



FOR SUBLEASE

50 QUEEN STREET N. UNIT 820
KITCHENER, ON.

KEITH SCHAPPERT

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COMMERCIAL**

**PETER BENNINGER
REALTY, BROKERAGE**

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Premium Office Sublease | Heart of Downtown Kitchener: Discover a modern, move-in-ready workspace in the heart of Downtown Kitchener. Surrounded by premier dining, cafés, and essential amenities, this turn-key sublease is designed to elevate your business. Enjoy a thoughtfully balanced layout of private executive offices and open collaborative areas within a newly upgraded, professional high-rise environment.

OFFERING SUMMARY

AVAILABLE SPACE 3,480 SF

BASE LEASE RATE: \$0.00/SF/YR

ADDITIONAL RENT: \$18.52/SQ. FT.

OCCUPANCY: IMMEDIATE

TERM UNTIL: DEC 31, 2028

PARKING: 6 SECURED
UNDERGROUND SPACES (MONTHLY RATE)

PROPERTY HIGHLIGHTS

First Impressions Matter: A welcoming main reception area to greet clients.

Freshly Renovated (2023): Modern finishes and a contemporary layout.

Versatile Floor Plan: Includes multiple private offices with expansive windows, a dedicated boardroom, and an open "bullpen" workspace for team collaboration.

Flexible Options: Partial furnishings may be available to streamline your move.

Convenient Amenities: In-suite kitchenette with a dedicated seating area, renovated common areas and access to a shared, bookable boardroom for larger presentations.

Commuter Friendly: Excellent access to public transit and a nearby LRT stop.

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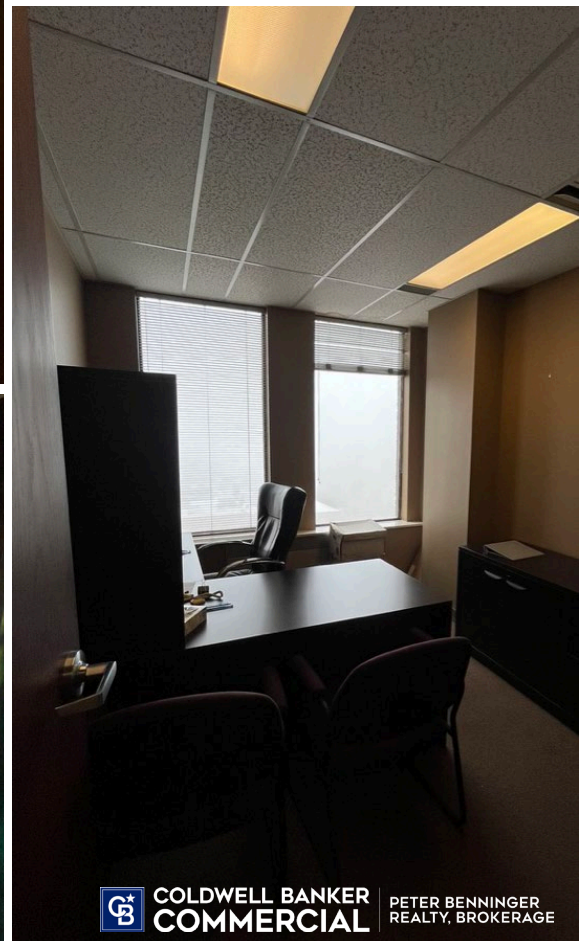


