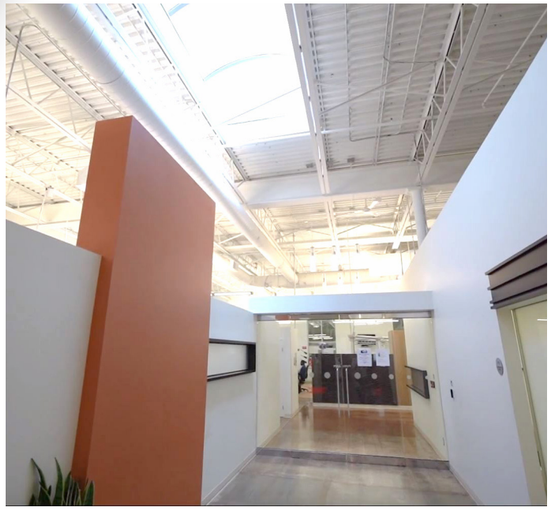
FLOOR PLAN

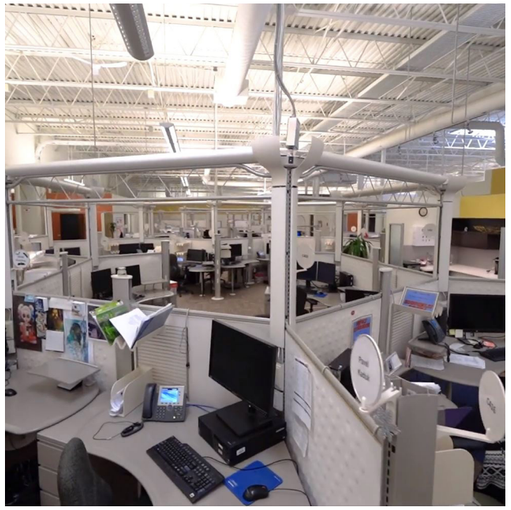


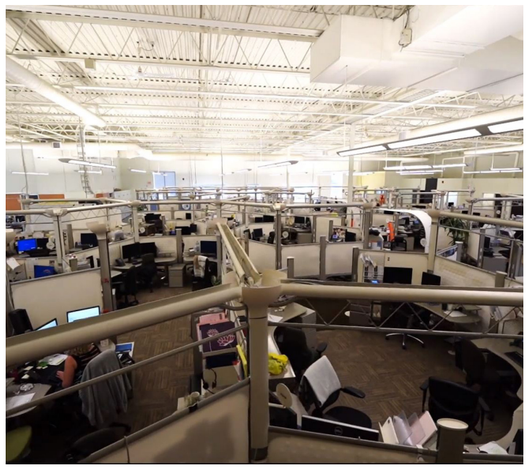


SITE PLAN









Lulu's

AMENITIES

- Class A office space located in Deer Ridge Centre
- Abundant free surface parking at a ratio of 4 stalls per 1,000 SF leased
- Single level floorplates provides efficient layout
- Large windows provide abundant natural light
- Landscaped courtyard with seating
- Area backup generators on site (x2)

Waterloo International Airport
10 minute drive

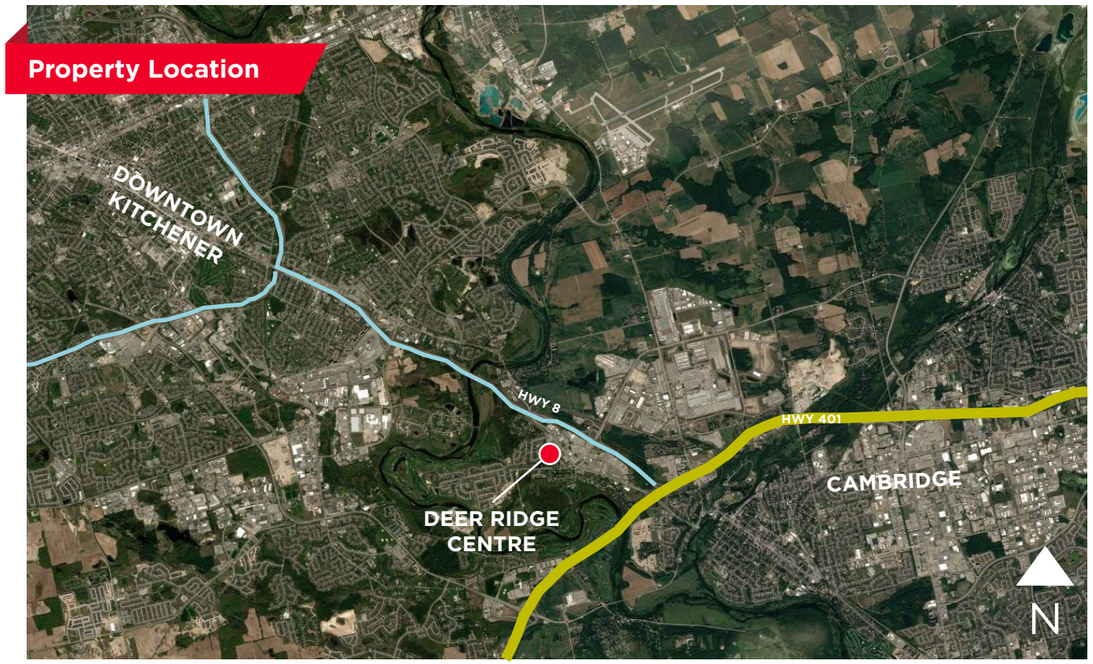
Pearson International Airport
77 km drive

Post Secondary Institutions
University of Waterloo, Wilfrid Laurier University, Conestoga College, and The University of Guelph are all within 25 minutes

Parks & Green Space

Dining
25+ restaurants within walking distance

Downtown Toronto
95 km to Canada's Financial Core



CUSHMAN & WAKEFIELD
Waterloo Region

DEER RIDGE
CENTRE

BENJAMIN BACH
Sales Representatitve
Vice President
+1 519 804 4341
benjamin.bach@cushwakewr.com

JOHN VICKERY
Sales Representatitve
Vice President
+1 519 804 4350
john.vickery@cushwakewr.com

Cushman & Wakefield Waterloo Region Ltd, Brokerage
4295 King St. E., Suite 401, Kitchener, ON N2P 0C6
Main +1 519 585 2200 | www.cushwakewr.com

deerridgecentre.com
cushwakewr.com

Cushman & Wakefield Waterloo Region Ltd. copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.