

FOR LEASE

650 RIVERBEND DRIVE, UNIT #B
KITCHENER, ON.



**COLDWELL BANKER
COMMERCIAL**

**PETER BENNINGER
REALTY, BROKERAGE**

Lester Tobin
Sales Representative
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650 RIVERBEND DRIVE, UNIT #B
KITCHENER, ON N2K 2S3



OFFERING SUMMARY

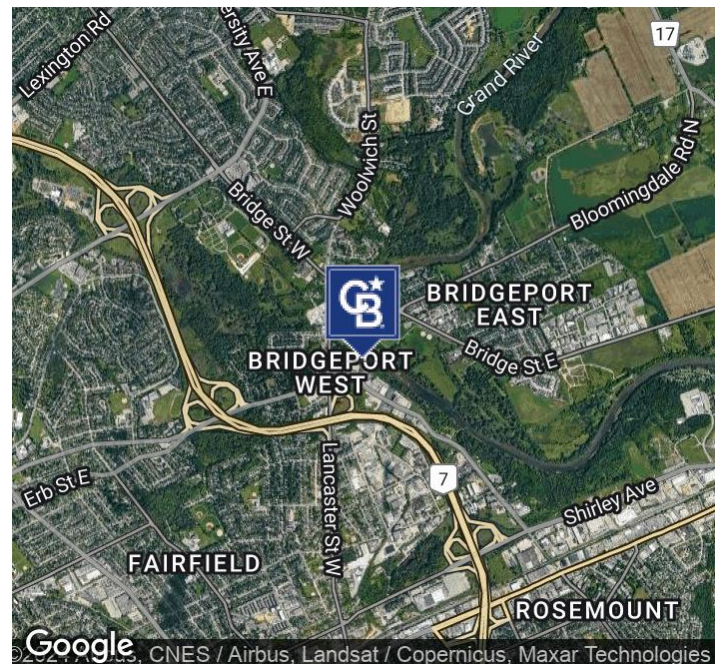
PROPERTY TYPE :	OFFICE
AVAILABLE SPACE :	5,998 SF
BASE LEASE RATE :	\$18.00/SF/YR
ADDITIONAL RENT	\$11.50/SF
POSSESSION DATE:	NOVEMBER 1, 2025
ZONING :	EMP-5

PROPERTY DESCRIPTION

5,998 SF main floor Class 'A' professional office space. The property is central to Kitchener, Waterloo and Guelph with easy access to Highway 85 expressway. Located to nearby restaurants, personal services and new residential developments. Adjacent to the Walter Bean Trail. Tenants and visitors of the building alike will enjoy scenic views of the Grand River or a leisurely stroll along the Grand River Trail.

PROPERTY HIGHLIGHTS

- Easy access to Highway 85 expressway
- Ample on-site surface parking (4 spaces/1000 SF)
- Additional basement storage space available at an additional cost



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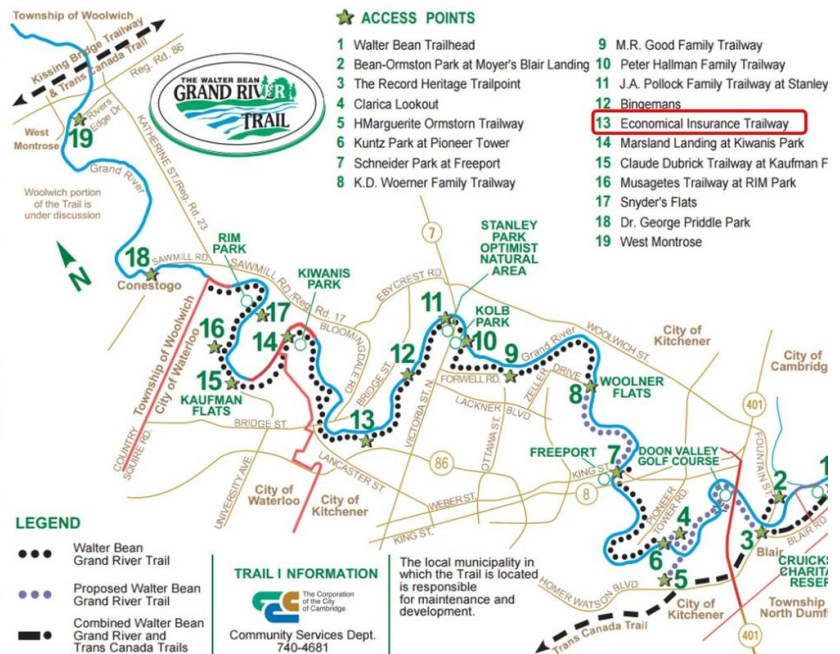
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PROPERTY PHOTOS

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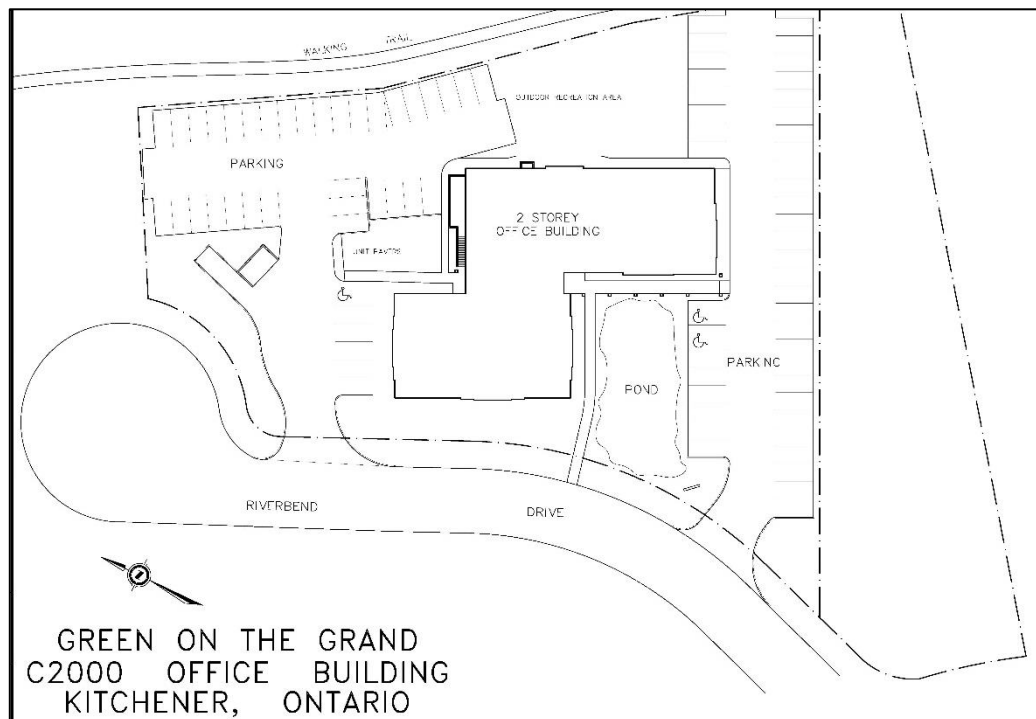
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FLOOR PLAN

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SITE PLAN



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