

FISCHER HALLMAN BUSINESS CENTRE 715 FISCHER-HALLMAN ROAD, KITCHENER

FOR
LEASE



Kingsley
MANAGEMENT

201-2085 Shirley Drive
Kitchener, Ontario N2B 2E1

226-749-4095
www.kingsleyca.com

*Preeminent Managers
of High-Rise Residential
& Commercial Properties*

- C-8 Zoning
- Free- on-site parking
- Fully air conditioned
- Security System
- Building Elevator
- In-suite washrooms
- Close proximity to Highway #7
- Onsite amenities include: Restaurants, Convenience Store, Bank, etc.

Unit 401:

Total SF:	12,628 SF
Lease Rate:	\$ 9.95
CAM + Taxes:	Estimated at \$11.00 SF

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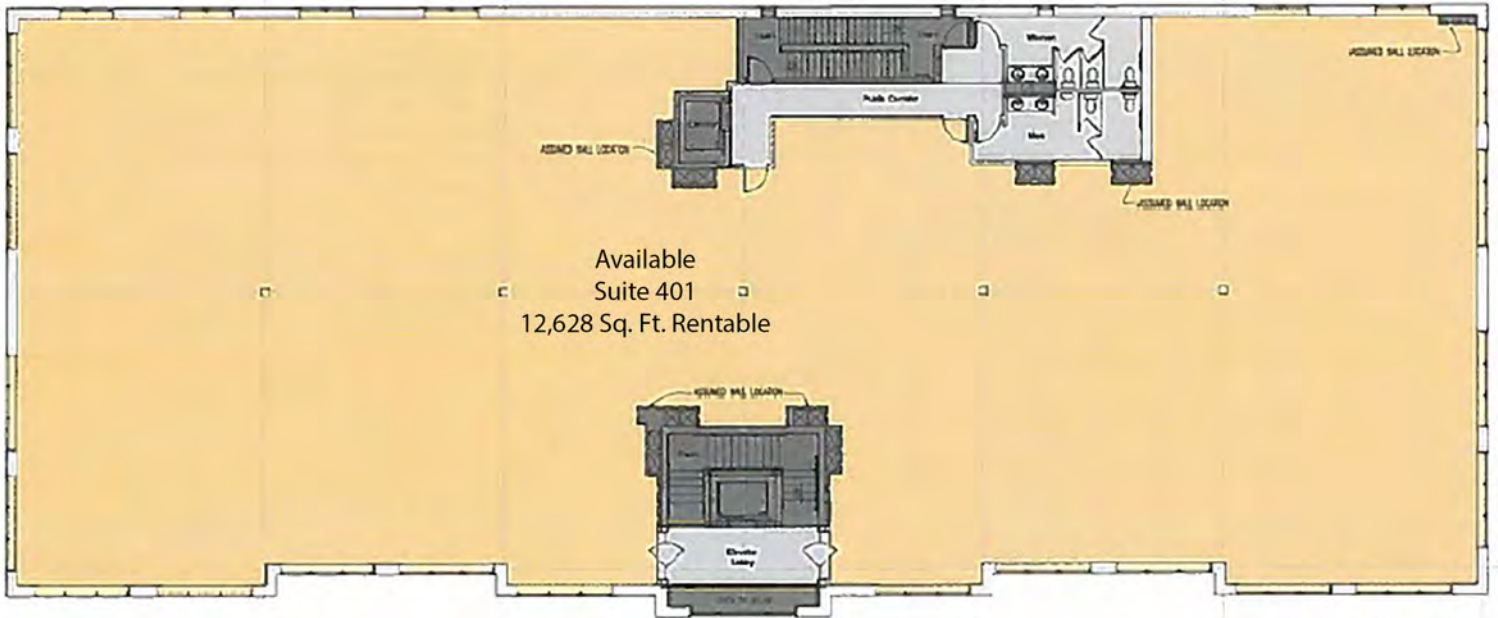
201-2085 Shirley Drive
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This fourth floor, open floor plate office space is located in a prestigious Office / Retail building / development fronting on Fischer Hallman Road. Located at the corner of two major arterial roadways (Fischer Hallman Rd. and Ottawa St.) offering excellent exposure. Located within seconds of Highway #7. Permitted uses include: Health Office, Health Clinic, Financial Establishment, Conference Centre, Day Care Facility, Educational Establishment and many more.

