

# LEASE

**96 - 100 HIGHLAND ROAD WEST, UNIT #7AB  
KITCHENER, ON.**



**COLDWELL BANKER  
COMMERCIAL**

**PETER BENNINGER  
REALTY, BROKERAGE**

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**JAMES BOUDREAU  
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# FOR LEASE

96 -100 HIGHLAND RD. W., UNIT #7-AB  
KITCHENER, ON N2M 3B5

## OFFERING SUMMARY

|                  |            |
|------------------|------------|
| AVAILABLE SPACE: | 1,350 SF   |
| LEASE RATE:      | \$12.50/SF |
| LEASE TYPE:      | NET        |
| TMI:             | \$11.75/SF |
| ZONING:          | C-2        |

## PROPERTY DESCRIPTION

Nicely finished office space coming available. Currently set up as a massage therapy clinic with 5 treatment rooms, reception and laundry room. Space is located on the Lower Level. Great exposure and easy access with ample parking onsite.

## PROPERTY HIGHLIGHTS

- Immediately adjacent parking lot for easy access
- Close to St. Mary's and Grand River Hospital
- On main bus route
- Free onsite parking

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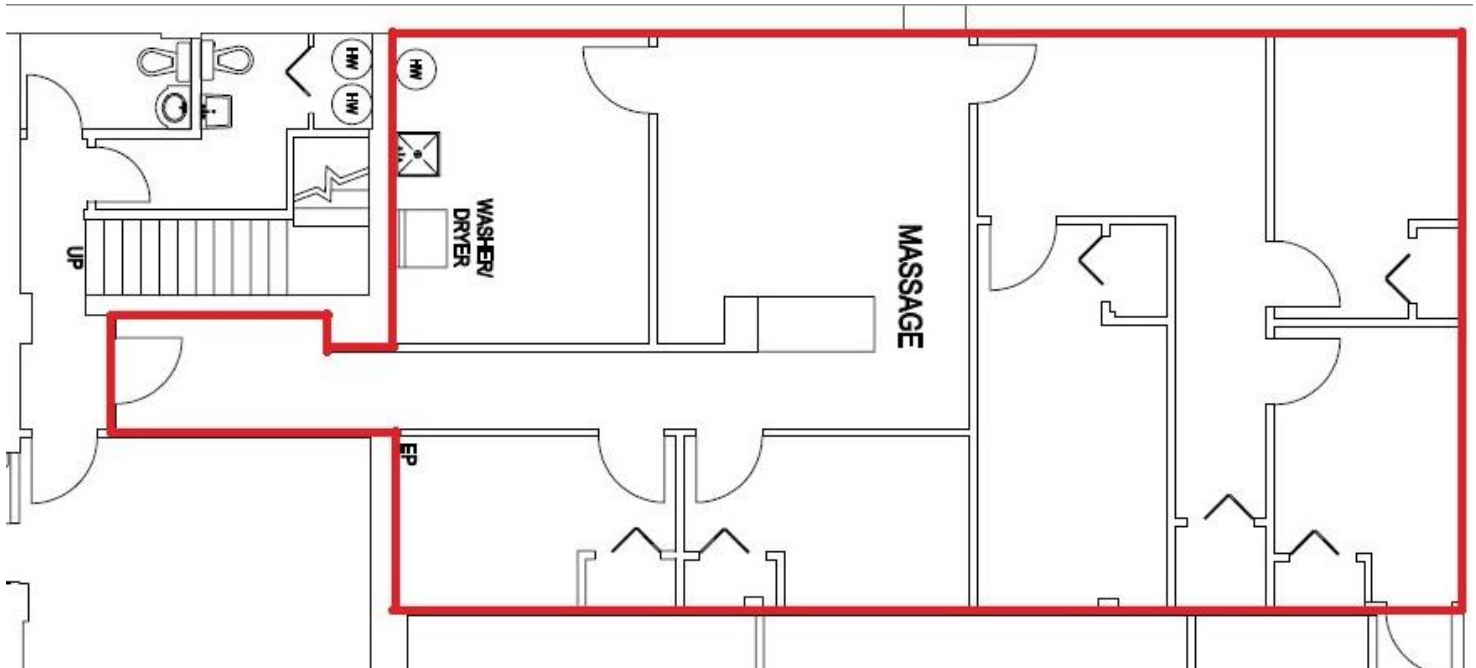


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