



**CUSHMAN &  
WAKEFIELD**  
Waterloo Region

# SECOND FLOOR OFFICE SPACE FOR LEASE



## EASTWOOD SQUARE

120 OTTAWA ST N, #200, KITCHENER, ON



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KITCHENER, ON  
**FOR LEASE**

## PROPERTY FEATURES

- Second floor fully finished office space available for lease at Eastwood Square with ample free parking and elevator access.
- Unit includes private offices, large board room, reception area, kitchenette and open concept areas.
- Gross Lease rate includes all charges!
- Landlord will Entertain short term tenancies.
- Suite entrance is across the hall from the elevators.
- Common Washrooms including a fully accessible handicap washroom for 2nd floor tenants.
- On the public transit line, minutes to downtown Kitchener and seconds from Highway 7/8.
- Retailers and restaurants on site including Value Village, Tim Horton's, Subway, Dairy Queen, Little Short Stop, Eastwood Pharmacy & Clinic, Strykerz Kitchen & Bar and more.



### LEASE PRICE

\$22.00 /PSF  
Monthly Gross



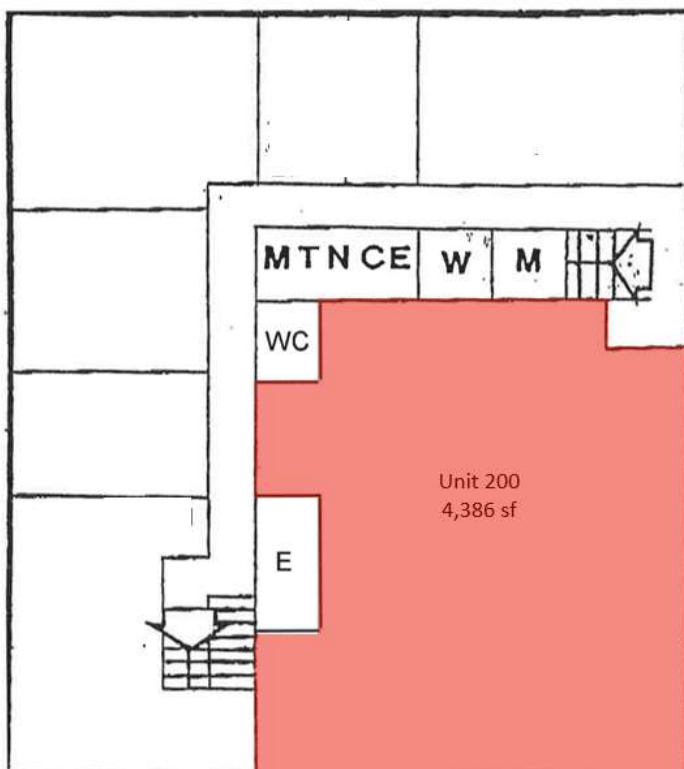
### SQUARE FOOTAGE

4386 SF



### ZONING

C2







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*Front entrance with  
Elevator Access.*



#### RETAIL LANDSCAPE (\*WITHIN 5 KM RADIUS)

● Clothing Retailers - 49 (33.8%)

● Coffee Shops - 38 (26.2%)

● Banks - 36 (24.8%)

● Grocery Stores - 22 (15.2%)

TOTAL  
POPULATION

167,438\*

DAYTIME  
POPULATION

170,232\*

TRAFFIC  
COUNT

37,766+ vehicles/day





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For more information, please contact:

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