

# RETAIL SPACE FOR LEASE

1442 HIGHLAND  
ROAD WEST  
KITCHENER, ONTARIO



## CONTACT

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**COLDWELL BANKER  
COMMERCIAL**  
PETER BENNINGER  
REALTY, BROKERAGE



MLS®



# FOR LEASE

1442 HIGHLAND ROAD WEST  
UNIT #B, KITCHENER, ON.



## NEW RETAIL PLAZA - PRIME END-CAP UNIT WITH EXCEPTIONAL EXPOSURE

Seize this outstanding leasing opportunity at the high-traffic intersection of the Expressway and Highway 401. This premier end unit offers maximum visibility and easy accessibility, ideal for attracting both drive-by and destination traffic. The site features generous on-site parking and convenient access for customers and employees alike. Immediate possession available.

### PERMITTED USES:

- Artisan's Establishment
- Convenience Retail
- Financial Establishment
- Home Occupation
- Personal Services
- Community Facility
- Day Care Facility
- Health Clinic
- Office
- Studio

### KEY FEATURES:

- Prime End-Cap Unit with maximum visibility
- High-traffic location at Expressway & Highway 401
- Excellent accessibility for both customers and staff
- Ample on-site parking for convenience
- Modern new construction in a professionally managed retail plaza
- Immediate possession available

AVAILABLE SPACE	3,706 SQ. FT.
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BASE LEASE RATE	\$28.00/SQ. FT.
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ADDITIONAL RENT	\$14.00/SQ. FT.
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POSSESSION	IMMEDIATE
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PARKING	ON-SITE
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ZONING	RES-7
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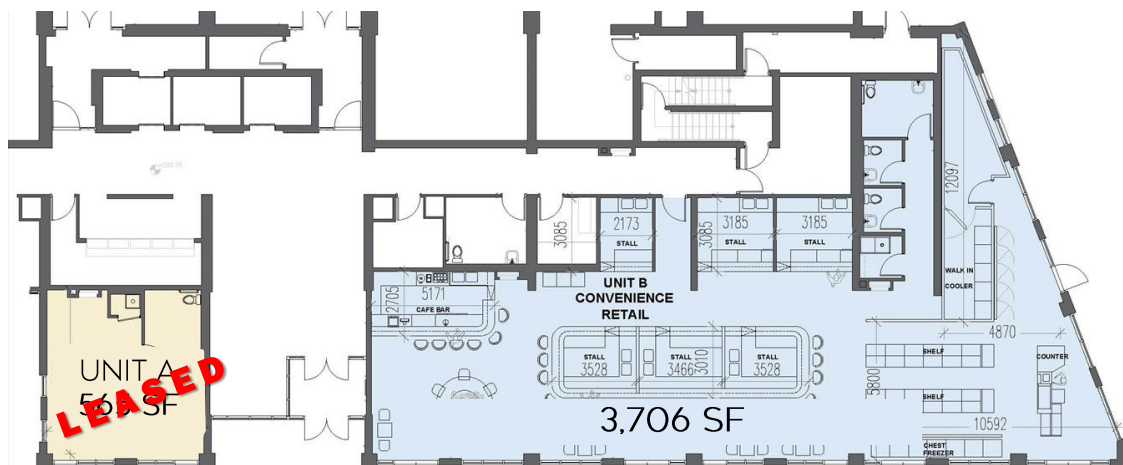


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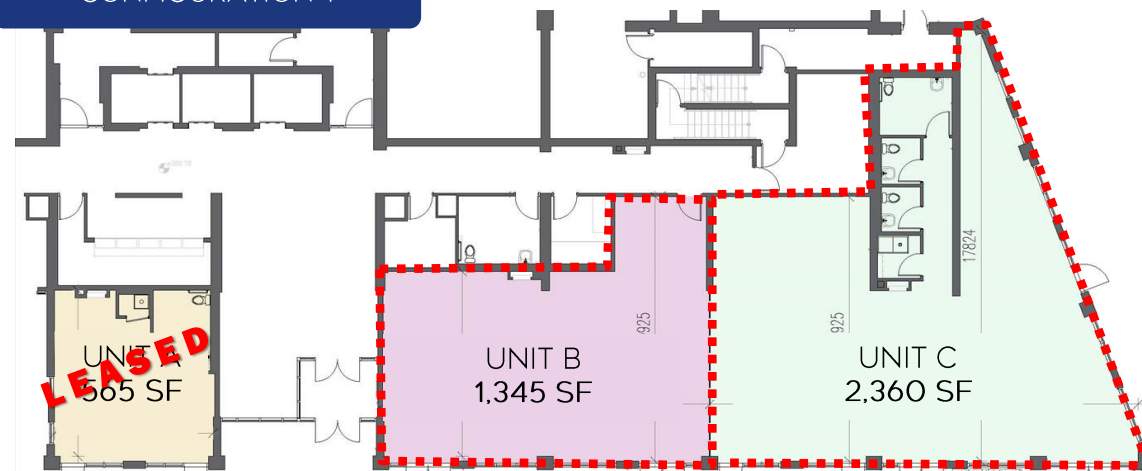
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- ENTIRE SPACE (3,706 SF) BASE LEASE RATE \$28.00/SQ. FT.
- POSSIBLE CONFIGURATIONS FOR DIVIDING THE UNIT BELOW

