

**CUSHMAN &
WAKEFIELD**
Waterloo Region

MEDICAL OFFICE UNITS FOR LEASE



VICTORIA-WESTMOUNT CENTRE

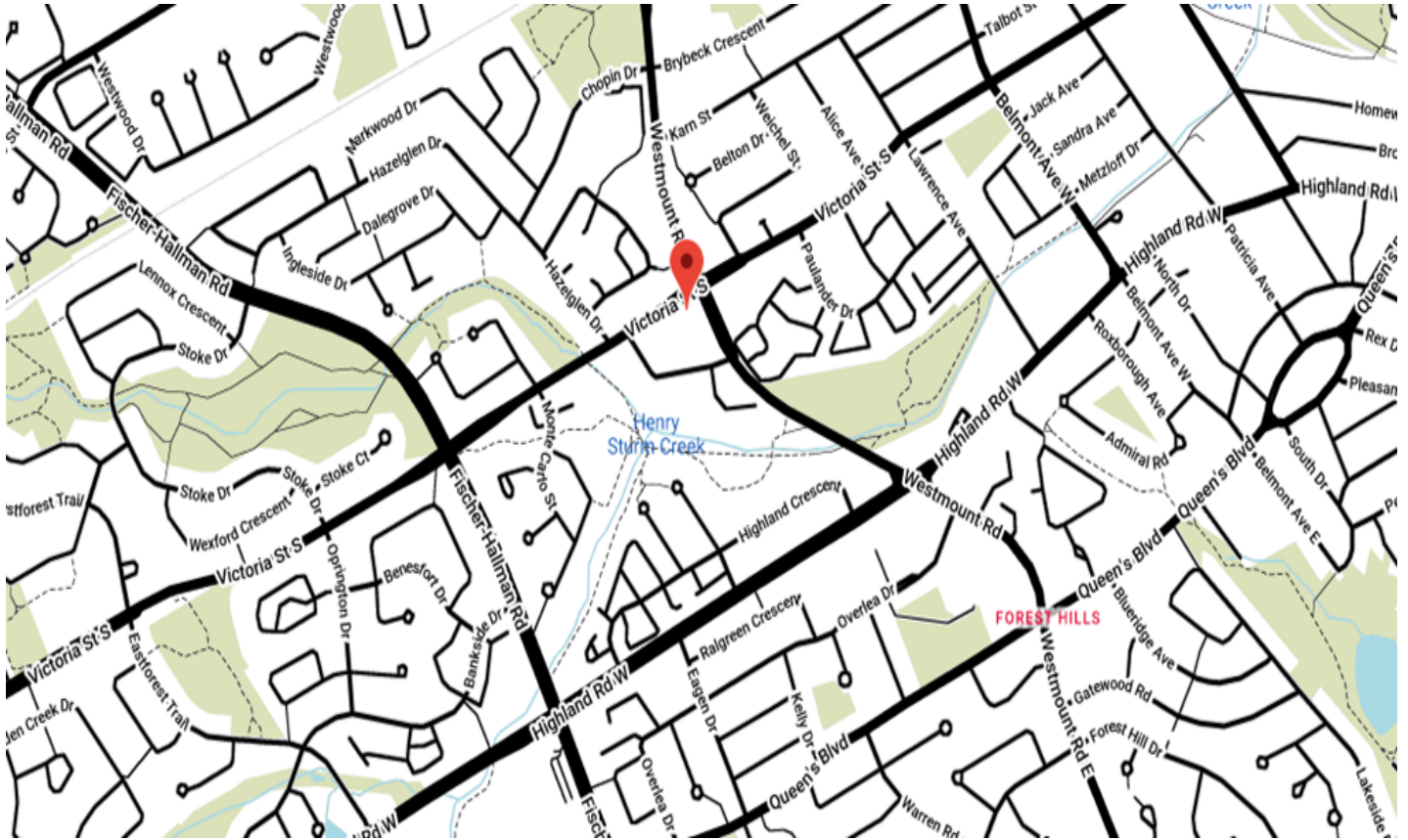
751 VICTORIA STREET S, KITCHENER, ON

PROPERTY FEATURES

- Medical office units boasting a lot of natural light available for lease at the Victoria-Westmount Centre situated at the signalized intersection of Westmount Road and Victoria Street South.
- Finished space that can easily be converted to another office, service or select retail use.
- Excellent building fascia signage opportunity.
- Drive-up parking with direct access.
- Abundant parking available on site with excellent access and a strong tenant mix including restaurants, services and medical offices
- CR-2 / MIX 3 Zoning

UNIT	SF	PRICE PSF NET	TMI (2022)
B103	3,900	\$8.00	\$16.00
200	2,421	\$14.00	\$16.00
101	1,007	\$18.00	\$16.00





RETAIL LANDSCAPE (*WITHIN 5 KM RADIUS)



