



700 Strasburg Road

Kitchener, ON

Freestanding drive thru sublease
available



**CUSHMAN &
WAKEFIELD**
Waterloo Region

WELCOME TO 700 STRASBURG ROAD

EXPLORE A REMARKABLE SUBLEASE opportunity in Kitchener, offering prime freestanding retail space spanning 3,521 sq. ft. This accessible building features large windows that flood the space with natural light, creating an inviting atmosphere. Immediate possession is available, providing convenience for your business needs. Join prestigious tenants in the sought-after Strasburg Plaza, including Shoppers Drug Mart, Planet Fitness, and No Frills, and benefit from the steady flow of foot traffic. The location boasts excellent visibility and ample parking, including a drive-thru option, ensuring a seamless shopping experience for customers. Zoned MIX-3 and with a sublease expiry on December 31, 2033, this opportunity offers stability and potential for your business growth.



Details

SIZE	3,521 sf
NET RENT	\$18.47 psf
ADDITIONAL RENT	\$14.17 (est 2023)
SUBLEASE EXPIRY:	December 31, 2033
AVAILABILITY	Immediate
ZONING:	MIX-3 (Mixed Use)

Restrictive Covenants

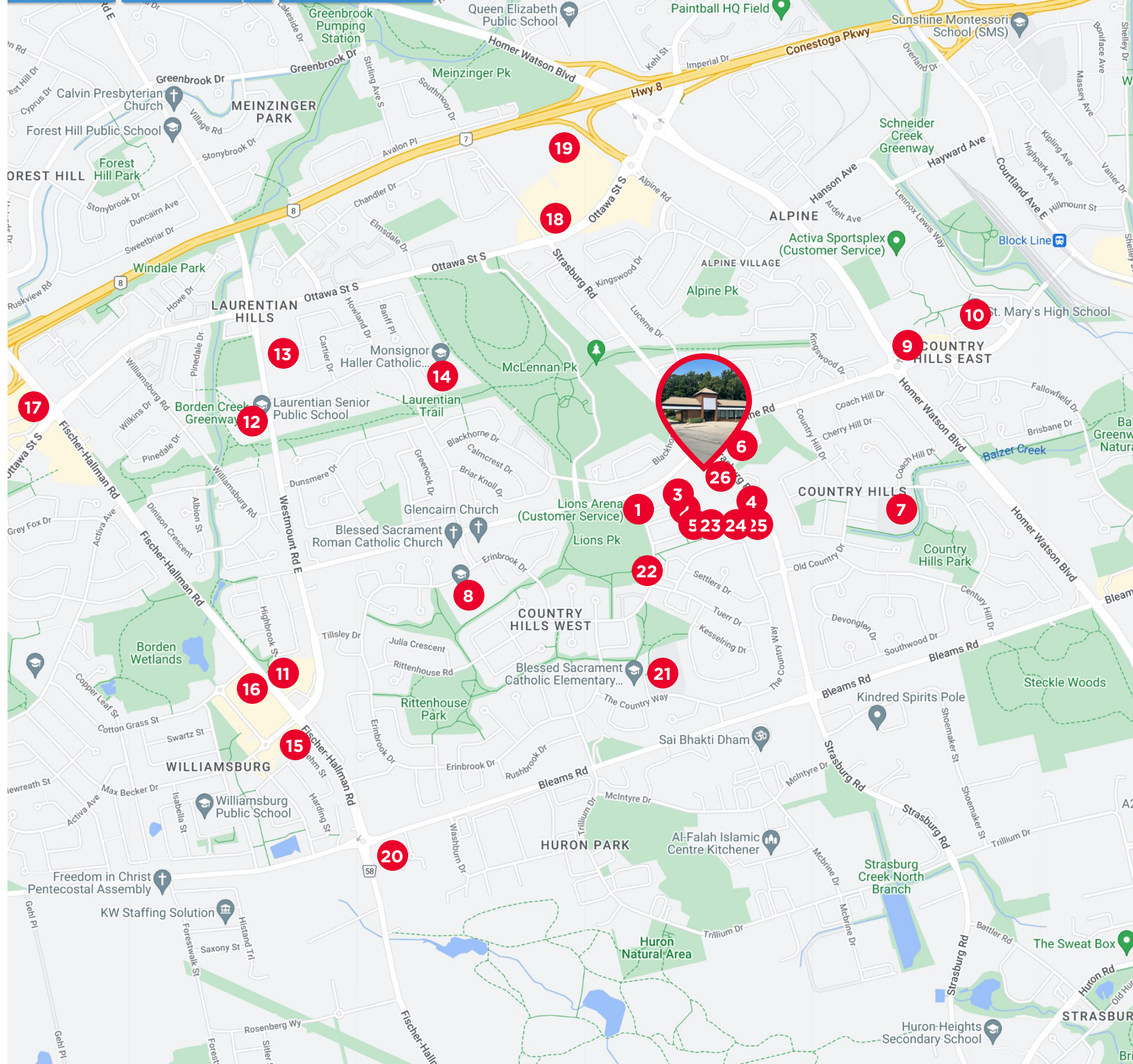
- Beauty salon
- Chiropractor office
- Children’s retail store
- Convenience store
- Dollar store
- Grocer
- Haircutting
- Medical practice specializing in sports medicine
- Pet food / pet supply store
- Retail pharmacy
- Sale and service of insurance products

NEIGHBOURHOOD OVERVIEW

Discover a thriving property for your business in this prime sublease opportunity in Kitchener. Situated just minutes away from Highway #7, with a convenient distance of 1.9 km (5 min), this location offers excellent accessibility to both local customers and those traveling from outside the immediate area. You'll find a wealth of amenities in close proximity, making it convenient for both your employees and clientele. Don't miss the chance to position your business in this vibrant area with easy access to major transportation routes and a range of essential services.

