FOR LEASE

873 FAIRWAY ROAD N. UNIT B3/105 KITCHENER, ON.



LESTER TOBIN

Sales Representative 519 743 5211 x3023 lester-tobin@coldwellbankerpbr.com



FOR LEASE



OFFERING SUMMARY

AVAILABLE SPACE: 2,097 SQ. FT.

BASE LEASE RATE: \$38.00/SF/YR

ADDITIONAL RENT: \$14.00/SQ. FT.

OCCUPANCY: EARLY FALL (ESTIMATED)

PERMITTED USES: PHYSIOTHERAPY, CHIROPRACTIC, MASSAGE, AND NUTRITION-RELATED SERVICES ONLY.

NEW RETAIL PLAZA - PRIME END-CAP UNIT WITH EXCEPTIONAL VISIBILITY

Presenting an exceptional opportunity to lease a premium end unit in a brand-new retail development. This highly visible corner space is positioned directly across from Chicopee Hills Public School and is easily accessible GRT, ensuring strong daily foot and vehicle traffic.

Conveniently located just minutes from Highway 8, Highway 401, and the Region of Waterloo International Airport, the site offers outstanding accessibility for both customers and staff.

Tenants will benefit from ample on-site parking and strong co-tenancy.

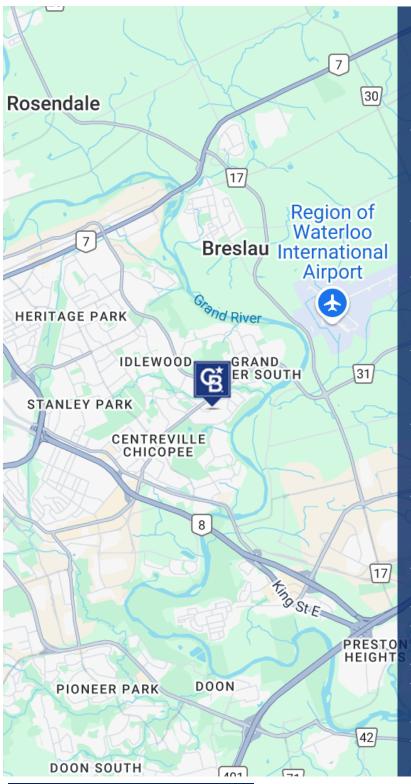
This is an ideal location for wellness and healthcare-focused operators seeking to establish or expand their presence in a growing, high-demand area.

LESTER TOBIN

Sales Representative 519 743 5211 x3023 lester-tobin@coldwellbankerpbr.com



FOR LEASE



LOCATION HIGHLIGHTS

STRATEGIC CORNER LOCATION AT FAIRWAY ROAD N. & LACKNER BLVD

HIGH-VISIBILITY FRONTAGE

 Perfect for branding and signage exposure

DIRECTLY ACROSS FROM CHICOPEE HILLS PUBLIC SCHOOL

- Strong daily foot and vehicle traffic

RAPIDLY GROWING AREA

 High demand for retail and service businesses

CLOSE PROXIMITY TO MAJOR HIGHWAYS

 Just minutes to Highway 8 and Highway 401

EXCELLENT TRANSIT CONNECTIVITY

- via Grand River Transit (GRT)

SHORT DRIVE TO WATERLOO REGIONAL AIRPORT

Ideal for business accessibility

ESTABLISHED RESIDENTIAL NEIGHBORHOOD

- Over 20,000 residents within a 5 km radius
- High-Density Neighborhood
- Strong daytime population and school
 traffic
- Surrounded by Residential Growth
- Consistent demand from nearby households
- Prime Community Location
- Daily exposure to a well-populated trade area

LESTER TOBIN

Sales Representative 519 743 5211 x3023 lester-tobin@coldwellbankerpbr.com

