CUSHMAN & WAKEFIELD
Waterloo Region

DEER RIDGE CENTRE

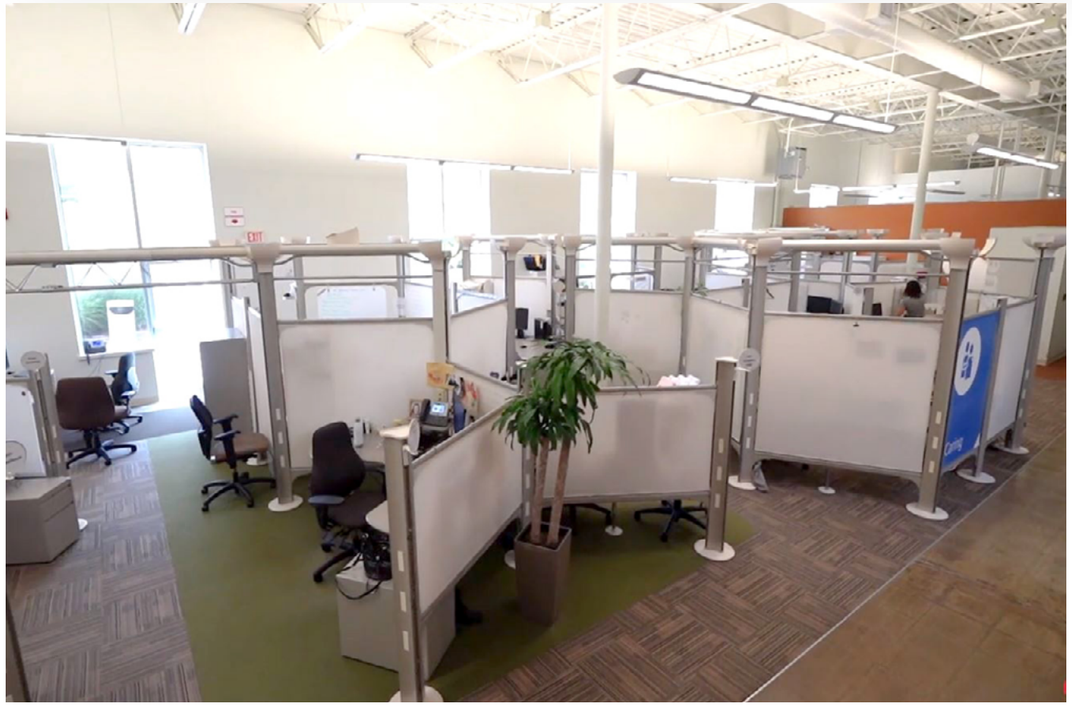
4273 KING ST E

KITCHENER, ON
CLASS A OFFICE SPACE

DEER RIDGE CENTER

PROPERTY HIGHLIGHTS

- Superbly located at the geographic centre of Waterloo Region with convenient 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, Eggsmart, Pho Bistro, Pizza, and Wine), a dry cleaner, a pharmacy, 2 dental offices and several other services.



BUILDING DETAILS

UNITS	SQUARE FEET	NET RENTAL RATE
E1	45,000 SF	$13.95 PSF *(60-90 day occupancy)*
E2	40,000 SF	$13.95 PSF *(60-90 day occupancy)*
E3	27,000 SF	$13.95 PSF *(60-90 day occupancy)*
E4	12,600 SF	$16.50 PSF *(60-90 day occupancy)*
102	4,932 SF	$16.50 PSF *(immediate occupancy)*
CAM & TAXES		$9.50 PSF (2023)

