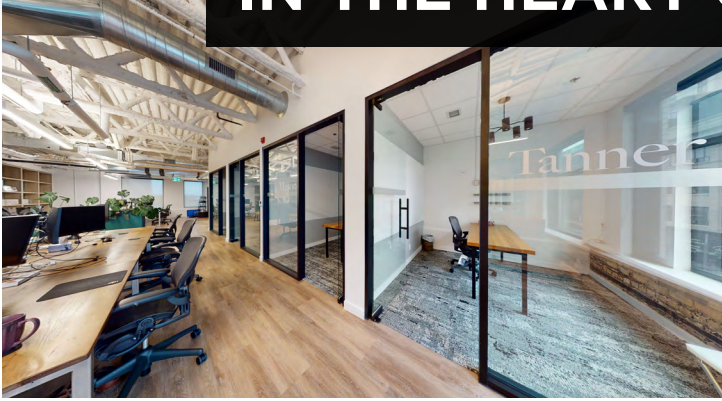




**PLUG AND PLAY OFFICE SPACE
IN THE HEART OF DOWNTOWN**



**165
KING**

AT THE
HEART
OF IT ALL



165 KING STREET WEST, KITCHENER

Cushman & Wakefield Waterloo Region is pleased to present two floors of beautifully renovated Brick & Beam office space in the heart of Downtown Kitchener on the second and third floors of the historic Budd's building. These floors can be combined or leased separately.

Built in 1917 and having undergone a complete adaptive reuse renovation in 2019, 165 King is an opportunity for your company to enjoy everything Downtown Kitchener has to offer, plus on-site amenities including a gym, event space for 75 people, secure bike parking, and the largest rooftop patio in the core.

The second and third floors were built out by a tech firm and feature 10 meeting rooms, 3 boardrooms (one large and 2 medium), two kitchenette/cafe areas, a private 2nd floor terrace, and great open concept collaborative space. Can be available semi-furnished with 40 sit/stand desks and chairs, some soft seating and meeting room furniture, and AV equipment (contact broker for full list).

Enjoy unparalleled access to transit, coffee and food options, and the talent that calls Downtown Kitchener home.



PROPERTY
VIDEO



Downtown Kitchener is home to some of Canada's largest and most innovative firms, from emerging technology to global finance. Waterloo Region is one of the Top 20 startup ecosystems globally.

COMMUNITTECH

 **ApplyBoard**

Google™

Deloitte.



vidyard®

 **igloo**


VELOCITY


KPMG

**JOIN
IN!**

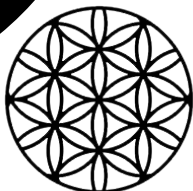


HYDRATE

BALZAC'S
COFFEE ROASTERS

Williams
Fresh Cafe

Matter of Taste
COFFEE BAR



GOODVIBES
JUICE



Smile tiger
COFFEE ROASTERS

Tim Hortons

LUCERO⁺



FILL UP!

FAT BASTARD
BURRITO CO.



THE **RICH UNCLE**
TAVERN

@west
271

SUBWAY
PHILLY CHEESESTEAK



CRABBY
JOE'S
BAR • GRILL



union burger
FRESH BURGERS
AND HAND CUT FRIES

WINE OLOGY



Kinkaku
izakaya

居酒屋



MARK'S CARIBBEAN KITCHEN
& SEAFOOD

LA CUCINA ITALIANA



165 KING STREET WEST

is in the heart of Downtown Kitchener, Waterloo Region's most vibrant urban hub. The CBD features world class tech firms, startups, condos, a thriving art scene, world renowned tech incubators, 4 post-secondary campuses, 90 retailers and 100 food and drink venues, Victoria Park's picturesque lake and trails, Carl Zehr Square hosting over 200 events a year, all supported by a new Light Right Transit system.

BEYOND THE BUILDING

1. Google
2. Medical School
3. The Tannery
4. Balzac's
5. Pepi's Pizza
6. LCBO & Beer Store
7. La Cucina

8. GowlingWLG
9. Pure Juice Bar
10. BMO
11. Crafty Ramen
12. Union Burger
13. @6 Charles
14. Shoppers Drug Mart
15. Google
16. Cafe Pyrus
17. Matter of Taste
18. Grand Trunk Saloon
19. Show & Tell
20. Vidyard
21. Google
22. Rainbow Caribbean Cuisine
23. Galitor Chicken
24. Ellison's Bistro
25. TWH Social
26. Good Vibes Juice
27. Abel's Barber Shop
28. Pizza Pizza
29. William's Cafe
30. Deloitte
31. KPMG
32. Communitelch
33. Velocity Hub
34. Wineology

35. THEMUSEUM
36. ApplyBoard
37. Kitchener Market
38. Philippen's
39. Golden Hearth Bakery
40. Yeti Cafe
41. NetSuite Oracle
42. Igloo
43. Charlie West Condos
44. City Centre Young Condos
45. DTK Condos
46. City Centre Phase 1
47. 100 Victoria Condos
48. The Kaufman Lofts
49. Royal Bank of Canada
50. Electronic Arts Inc.
51. Carl Zehr Square
52. Subway

P Public Parking

■ Downtown Kitchener Area

○ ION LRT Stops

Ⓜ VIA Train Station



WORK
LOCALLY



96
WALK
SCORE

95
TRANSIT
SCORE



ROOF TOP PATIO



Biggest rooftop patio in Downtown Kitchener! WiFi is available on the patio, giving employees the opportunity to work in the fresh air while enjoying views of Victoria Park and Carl Zehr Square.





