



AVAILABLE FOR LEASE

645 WESTMOUNT ROAD E.
KITCHENER, ON.

LESTER TOBIN
Sales Representative
O: 519.743.5211 x 3023
Lester-Tobin@coldwellbankerpbr.com



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

FOR LEASE

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OFFERING SUMMARY

UNIT 2 | UNIT SIZE
RETAIL 1,354 SF

LEASE RATE \$30.00/SF

TMI \$14.75/SF

ZONING MIX -3

PARKING ON-SITE, DRIVE UP

PROPERTY HIGHLIGHTS

- Prominent retail opportunity at a high-visibility corner location
- Strong exposure with excellent signage potential
- Located within a busy, well-established neighbourhood plaza
- Easily accessible by both vehicle and public transit
- Ample on-site drive-up parking
- Convenient access to Highway 7/8 and the Conestoga Parkway
- Surrounded by dense residential and established commercial amenities
- Ideal for a wide range of retail and service-based uses (no restaurant permitted)
- Strong co-tenancy driving consistent customer traffic

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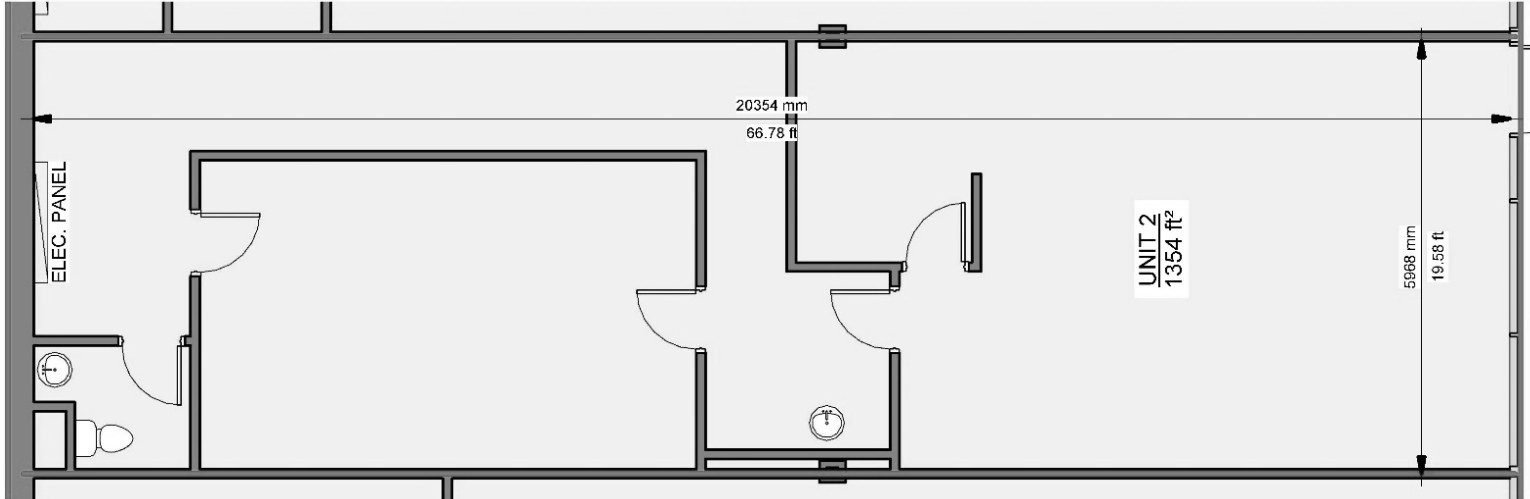