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

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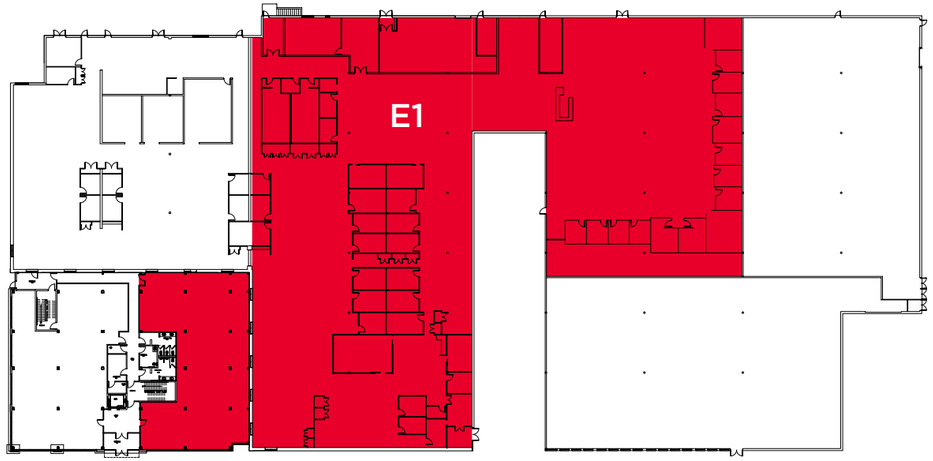
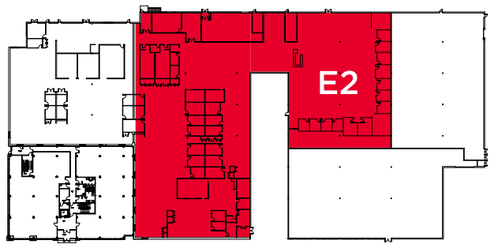
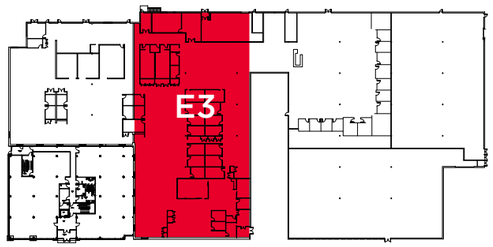
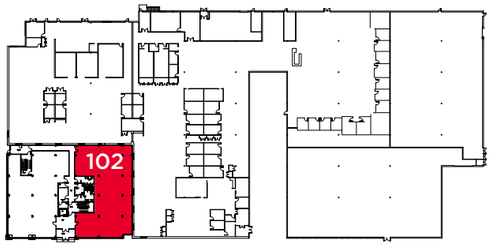
FLOOR PLAN

