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 and HWY 401.

- 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.

- Surface parking at a ratio of 4:1,000 Sf leased

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
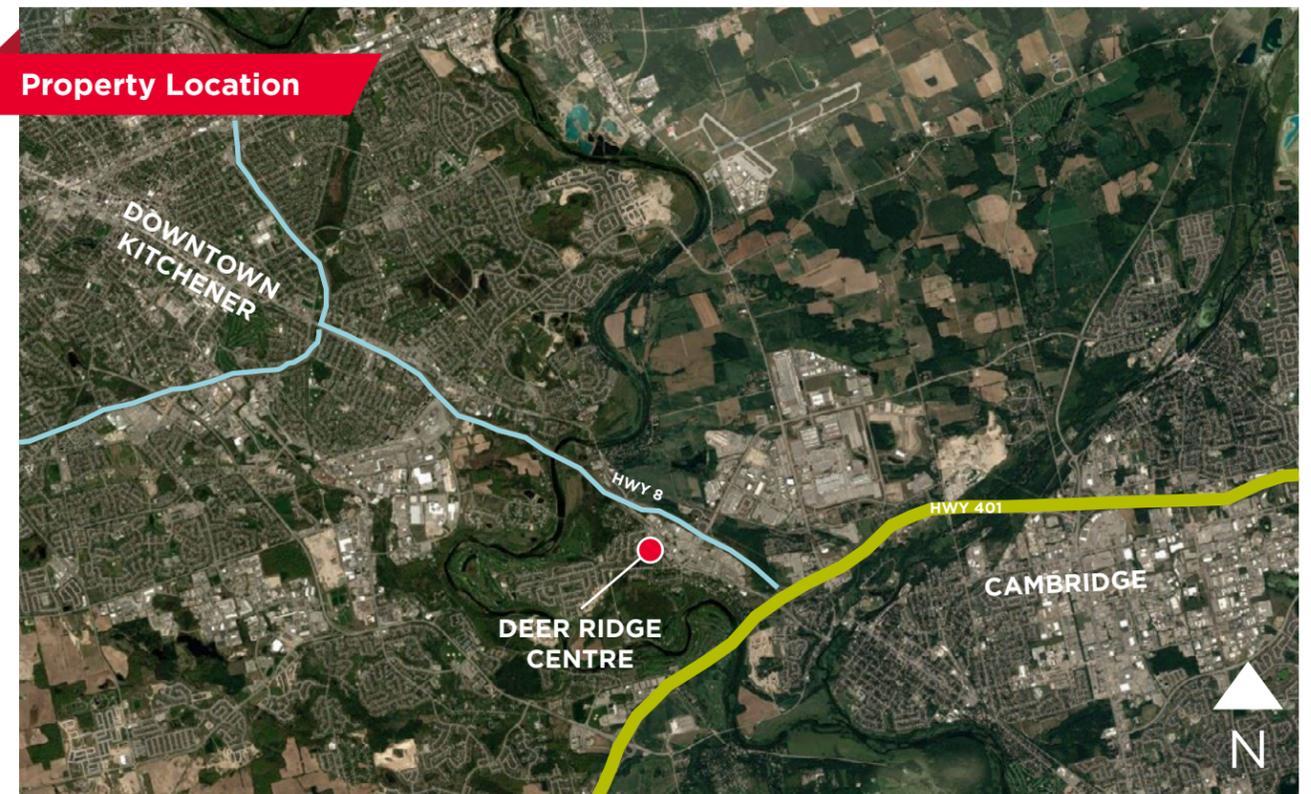
Parks & Green Space

Dining
25+ restaurants within walking distance

Downtown Toronto
95 km to Canada's Financial Core

Property Location

DOWNTOWN KITCHENER

HWY 8

HWY 401

CAMBRIDGE

DEER RIDGE CENTRE

N

BUILDING DETAILS

UNITS	SQUARE FEET	NET RENTAL RATE
E1	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)