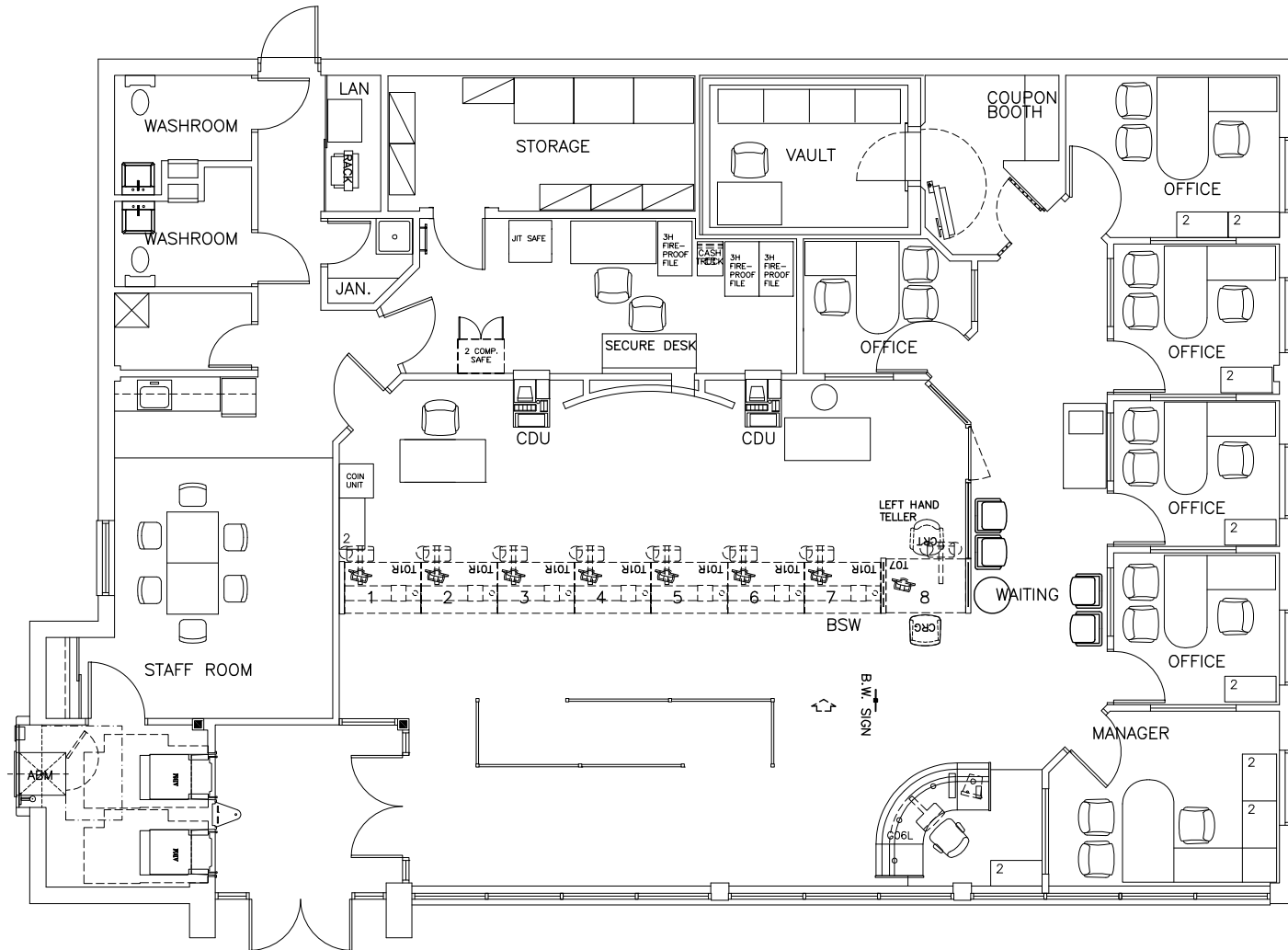
Neighbourhood Amenities

- | | |
|---|---|
| 1. Lions Arena | 15. McDonald's |
| 2. Dollar Tree | 16. Sobeys |
| 3. NoFrills | 17. Canadian Tire |
| 4. Shoppers Drug Mart | 18. Zehrs |
| 5. Planet Fitness | 19. Staples |
| 6. Esso | 20. Food Basics |
| 7. Country Hills Public School | 21. Elementary School Catholic Cardinal-Leger |
| 8. Glencairn Public School | 22. Country Hills Community Centre |
| 9. Tim Hortons | 23. The Co-operators |
| 10. St. Mary's High School | 24. First Choice Hair Cutters |
| 11. Starbucks | 25. Once Upon a Child |
| 12. Laurentian Senior Public School | 26. Mary Browns |
| 13. FreshCo | |
| 14. Monsignor Haller Catholic Elementary School | |



Floor Plan

3,521 sf





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