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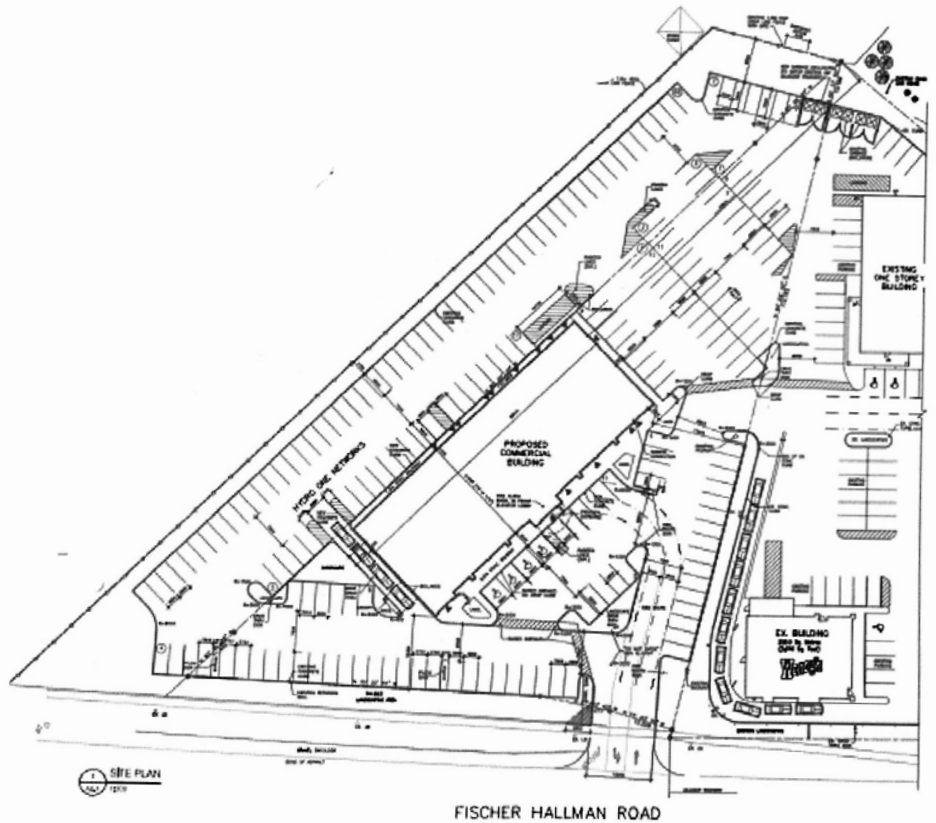
4th Floor Plan



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Unit 202:

Total SF: 3,690 SF
Lease Rate: \$10.50SF
CAM + Taxes: Estimated at \$11.00 SF

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Unit 202 on the second floor, is a finished open floor office space, located in a prestigious Office / Retail building / development fronting on Fischer Hallman Road. Located at the corner of two major arterial roadways (Fischer Hallman Rd. and Ottawa St.) offering excellent exposure. Located within seconds of Highway #7. Permitted uses include: Health Office, Health Clinic, Financial Establishment, Conference Centre, Day Care Facility, Educational Establishment and many more.

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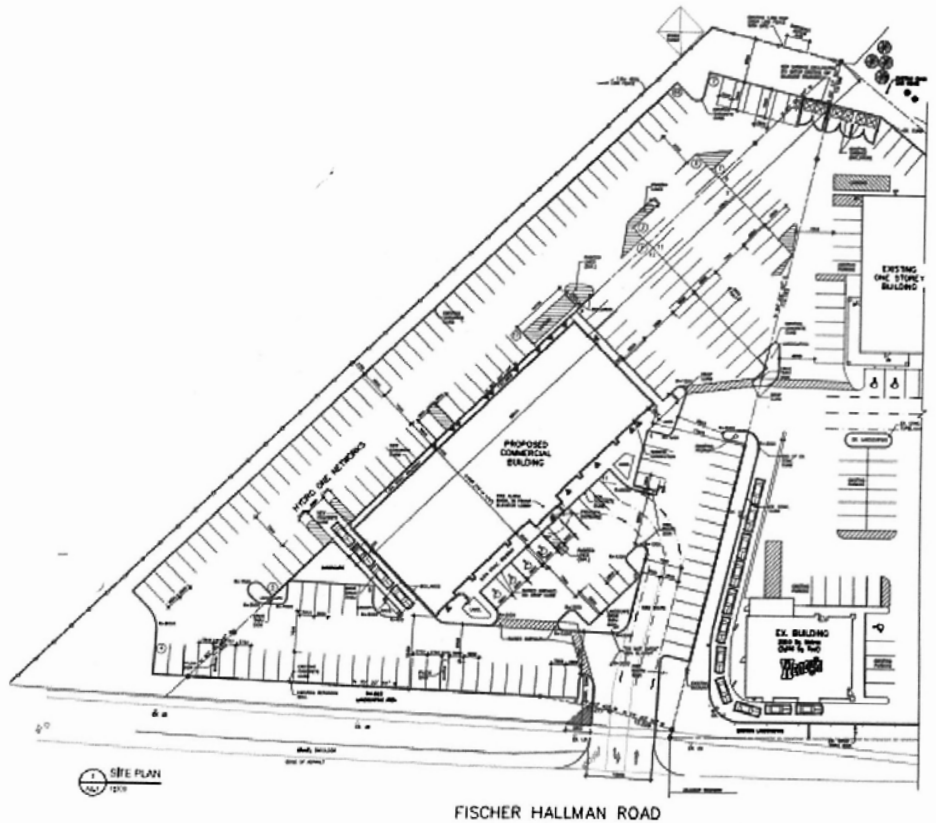


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