

2085 SHIRLEY DRIVE, KITCHENER

FOR LEASE



Kingsley
MANAGEMENT

leasing@kingsleyca.com

201-2085 Shirley Drive
Kitchener, Ontario N2B 3X4
226-749-4095
www.kingsleyca.com

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

Property Summary

Newly constructed Multi-Tenant Facility for lease.
Located within close proximity to Highway 7 and #8 Expressway
Ceiling Heights of 18 ft.
On-site parking included

4 - 14'x14' Drive in Doors (one per bay)

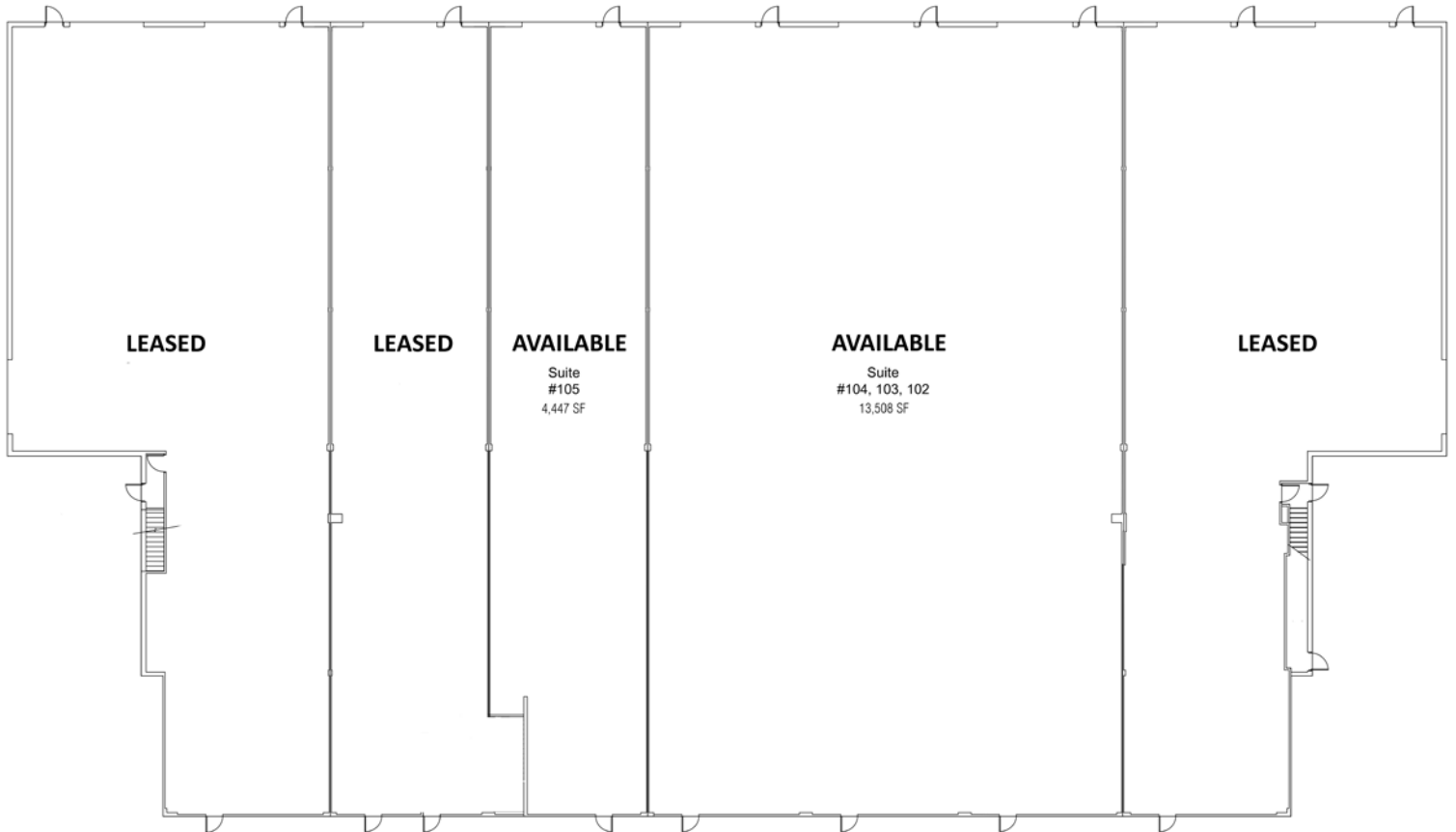


Details

- Rentable Space
4,447 sf to 17,955 sf
- Net Rent \$9.95 sf
- Additional Rent
(2019 estimated)
Taxes & CAMs \$ 4.50 sf
- Utilities Tenant pays heat/hydro
- Zoning: 1 Service Business Park

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Property Summary

Second floor modern finished Office space available in a newly constructed Multi-Tenant Facility. Well lit with floor to ceiling windows on two sides, granite floors in the common entrance and lobby with wash-room and client reception room. Ideally suited to an Engineering, Planning or Design business.

Highlights

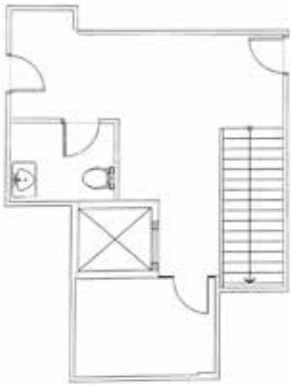
- On-site parking included in rent
- Close proximity to Highway 7 and #8/Expressway
- Elevator to second floor
- Pylon Sign advertising opportunity
- A/C and in-floor heating

Details

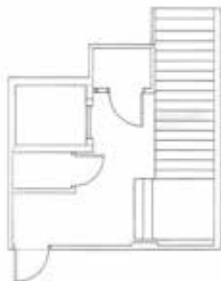
- Rentable Space 2020 sf
- Net Rent \$16.00 sf
- Additional Rent (2019 estimated)
Taxes & CAMs \$ 4.50 sf
- Utilities Tenant pays heat/hydro
- Zoning B1 Service Business Park

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2nd Floor Lobby



1st Floor Lobby



Suite 202