



4411

Concept Art by Al...

KING STREET EAST | KITCHENER, ON. RETAIL SPACE AVAILABLE FOR LEASE

CHAD RITZER

Sales Representative

519.743.5211 x 3033 | critzer@coldwellbankerpbr.com



**COLDWELL BANKER
COMMERCIAL**

**PETER BENNINGER
REALTY, BROKERAGE**

PROPERTY DETAILS

4411 KING STREET EAST.
KITCHENER, ON.



A beautiful new retail/office building being constructed on King Street East in Kitchener directly across the street from Costco in the Sportsworld neighbourhood. Should be ready for occupancy in Spring of 2024. The zoning allows many retail and office businesses. Very high traffic counts along that part of King Street. Available for lease are 3 different sized units totaling 3,361 SF. Building can be divisible from 3,361 SF to 875 SF. Please contact listing agent for further details.

AVAILABLE SPACE	875-3,361 SQUARE FEET
-----------------	-----------------------

UNIT B,C,D	3,361 SQUARE FEET
------------	-------------------

UNIT B	875 SQUARE FEET
--------	-----------------

UNIT C	1,249 SQUARE FEET
--------	-------------------

UNIT D	1,239 SQUARE FEET
--------	-------------------

BASE LEASE RATE	\$32.00/SQUARE FOOT (NET)
-----------------	---------------------------

TMI	\$12.00/SQUARE FOOT
-----	---------------------

ZONING	COM-3
--------	-------

PARKING	FREE AMPLE ON-SITE PARKING.
---------	-----------------------------

CHAD RITZER

Sales Representative

519.743.5211 x 3033 | critzer@coldwellbankerpbr.com

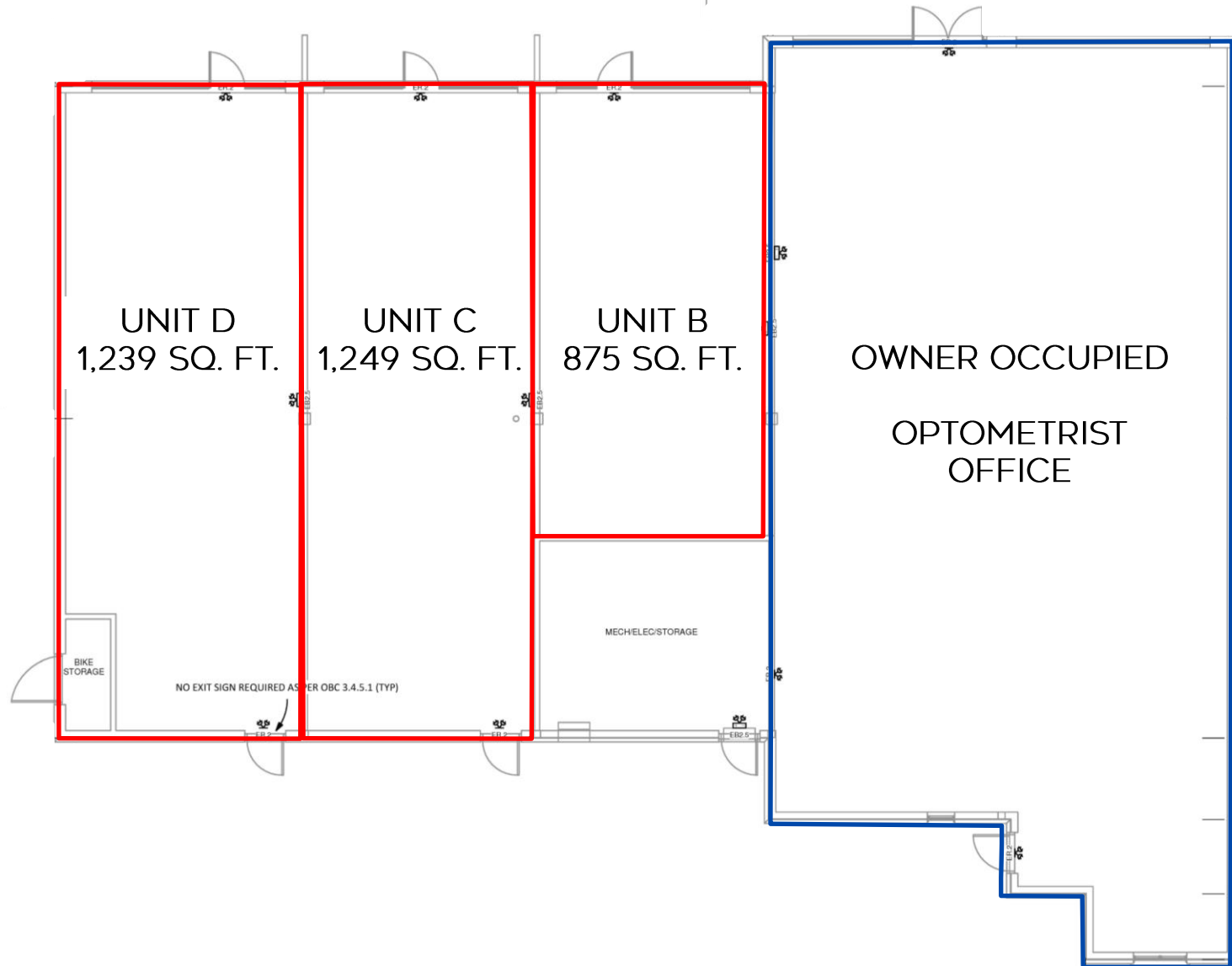


COLDWELL BANKER
COMMERCIAL

PETER BENNINGER
REALTY, BROKERAGE

FLOOR PLAN

4411 KING STREET EAST.
KITCHENER, ON.



CHAD RITZER

Sales Representative

519.743.5211 x 3033 | critzer@coldwellbankerpbr.com



COLDWELL BANKER
COMMERCIAL

PETER BENNINGER
