

7,856 s.f.

FOR LEASE

avail.
Flex

300 Mill St. 8/9

KITCHENER, ON



Clean, high-ceilinged flexible space near downtown with lots of parking and easy highway access. New fiber optic internet. A blank canvas for your endeavours!

\$12,046

per month + hst

price includes / is based on:

\$13.50 (Base) +

\$4.90 (CAM/TMI)[†]



10'W x 14'H
drive-in door



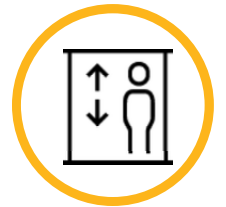
600v, 60A
3Ø electric
service &
15kVa
120/208v



~1,989 s.f.
of office /
showroom



Swell
location,
near
downtown
& hiways

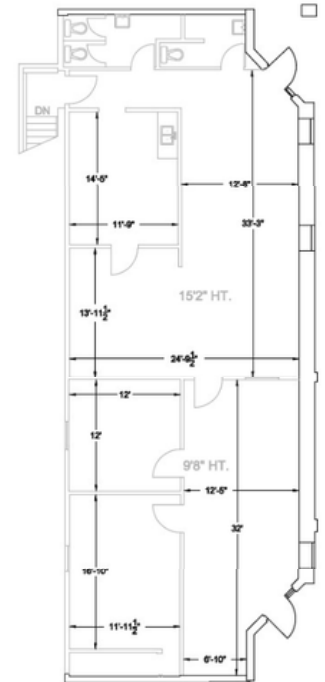
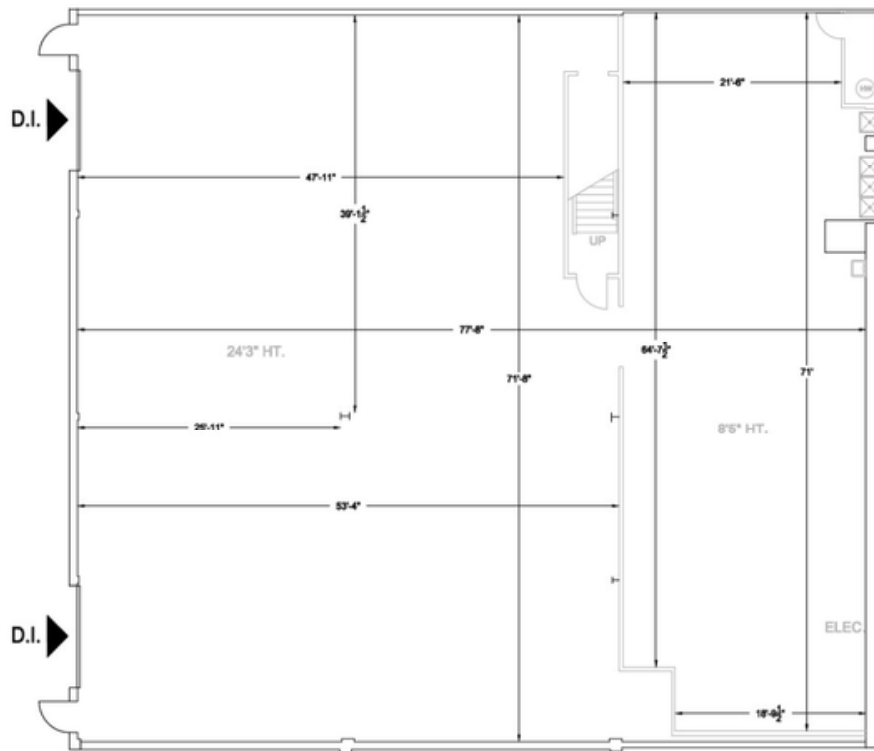
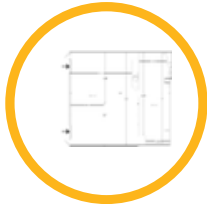


~25.5' (7.7m)
clear height
to underside
of joists

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SGA3 ZONING

◆ **Commercial Uses:** Artisan's establishment, Catering services, Commercial entertainment, Commercial school, Conference/convention/exhibition facility, Craftsperson shop, Financial establishment, Fitness centre, Light repair operation, Office, Payday loan establishment, Pawn establishment, Personal services, Pet services, Print shop, Retail

◆ **Creative Industry Uses:** Biotechnological establishment, Computer/electronic/data/server establishment, Creative products manufacturing, Research and development establishment

◆ **Residential Uses:** Residential care facilities (small/large), hospice

◆ **Community Uses:** Adult education school, Community facility. Cultural facility. Day care facility, Place of worship, Social service establishment



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AERIAL VIEW



OFFICE ENTRY



WAREHOUSE



BELOW MEZZ.



