

Ottawa South Shopping Centre 685 FISCHER-HALLMAN ROAD, KITCHENER

**FOR
LEASE**



Kingsley
MANAGEMENT

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

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Property Summary

Situated on a main arterial route and in the centre of the west end of Kitchener. With residential neighbourhoods surrounding this area, the location benefits from a steady stream of commuting and shopping traffic as well as local residents. Directly across from the Sunrise Shopping Centre with the Fischer Hallman Business Centre on the south east corner of the property.

Highlights

- Traffic Count 52,350
(2015 Average Annual Daily Traffic)
- Signalized intersection on a major arterial route
- Offering signage opportunities on unit facade and street-front pylon sign
- Ample Parking

Details

- Available Space 2621 sf
• 3310 sf
- Net Rent \$21.00 sf
- Additional Rent
(2020 estimated)
Taxes & CAMs \$ 17.50 sf
- Utilities Tenant pays heat/hydro
- Zoning C8 (permitting a wide variety of commercial uses)

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