



SECOND FLOOR OFFICE SPACE FOR LEASE



EASTWOOD SQUARE

120 OTTAWA ST N, #200, KITCHENER, ON



**CUSHMAN &
WAKEFIELD**

Waterloo Region



120 OTTAWA ST N, #200
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



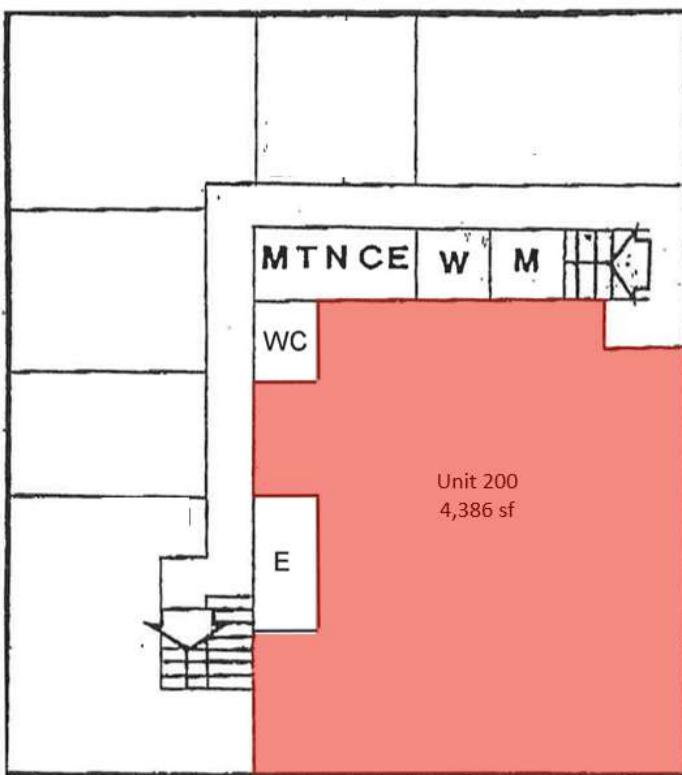
SQUARE FOOTAGE

4386 SF



ZONING

C2





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%)





For more information, please contact:

Ryan Kaitting
Sales Representative, Senior Vice President
+1 519 804 4339
ryan.kaitting@cushwakewr.com

Cushman & Wakefield Waterloo Region Ltd., Brokerage
4295 King Street East, Suite 401
Kitchener, ON N2P 0C6
Phone: 519-585-2200 | Fax: 519-650-5250
cushwakewr.com