REAR LOADING



OFFICE

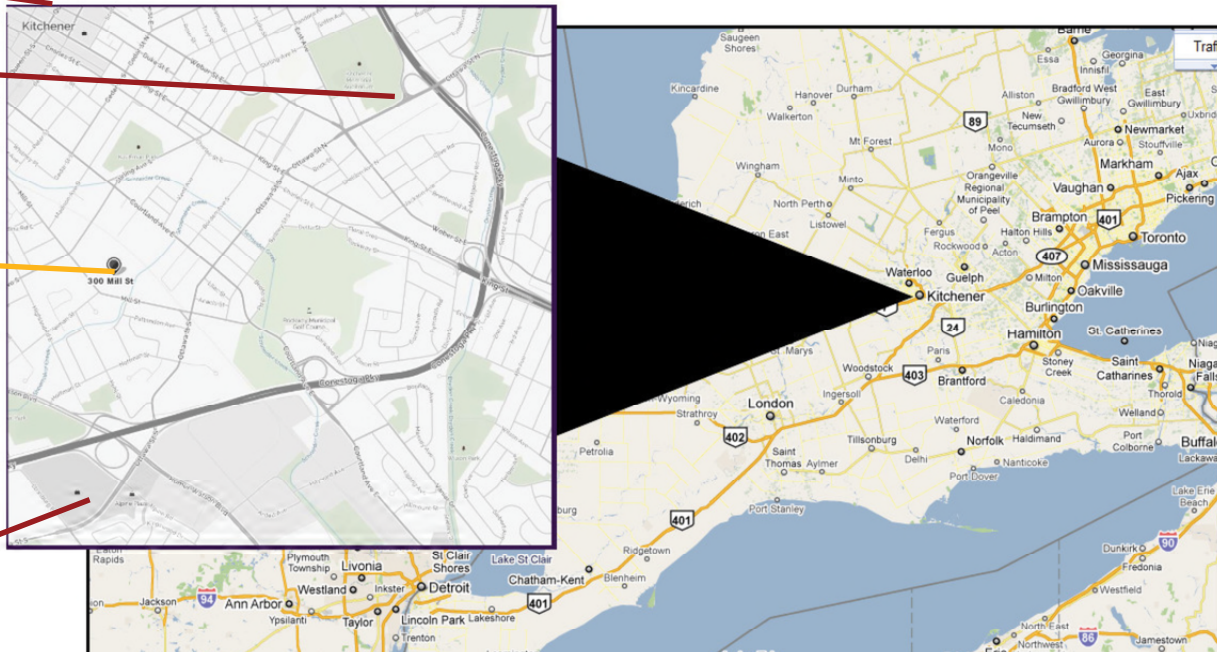
DOWNTOWN



THE AUD

300 MILL STREET

RONA / ZEHR'S



- ◆ 8 minutes from downtown Kitchener & GO Train station
- ◆ 15 minutes from uptown Waterloo & Tech Hubs
- ◆ Under an hour from Toronto & London, 2 hours from Buffalo, 3.5 hours from Detroit
- ◆ Under an hour from 5 international airports (YYZ, YTZ, YHM, YXU). YKF is only 15 minutes away.



- ◆ 26,969 s.f. max. gross floor area
- ◆ Natural gas overhead heating
- ◆ Built 1984
- ◆ Concrete floor, TPO roof
- ◆ Steel structure & masonry walls
- ◆ Municipal water & sewer
- ◆ 80+ parking spots (> 2 per 1,000 sf)
- ◆ Brand new LED lighting

- Landlord cares!
- ◆ On-site Landlord that is a phone call - no run-arounds with third-party management companies.
 - ◆ As members of IFMA and other property management organizations, landlord is committed to staying on top of the industry.

- Low-flow toilets throughout the building
- ◆ Pro-gressively upgrading to newer, efficient lighting
 - ◆ No pesticide usage or irrigation
 - ◆ Maintenance waste diverted from landfill
 - ◆ Roof-top solar array

† per square foot per annum, plus HST ◆ triple net lease, utilities are not included ◆ additional rent as of FEBRUARY 2026 ◆ minimum three year lease ◆ brokers protected ◆ space provided/priced as-is * **planned availability AUGUST 1, 2026. Later or earlier move-in possible.**