



AVAILABLE FOR LEASE

125 SEABROOK DRIVE

KITCHENER | ON.

LESTER TOBIN
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**COLDWELL BANKER
COMMERCIAL**
PETER BENNINGER
REALTY, BROKERAGE

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PHOTO IS A RENDERING

OFFERING SUMMARY

UNIT B3	UNIT SIZE	1,162 SF
	LEASE RATE	\$36.00/SF
	TMI	\$14.00/SF
UNIT B4	UNIT SIZE	1,280 SF
	LEASE RATE	\$38.00/SF
	TMI	\$14.00/SF

OCCUPANCY

ZONING C-1

PARKING ON-SITE, DRIVE UP

PROPERTY DETAILS

Retail Unit for Lease – End Cap Opportunity

Prime end-unit retail opportunity available in the brand-new Phase 2 retail plaza. Strategically positioned within a growing residential and commercial corridor, this high-visibility location offers excellent exposure, strong daily traffic, and convenient access for customers and staff alike.

The end-unit layout provides enhanced storefront presence, additional natural light, and premium signage opportunities—ideal for retail, or convenience-based uses.

Join an expanding mixed-use community with established surrounding neighbourhoods and continued area growth.

Property Highlights:

- Premium end-unit exposure
- High traffic and excellent street visibility
- Ample on-site parking
- Located in a rapidly developing area of Kitchener