■ Banks

■ Coffee Shops

■ Clothing Retailers

■ Grocery Stores

TOTAL
POPULATION

203,469*

DAYTIME
POPULATION

162,264*

TRAFFIC
COUNT

22,604+
VEHICLES/DAY

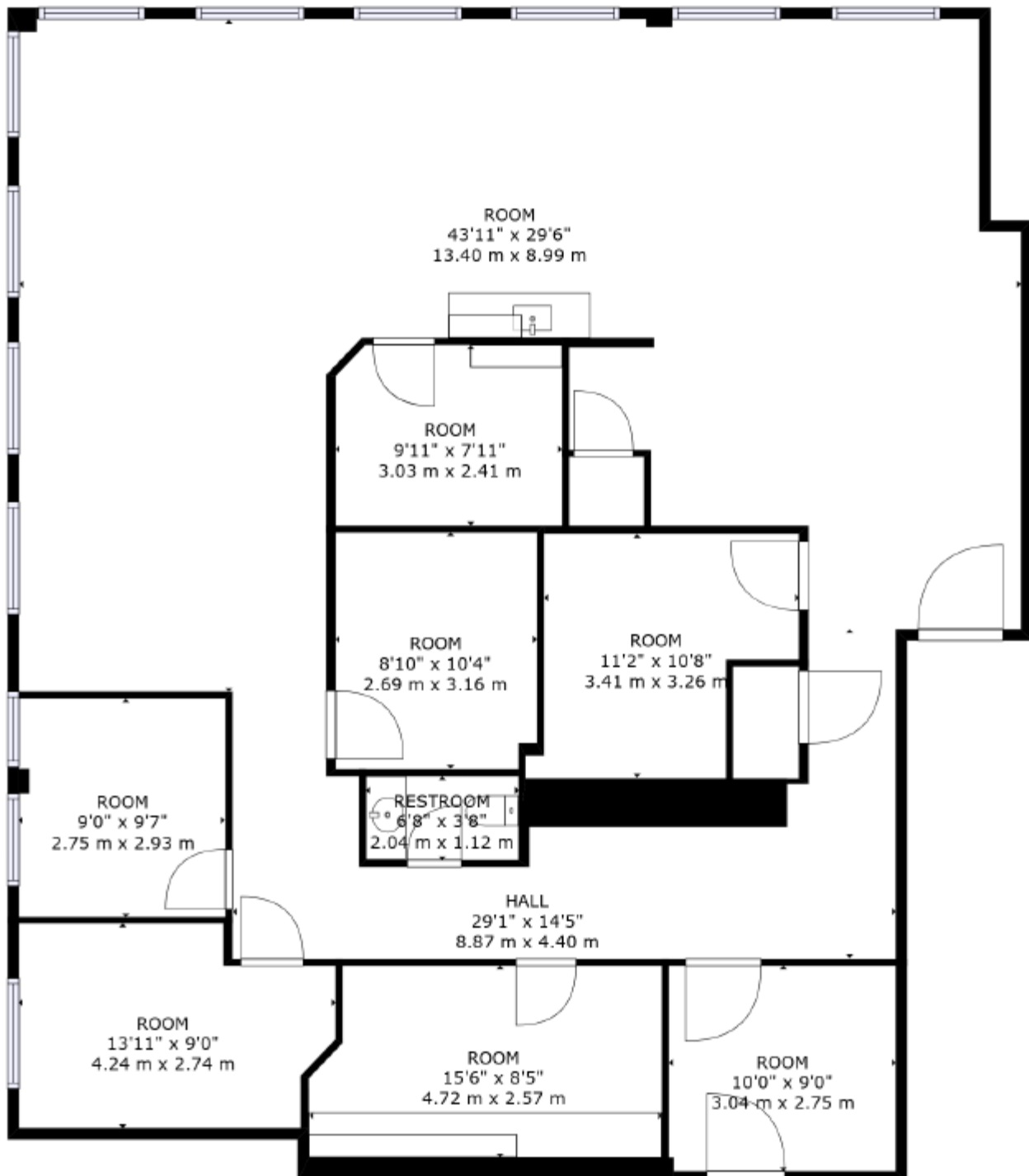
UNIT 200



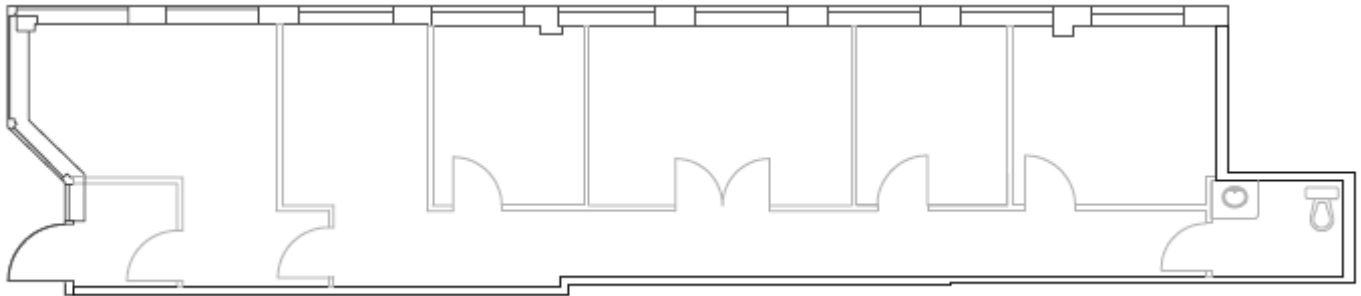
Take a 3D
Virtual Tour
Unit 200