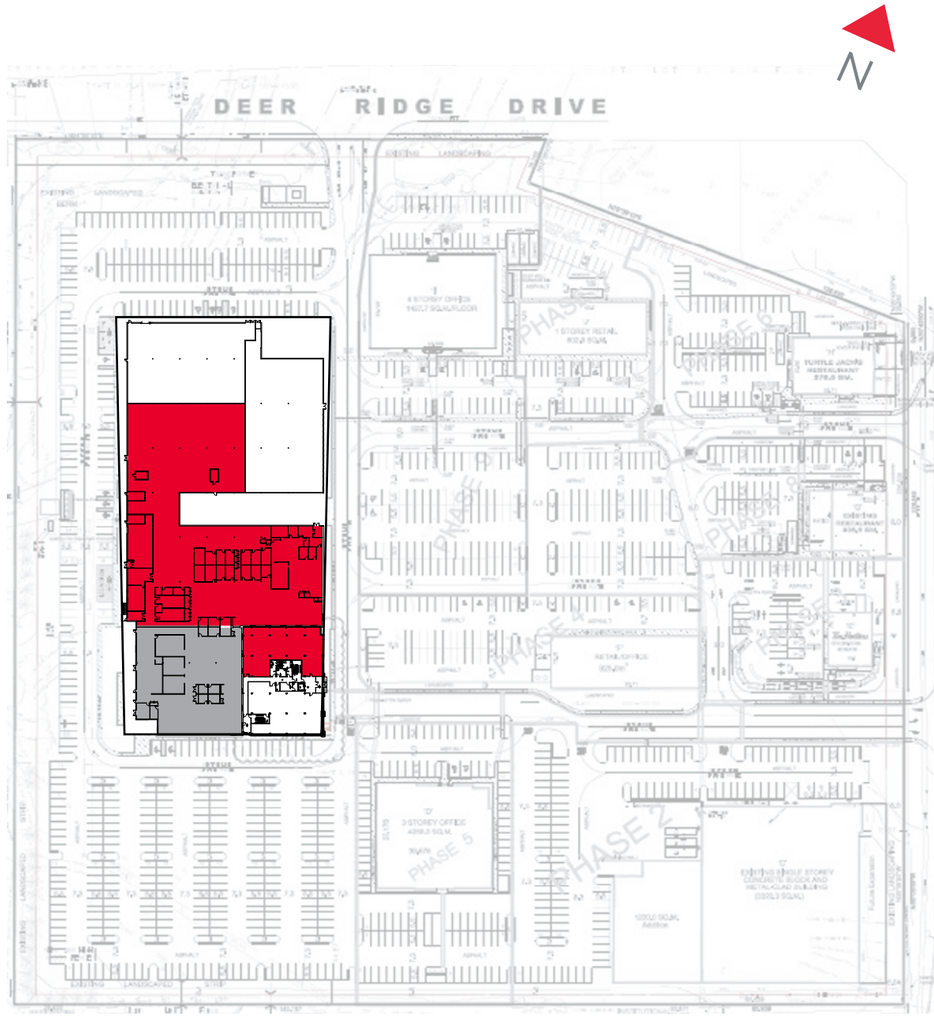


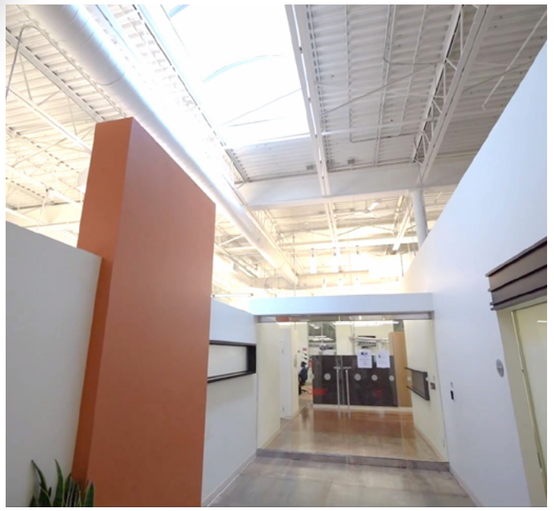


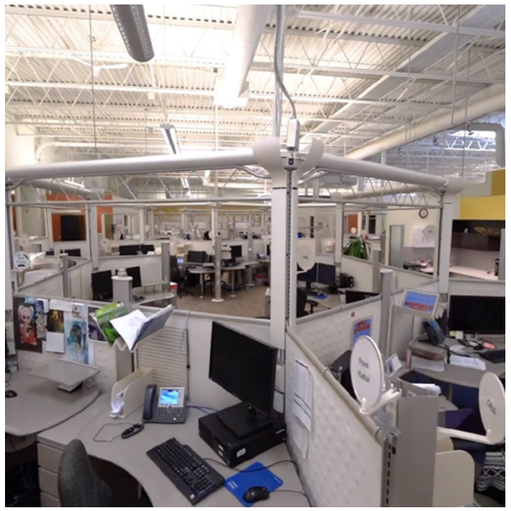


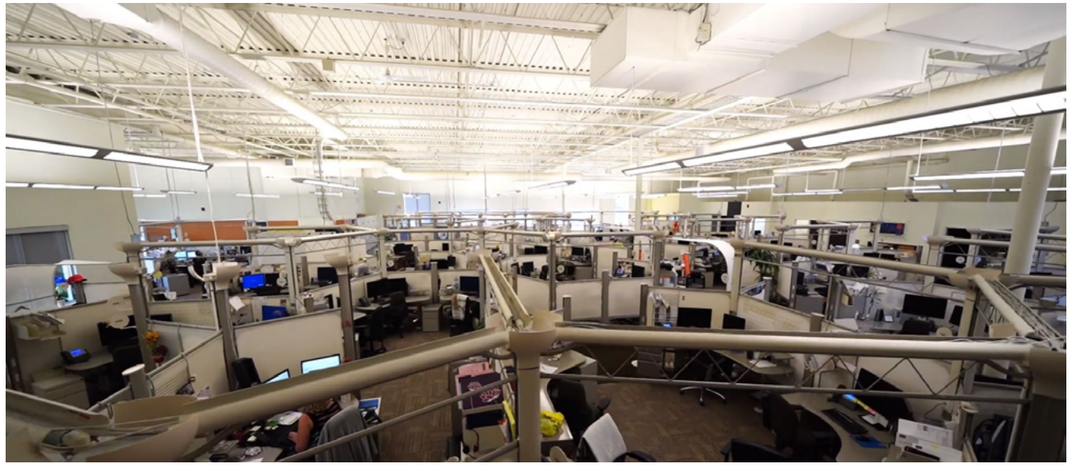


SITE PLAN









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

Waterloo International Airport