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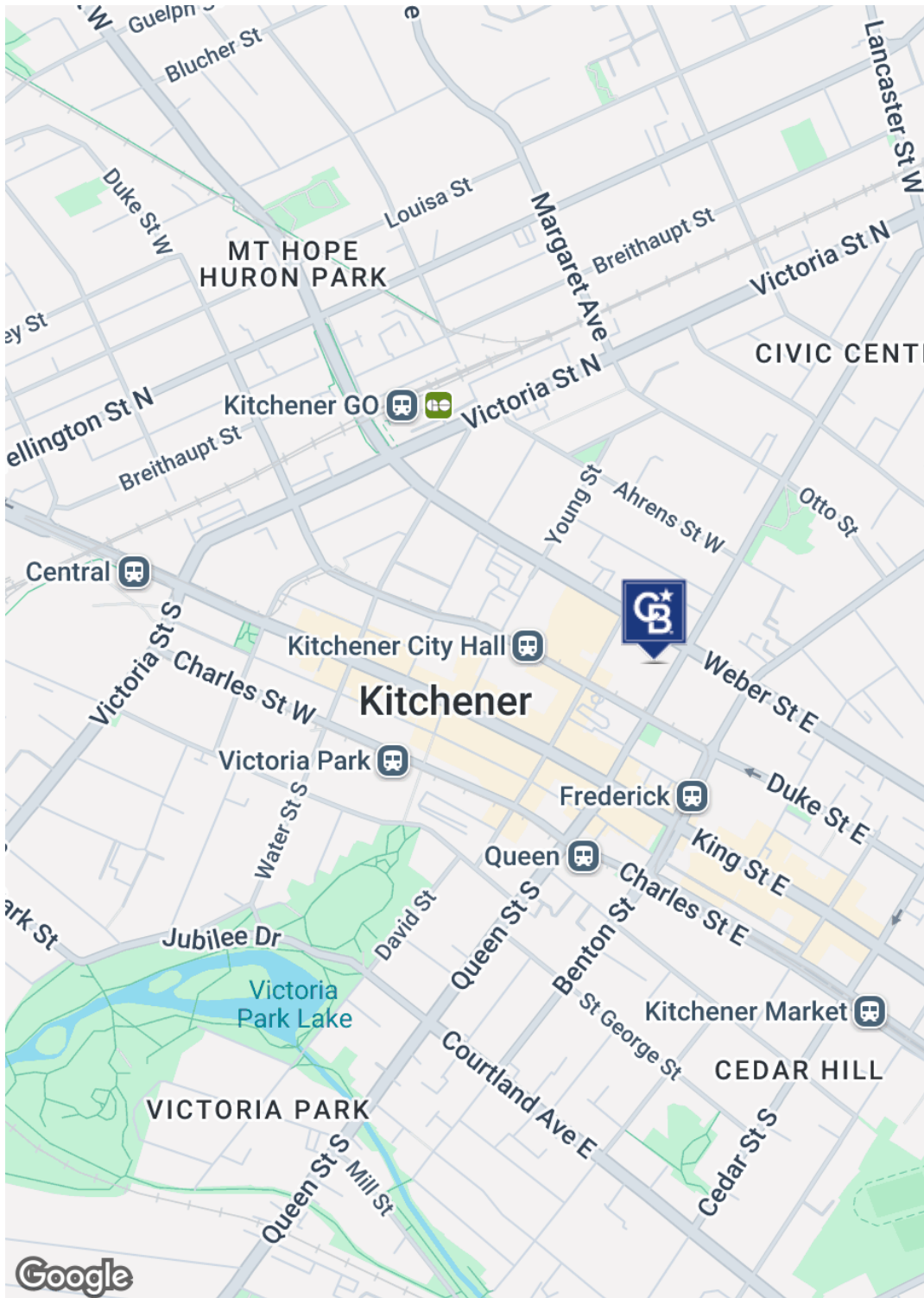
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50 Queen Street North

Centrally located in the heart of downtown Kitchener, situated in the core of the city's civic, business, and cultural activity.

The property location benefits from its excellent visibility and connectivity within the urban core. The surrounding area is characterized by a vibrant mix of professional offices, government buildings, restaurants, cafés, and retail services, creating an energetic daytime atmosphere with continued activity into the evening.

Key downtown destinations—include City Hall, Victoria Park, and the Innovation District—are all within comfortable walking distance. Downtown Kitchener is well served by public transit, with nearby bus routes and ION LRT access.

The location offers convenient access to major arterial roads, while still maintaining a pedestrian-friendly environment. Overall, this address offers a highly accessible, prestigious downtown setting ideal for businesses or organizations seeking a central Kitchener presence surrounded by amenities, transit, and civic landmarks.

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