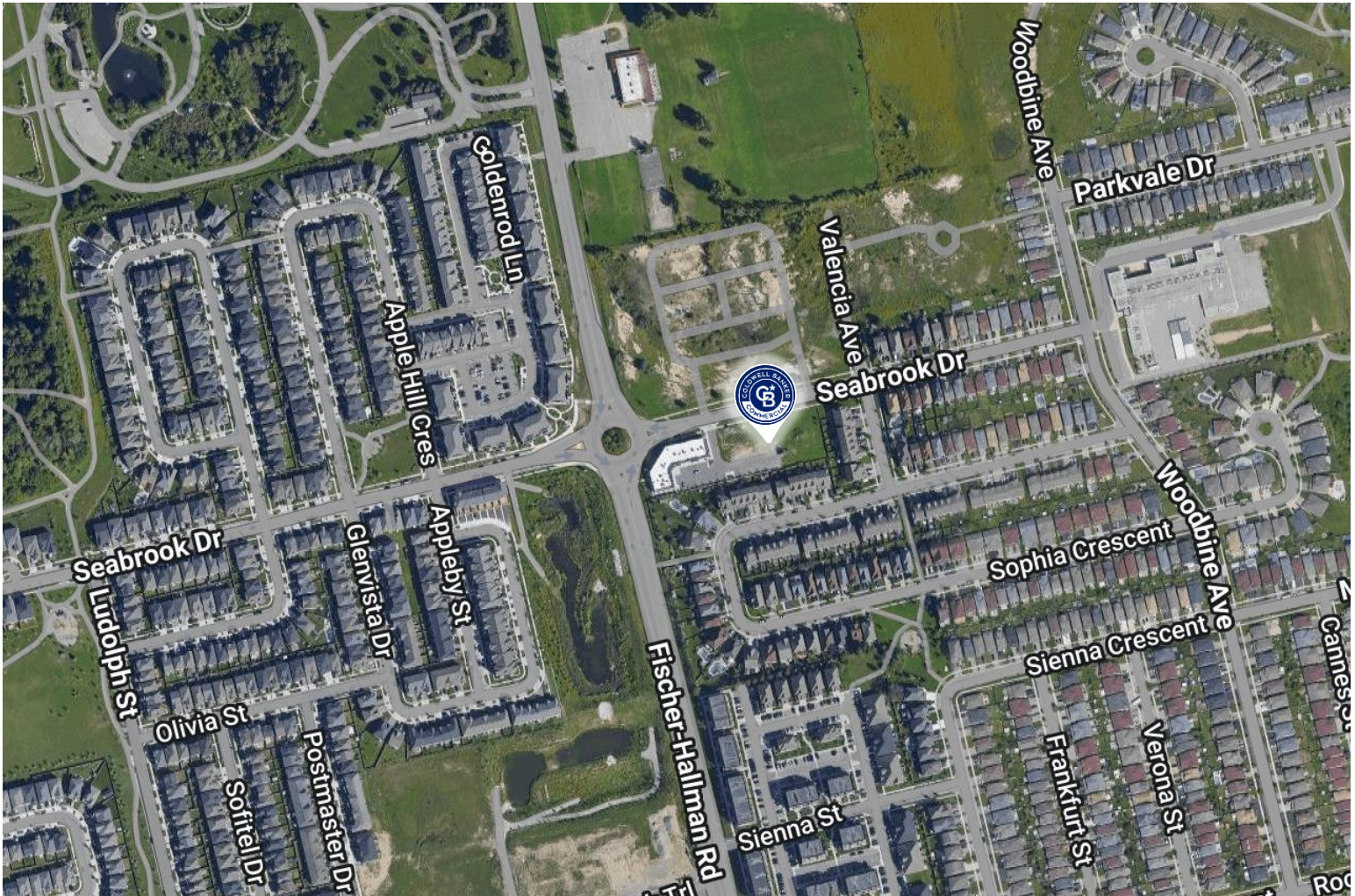
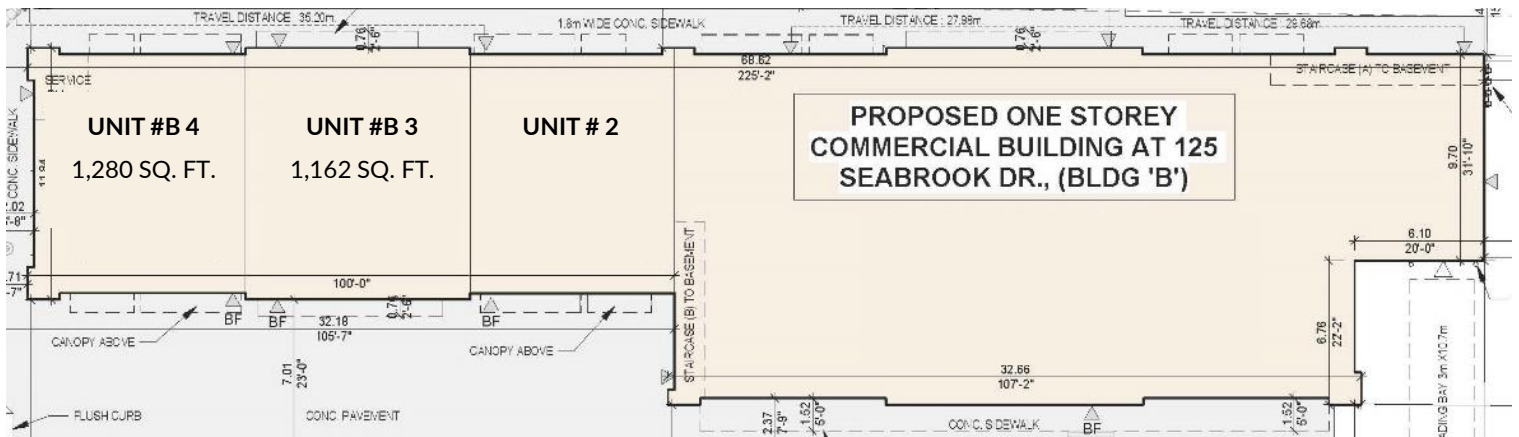
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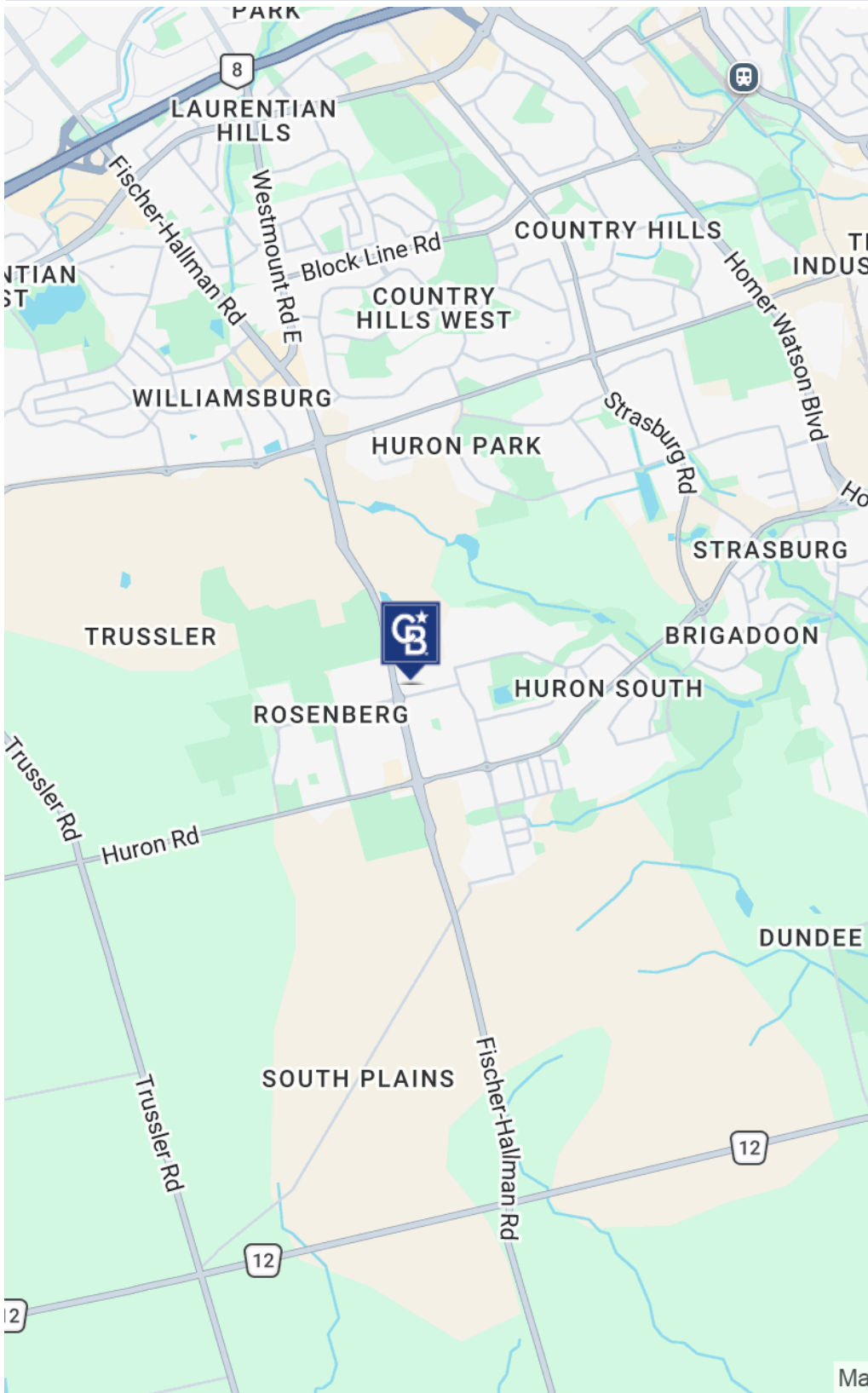


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125 Seabrook Drive Kitchener

Located in the rapidly growing south end of Kitchener, 125 Seabrook Drive is positioned within a thriving residential and commercial community surrounded by new housing developments, schools, parks, and everyday amenities. The property benefits from strong local demographics and increasing population growth, making it an ideal destination for retail and service-oriented businesses.

PIONEER PARK
Conveniently situated with quick access to major arterial roads and regional highways, the plaza offers excellent connectivity throughout Kitchener, Waterloo, and the surrounding Region of Waterloo. The area continues to experience significant new development and investment, creating strong long-term potential for businesses seeking exposure in an expanding market.

The new Phase 2 retail plaza is strategically located to serve both the immediate neighbourhood and the broader surrounding community, with ample parking and strong visibility within an active retail corridor.

Map data ©2026 Google

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