## CONFIGURATION 1



- ALL DIVIDED UNITS ARE \$32.00/SQ. FT.
- UNITS OUTLINED IN RED CAN BE COMBINED

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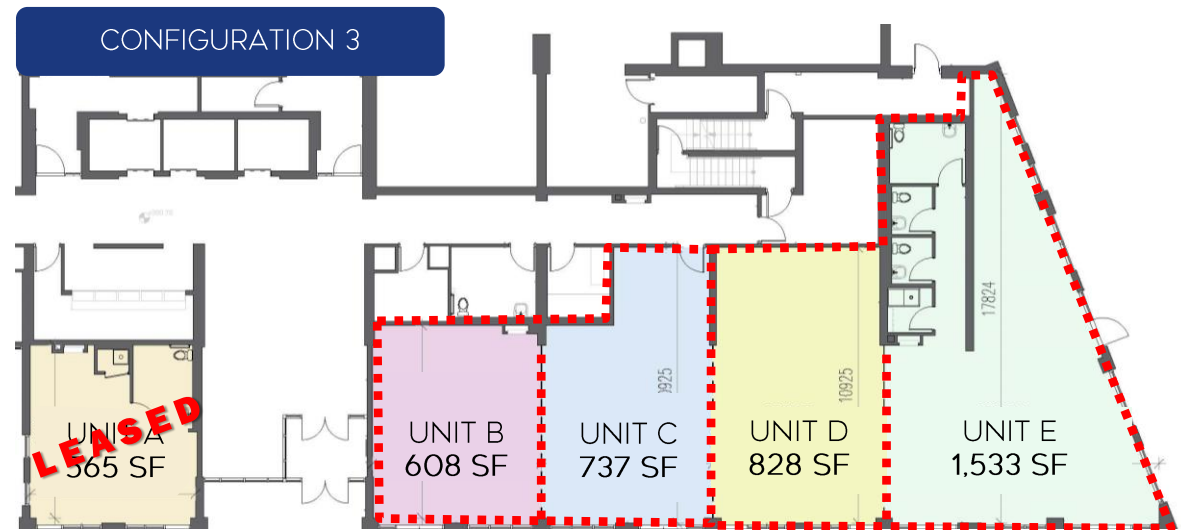
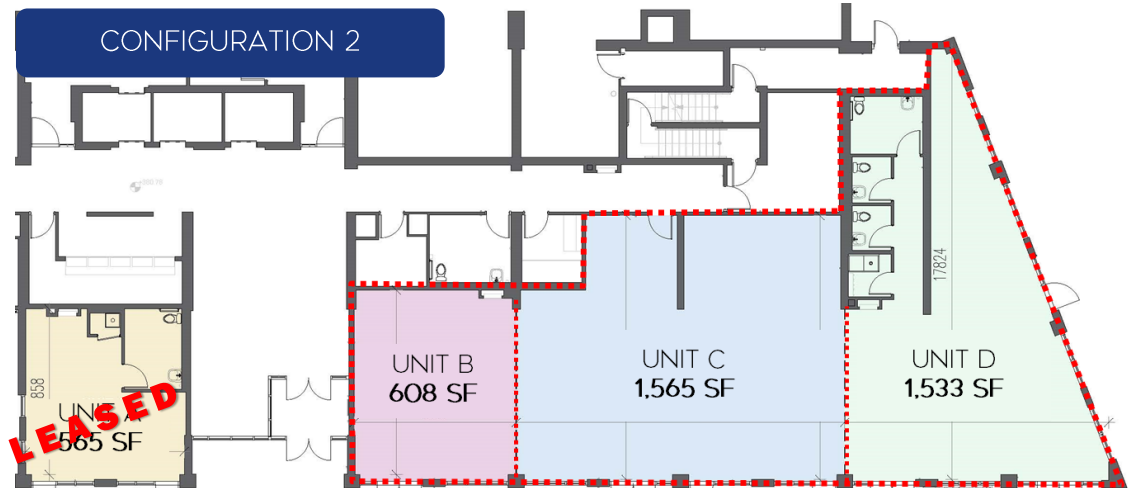