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UNIT 2 | FLOORPLAN



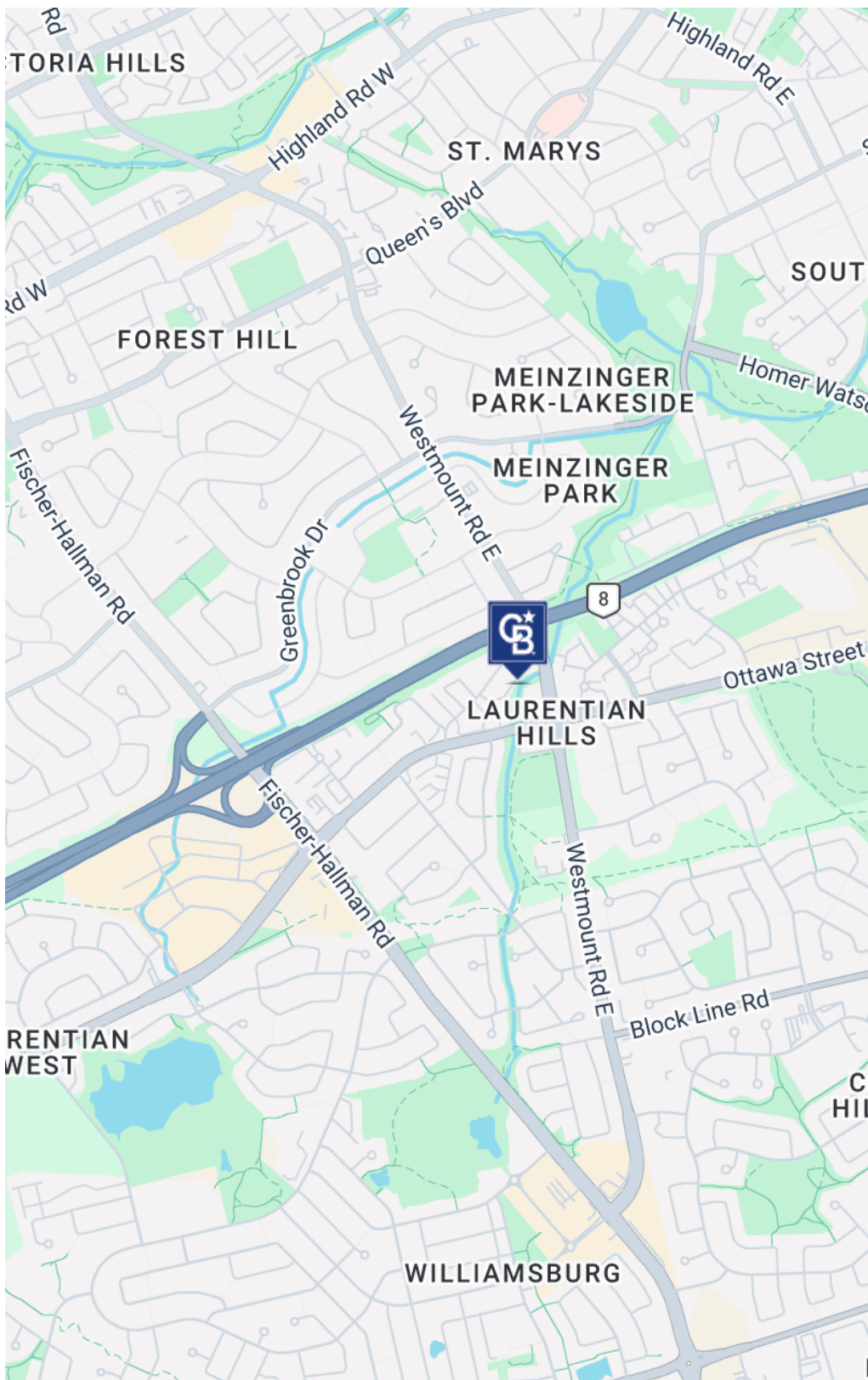
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645 WESTMOUNT ROAD E. KITCHENER

Located at the highly trafficked intersection of Westmount Road East and Ottawa Street South, this property offers exceptional visibility in one of Kitchener's most established commercial corridors. The plaza benefits from strong daily traffic counts and is surrounded by dense residential neighbourhoods, providing a consistent and reliable customer base.

The plaza offers convenient access to Highway 7/8 and the Conestoga Parkway, allowing for efficient connectivity across Kitchener-Waterloo and the broader region. Public transit routes run along both Westmount Road and Ottawa Street, further enhancing accessibility for customers and employees.

Positioned within a well-anchored neighbourhood plaza, the location is supported by a complementary mix of retail and service-oriented tenants, contributing to steady foot traffic throughout the day. Ample on-site parking and easy ingress/egress make this an attractive and convenient destination for a wide range of commercial users (excluding restaurant uses).

HURONMap data ©2026 Google

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