VIRTUAL TOUR
3RD FLOOR

MOVE IN READY OFFICE SPACE

Space Available

9,472 SF

Starting Rent

\$24.00 PSF

TMI

\$9.50 PSF

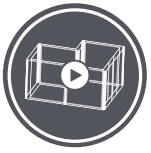
3RD FLOOR - 9,472 SF





BUILDING SPECIFICATIONS

Year Built / Renovated	1917 2016-2019: Adaptive Reuse Renovation - all systems replaced, addition of third floor and rooftop patio, new interior that preserved the original exposed brick
Structure	Brick and beam
Roof	2 ply modified bitumen membrane
Electrical	Units are separately metered and each have a 200 amp panel
Elevators	<ul style="list-style-type: none"> Hydraulic system with 2 speed exhaust fan for added circulation Controlled (and scheduled) access via fob, 24/7 camera recording
Washrooms	4 unisex washrooms and 1 accessible in suite washroom per floor; shower in lower level next to gym and bike locker
Internet	Fibre and gigabit cable to the suite WiFi in common areas including the rooftop patio
Security	Fob access security system and security cameras
HVAC	<ul style="list-style-type: none"> High efficiency VRF system (2019). Mitsubishi heat pumps for primary A/C and heat with dual Veissman boilers for additional heating capacity Rooftop ERV changes air multiple times per hour with high-rated MERV air filters that are replaced with new filters quarterly. In suite air-handlers have more granular filters

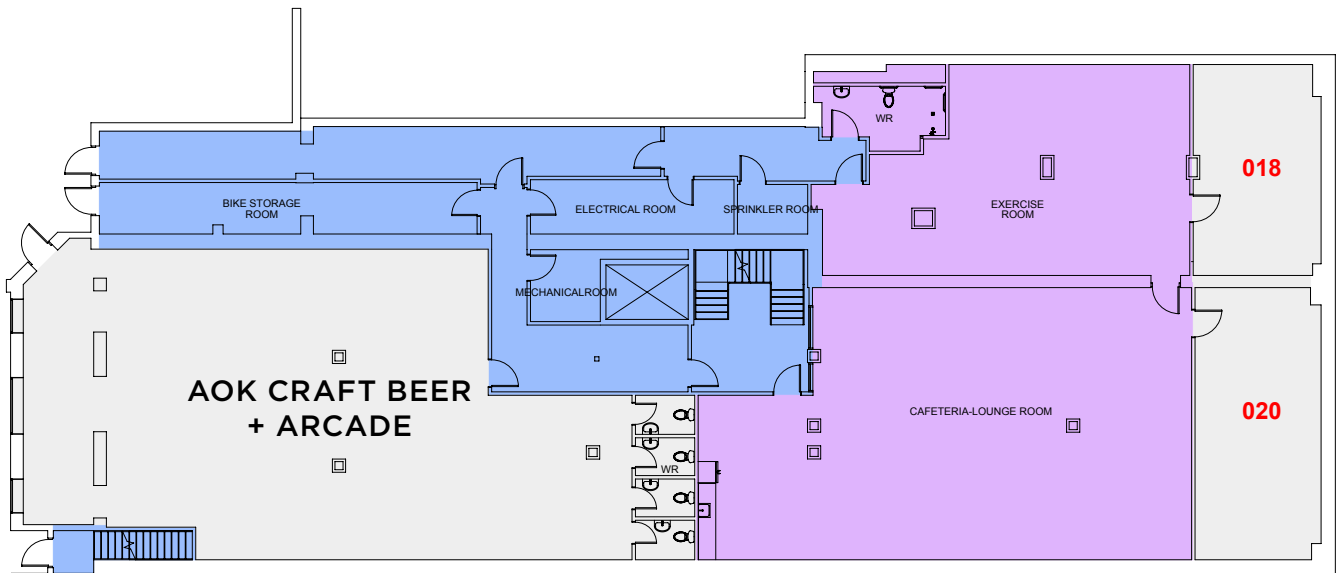


VIRTUAL TOUR

COMMON BUILDING AMENITY SPACE



- Event space custom designed to comfortably hold over 75 people seated or circulating, including a kitchenette. This space is perfect to hold all hands meetings, company socials, employee lunch room, and training events
- Gym equipped with a variety of machines, weights, and heavy ropes
- Washroom with shower and changing area
- Secure bike parking with ramped access from Halls Lane
- The safe from the historic Budd's clothing business



LOWER LEVEL



165 KING

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 **CUSHMAN &
WAKEFIELD**
Waterloo Region