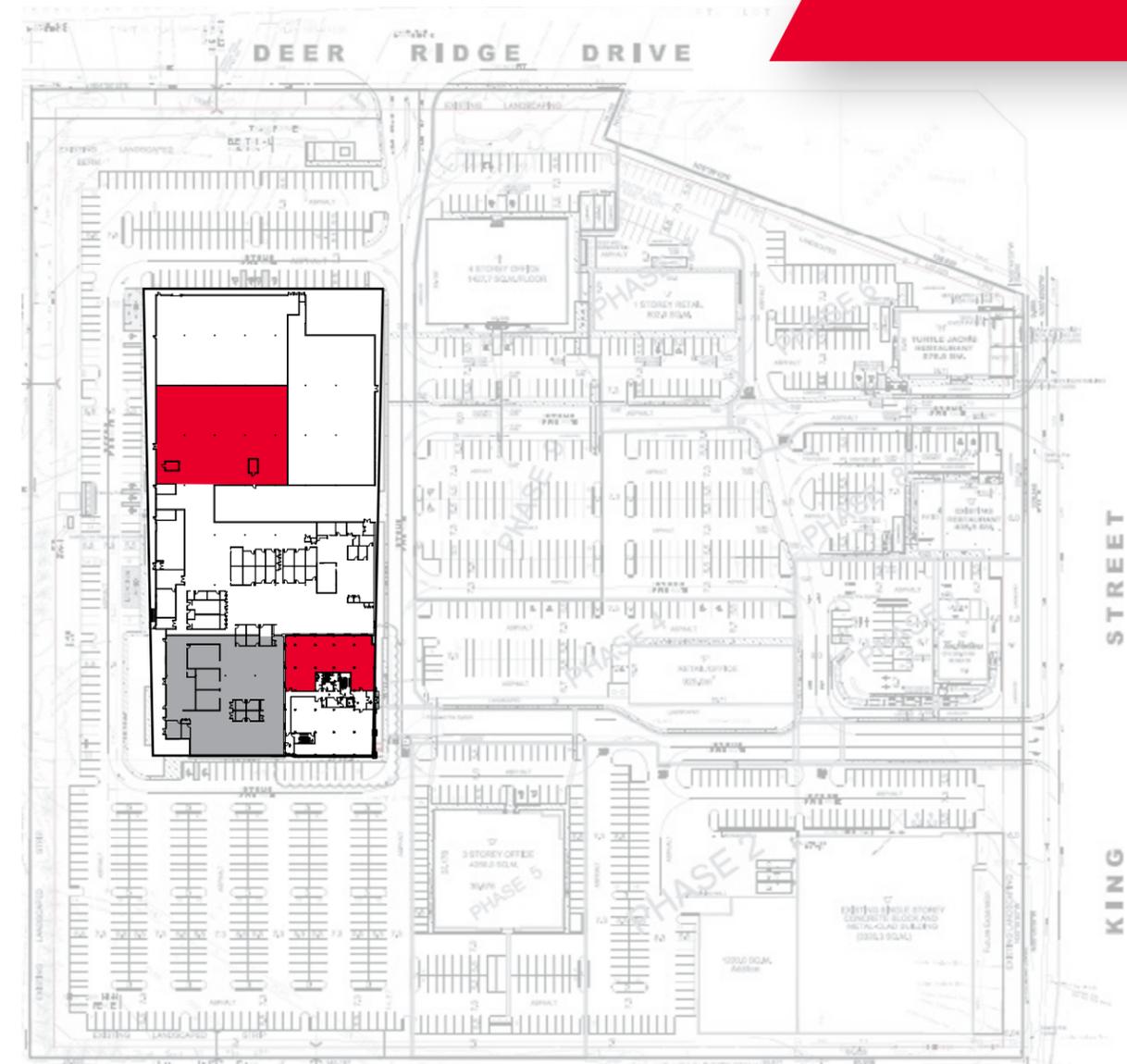*Located in the Gateway node, a travel node for people entering or exiting Kitchener-Waterloo*

Join other office tenants on site including:

Ontario

MARSH

mpac

TD Waterhouse

Government of Canada / Gouvernement du Canada — Canada

Advocate Insurance Group

IG Investors Group

THE Great-West Life ASSURANCE COMPANY

CUSHMAN & WAKEFIELD Waterloo Region

FLOOR PLAN

E1

102

SITE PLAN

KING STREET

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

IAN CATTRYSSE
Sales Representatitve
Associate Vice President
+1 519 804 4345
ian.cattrysse@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