

# FOR SUB-LEASE

260 KING STREET WEST, UNIT 201  
KITCHENER, ON. N2G 2L1



**JAMES BOUDREAU**

Broker

O: 519 743 5211 x3020 | C: 519 580 6815

[jboudreau@coldwellbankerpbr.com](mailto:jboudreau@coldwellbankerpbr.com)



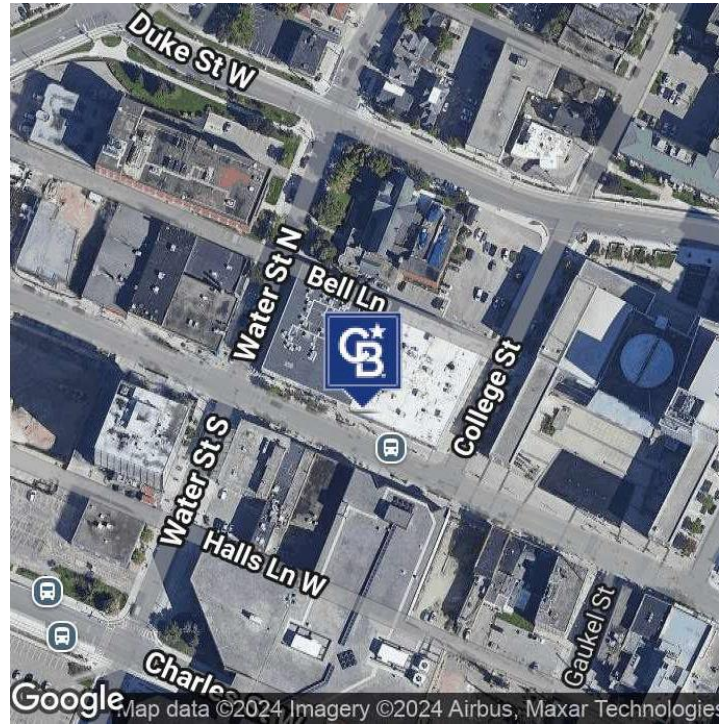
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COMMERCIAL**

PETER BENNINGER  
REALTY, BROKERAGE



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## OFFERING SUMMARY

AVAILABLE SPACE:	7,110 SQ. FT.
BASE LEASE RATE:	\$14.50/SF/YR
ADDITIONAL RENT:	\$13.45/SQ. FT.
OCCUPANCY:	IMMEDIATE
TERM UNTIL:	APRIL 30, 2029

## PROPERTY HIGHLIGHTS

- High traffic location
- Secure King Street West access
- Turn-key second floor office space
- Immediate occupancy

## PROPERTY DESCRIPTION

Beautifully finished office space available for sub-lease in the heart of Downtown Kitchener, offering secure access directly from King Street West. Situated above Shoppers Drug Mart, the unit features convenient elevator access to the second floor. Previously utilized by a private school, this turn-key space is ready for immediate occupancy and can include existing furnishings, if desired. Ideal for a seamless transition!

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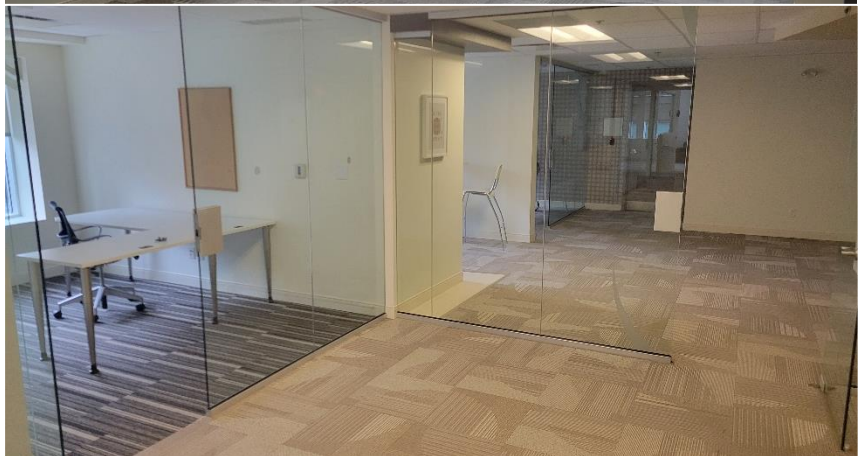
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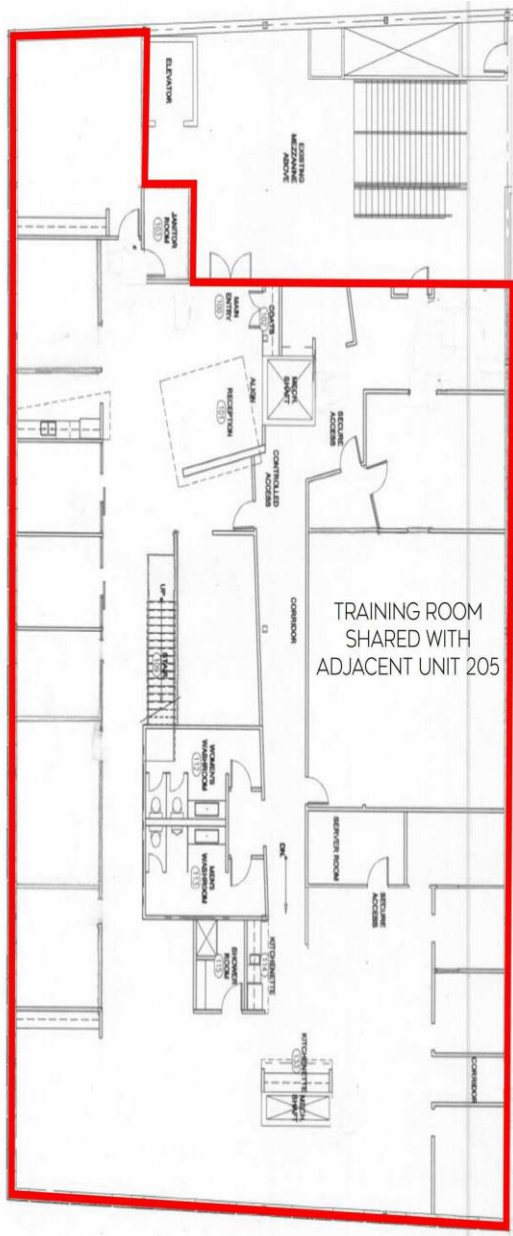
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## FLOOR PLAN



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