

Platinum Certified/ **LEED Building**

582 LANCASTER STREET WEST,

OFFICE SPACE



AVAILABILITY

**UP TO 3,872 SQ FT
ON 2ND FLOOR**

LEASE RATE

\$18.00/SQ FT NET

ADDITIONAL RENT

**\$11.18/SQ FT NET
UTILITIES INC.**

ZONING

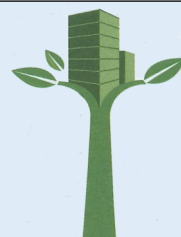
MIX - 2 (49) & (61)

POSSESSION

IMMEDIATE

- Platinum-certified, signature LEED building
- Located beside Bridgeport Business Park, Kitchener
- Second-floor availability
- Unit sizes up to 3,872 SF
- Main Floor 6,811 SF – Available September 2026
- Strong on-site parking ratio: approx. 3 spaces per 1,000 SF
- Large windows and excellent natural light
- Elevator access
- Impressive 3-storey, open-concept lobby
- Spectacular views of the Grand River

**Platinum certified, signature
LEED building**
designed to be the most energy
efficient office in Canada, using



PETER KRUSCHEN
SALES REPRESENTATIVE
PETER@COUPALMARKOU.COM
519-742-7000 x 106

COUPAL MARKOU COMMERCIAL
REAL ESTATE INC.
150 KING STREET SOUTH
WATERLOO, ONTARIO N2J 1P6
OFFICE 519-742-7000
FAX 519-742-7070

Coupal Markou

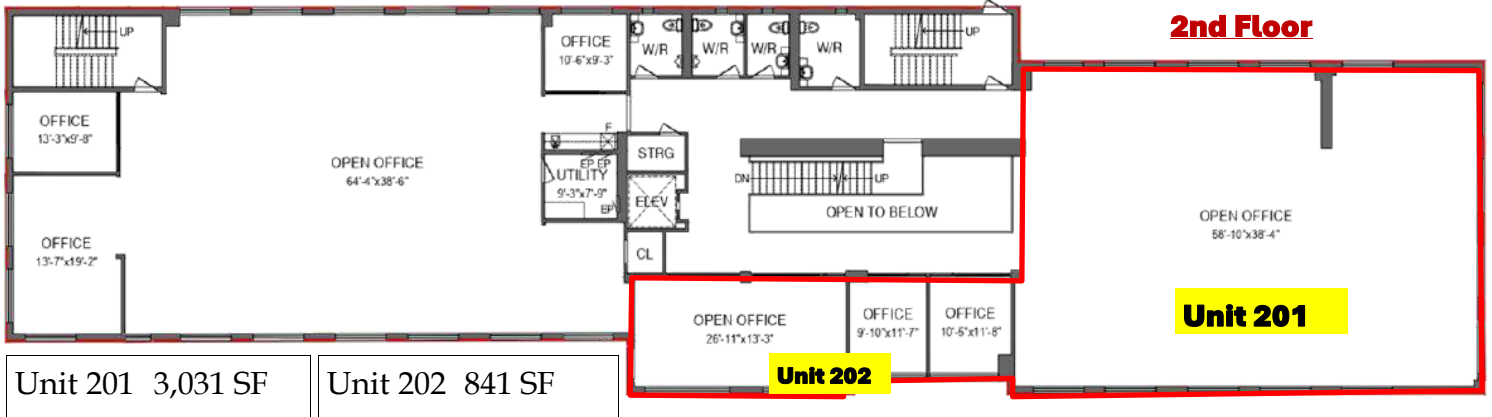
Commercial Real Estate Inc., Brokerage

www.coupalmarkou.com

Platinum Certified/ LEED Building

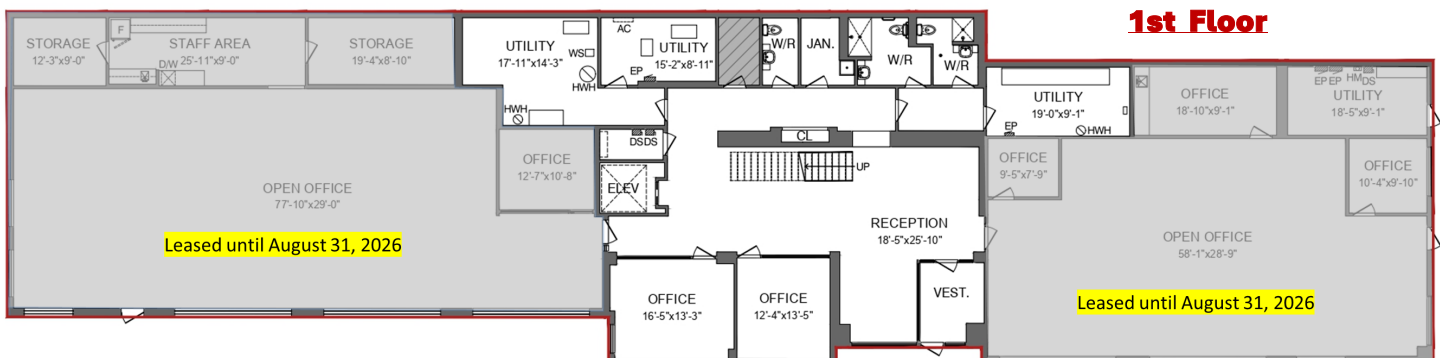
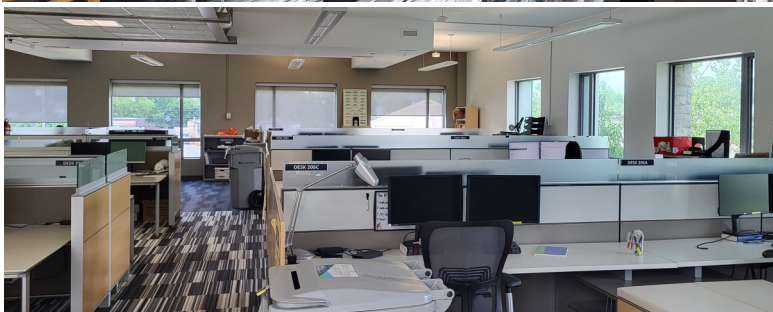
582 LANCASTER STREET WEST,