REALTY, BROKERAGE

ZONING | USES COM-3

4411 KING STREET EAST.
KITCHENER, ON.

- Amusement Park
- Artisan's Establishment
- Automotive Detailing and Repair
- Operation
- Brewpub
- Car Wash
- Catering Service Establishment
- Commercial Entertainment
- Commercial Parking Facility
- Commercial School
- Computer, Electronic, Data Processing, or Server Establishment
- Conference, Convention, or Exhibition Facility
- Convenience Retail
- Craftsperson Shop
- Day Care Facility
- Drive-Through Facility
- Financial Establishment
- Fitness Centre
- Funeral Home
- Gas Station
- Heavy Repair Operation
- Hotel
- Large Merchandise Retail
- Light Repair Operation
- Manufacturing



- Office
- Personal Services
- Pet Services Establishment
- Place of Worship
- Print Shop
- Propane Retail Outlet
- Research and Development Establishment
- Restaurant
- Retail of Motor Vehicles and Major Recreational Equipment
- Towing Compound
- Tradesperson or Contractor's Establishment
- Transportation Depot
- Veterinary Services
- Warehouse

CHAD RITZER

Sales Representative

519.743.5211 x 3033 | critzter@coldwellbankerpbr.com

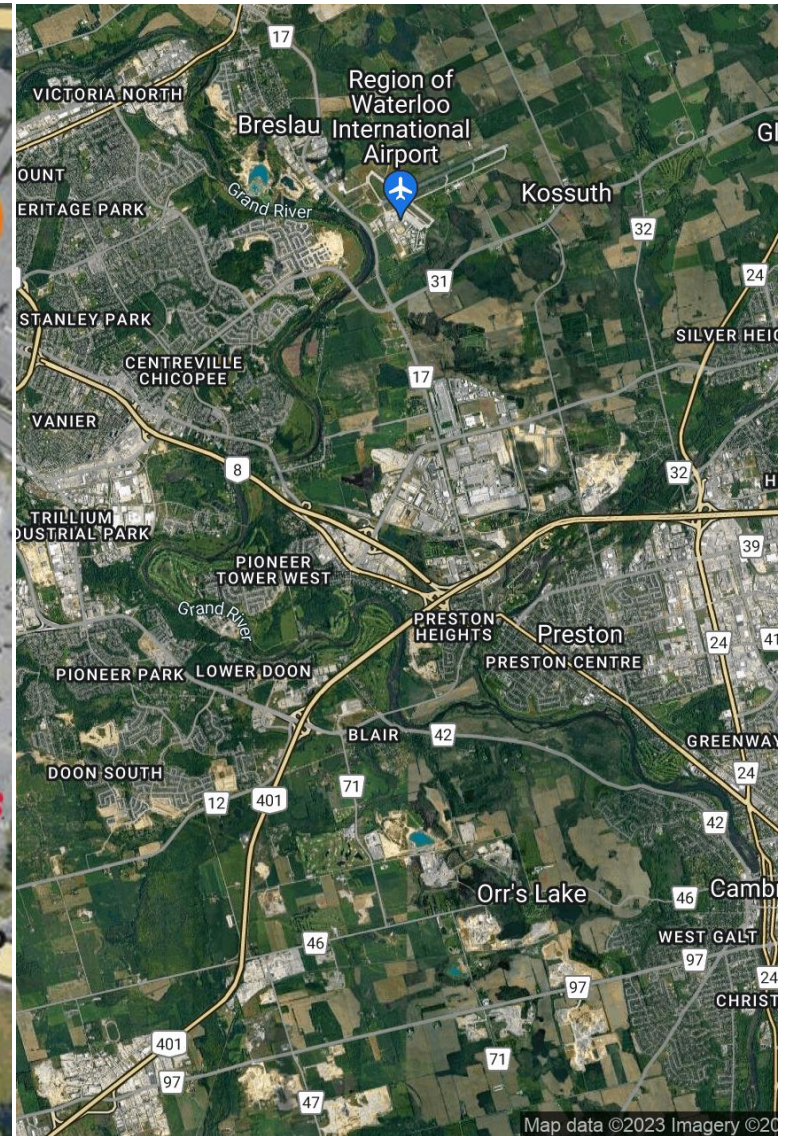


COLDWELL BANKER
COMMERCIAL

PETER BENNINGER
REALTY, BROKERAGE

PROPERTY LOCATION

4411 KING STREET EAST.
KITCHENER, ON.



CHAD RITZER

Sales Representative

519.743.5211 x 3033 | critzter@coldwellbankerpbr.com



**COLDWELL BANKER
COMMERCIAL**

**PETER BENNINGER
REALTY, BROKERAGE**



CHAD RITZER

Sales Representative

Coldwell Banker Commercial
Peter Benninger Realty, Brokerage

508 Riverbend Drive
Kitchener Ontario N2K 3S2

519.743.5211 x 3033
critzer@coldwellbankerpbr.com



COLDWELL BANKER COMMERCIAL

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 21106C_12/21