10 minute drive

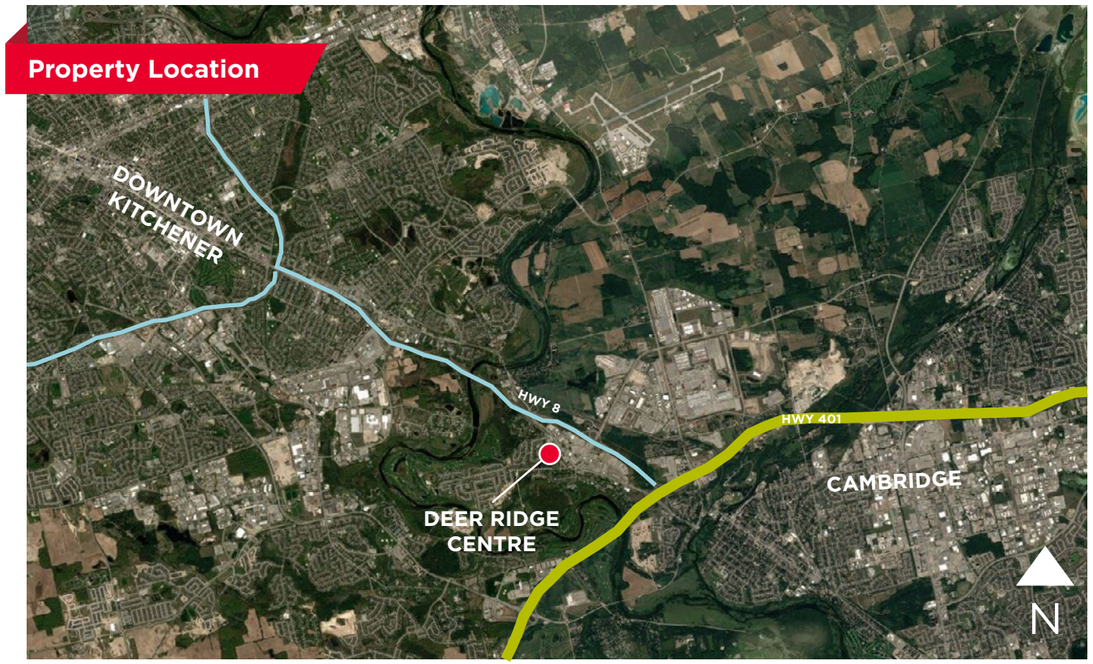
Pearson International Airport
77 km drive

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



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DEER RIDGE
CENTRE

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