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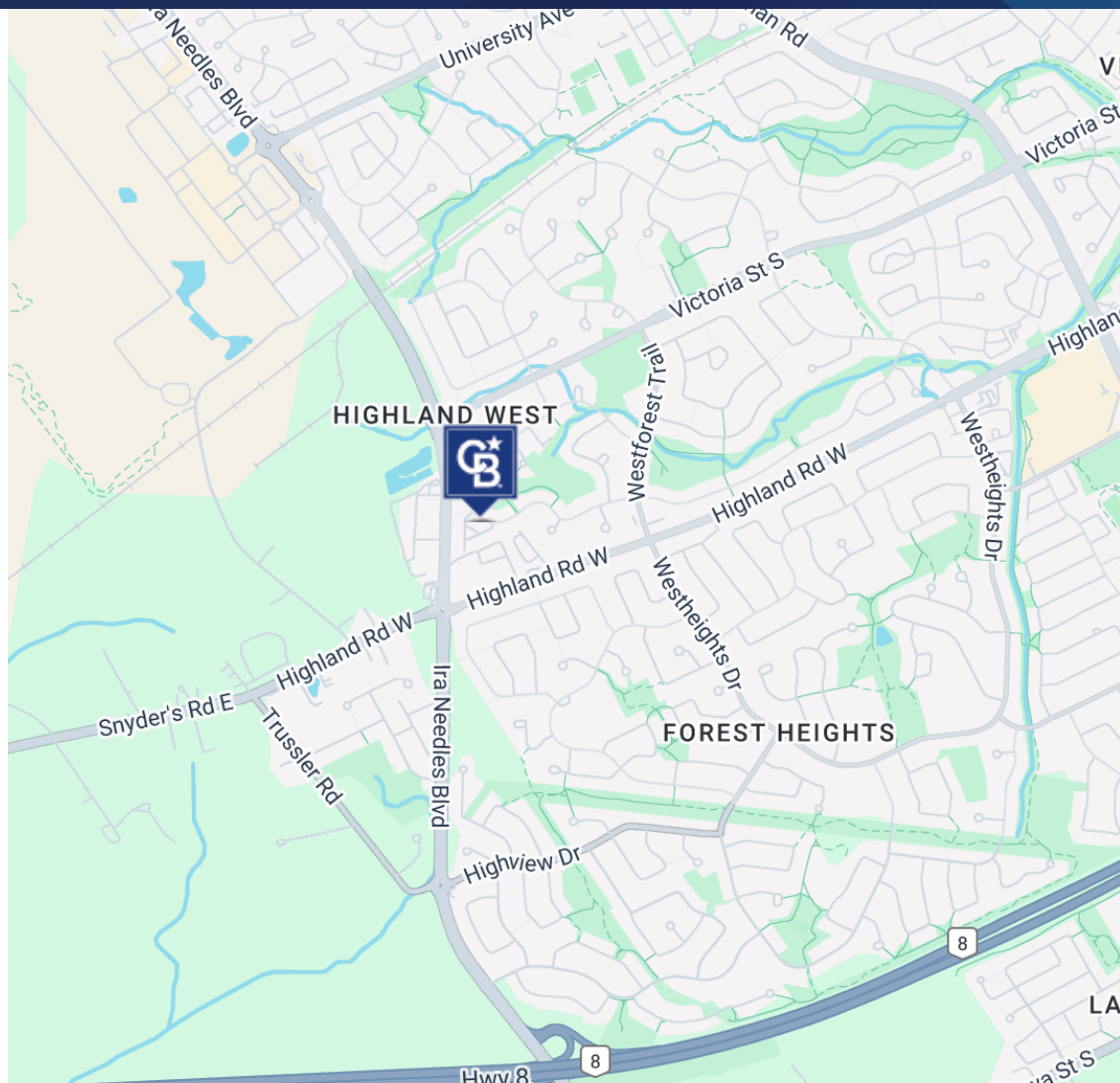


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## 1442 HIGHLAND ROAD WEST

Strategically positioned at a high-visibility corner location, this brand-new retail plaza benefits from exceptional exposure along Highland Road West, just minutes from Highway 401 and the Expressway — a pivotal commercial corridor in Kitchener.

This end-cap unit offers direct access to a dense residential catchment, including the NUVO at Avalon tower development (215 units built in 2023–2024).

The building is part of a vibrant mixed-use community with excellent pedestrian, transit (GRT & ION light rail nearby), and vehicular connectivity

Local amenities include Highland Centre, The Boardwalk at Ira Needles, Highland Market Place — all within minutes, offering shops, eateries, and daily conveniences.

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