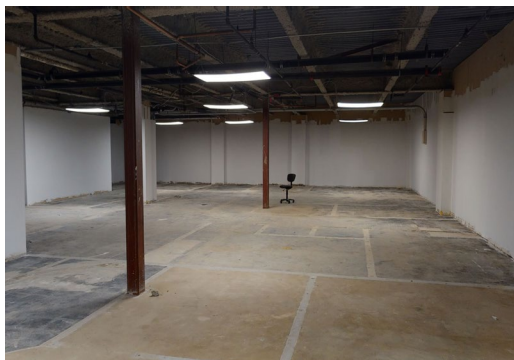
UNIT 200



UNIT 101

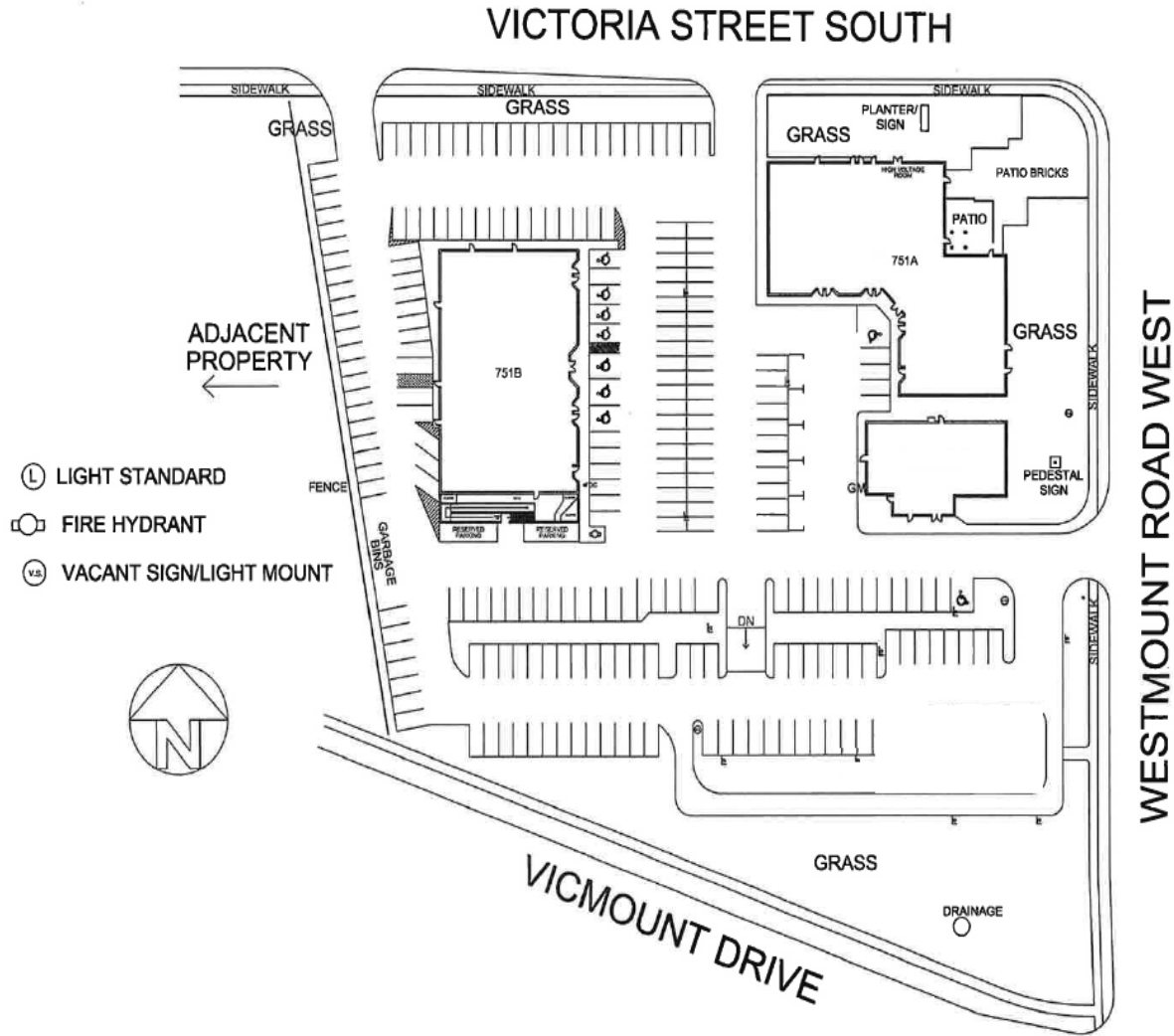


UNIT B103



Take a 3D
Virtual Tour
Unit B103







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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

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