OFFICE
SPACE



The Offices

- Automated exterior shades on all windows facing south, east and west to decrease solar heat gain and glare
- Operable windows for natural cooling
- Adjustable daylighting sensors on all ceiling lights
- Every employee has access to daylighting and views to the outdoors



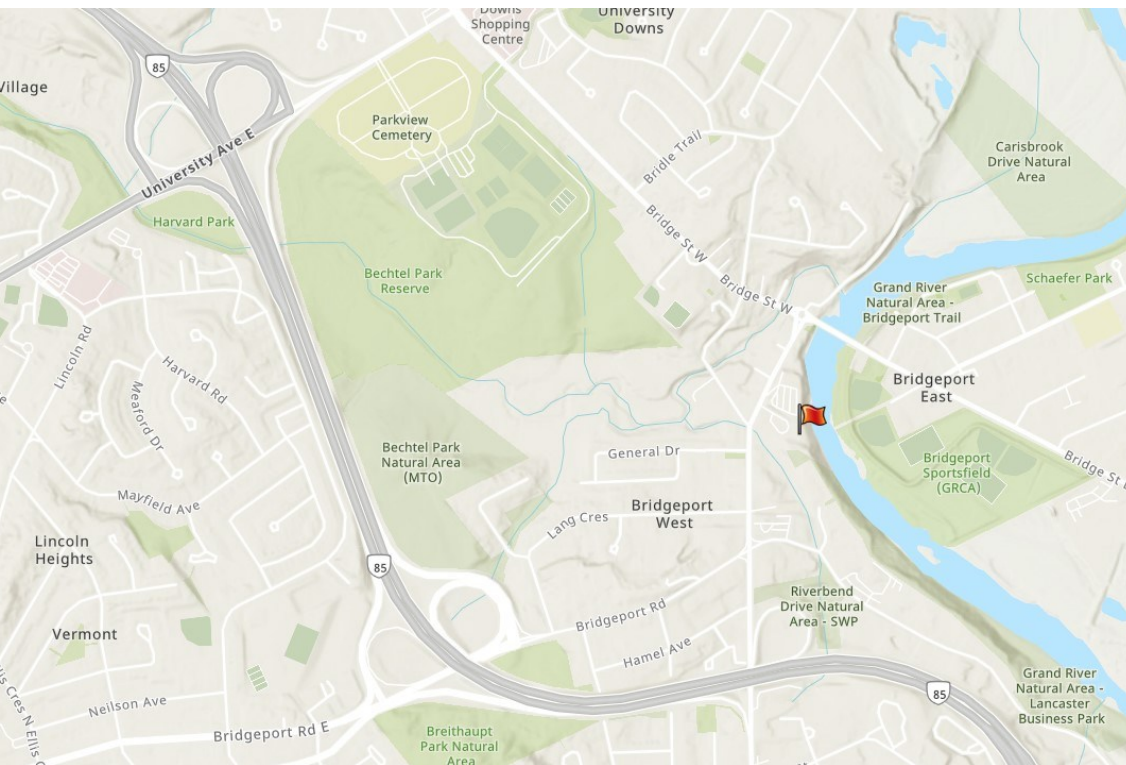
Platinum Certified/ LEED Building

582 LANCASTER STREET WEST,

OFFICE
SPACE

Landscaping

- Only native, drought-resistant plant species requiring no pesticides
- Stormwater treated to remove 80% of toxins and debris
- Parking spots designated for carpool and hybrid vehicles



PETER KRUSCHEN
SALES REPRESENTATIVE
PETER@COUPALMARKOU.COM
519-742-7000 x 106

COUPAL MARKOU COMMERCIAL
REAL ESTATE INC.
150 KING STREET SOUTH
WATERLOO, ONTARIO N2J 1P6
OFFICE 519-742-7000
FAX 519-742-7070



This disclaimer shall apply to Coupal Markou Commercial Real Estate Inc., Brokerage, to include all employees and independent contractors. The information set out herein is for advertising purposes, and any images, assumptions, estimates and property details have been obtained from sources deemed to be reliable. No warranty or representation is made as to its accuracy, correctness and completeness of the information, being subject to errors, omissions, conditions, prior sale / lease, withdrawal or other changes without notice. The recipient of the information should conduct its own inquiries and investigations prior to placing any reliance upon the information. MLS