

**FOR LEASE**



Medical Office Space Available

**16**

**ANDREW ST  
KITCHENER, ONTARIO**

**WHITNEY**  
Commercial Real Estate Services



# Medical Office Space Available

Fully built-out office space available for lease on the main and lower level of the Andrew Street Professional Centre. The units feature private offices, an in-suite washroom, a kitchenette, and a reception area. The building offers ample on-site parking, a pharmacy, handicap accessibility, and an elevator. Located within close proximity to the Grand River Hospital, public transit, and restaurants. Ideally suited for medical users.

## UNIT 203

AVAILABLE AREA | 2,433 SF

LEASE RATE | \$8.00 / SF NET

ADDITIONAL RENT | \$17.00 / SF NET

## UNIT 102

AVAILABLE AREA | 2,433 SF

LEASE RATE | \$4.00 / SF NET

ADDITIONAL RENT | \$17.00 / SF NET

## UNIT 101

AVAILABLE AREA | 1,800 SF

LEASE RATE | \$4.00 / SF NET

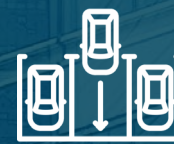
ADDITIONAL RENT | \$17.00 / SF NET

ZONING | MU-2



## PERMITTED USES

- Counselling Office
- Daycare Facility
- Educational establishment
- Financial Establishment
- General Office
- Health Clinic
- Health Office
- Hospice
- Massage Therapy
- Medical Laboratory
- Physiotherapy
- Residential Care Facility



Ample  
Parking



Public  
Transit



High Traffic  
Area



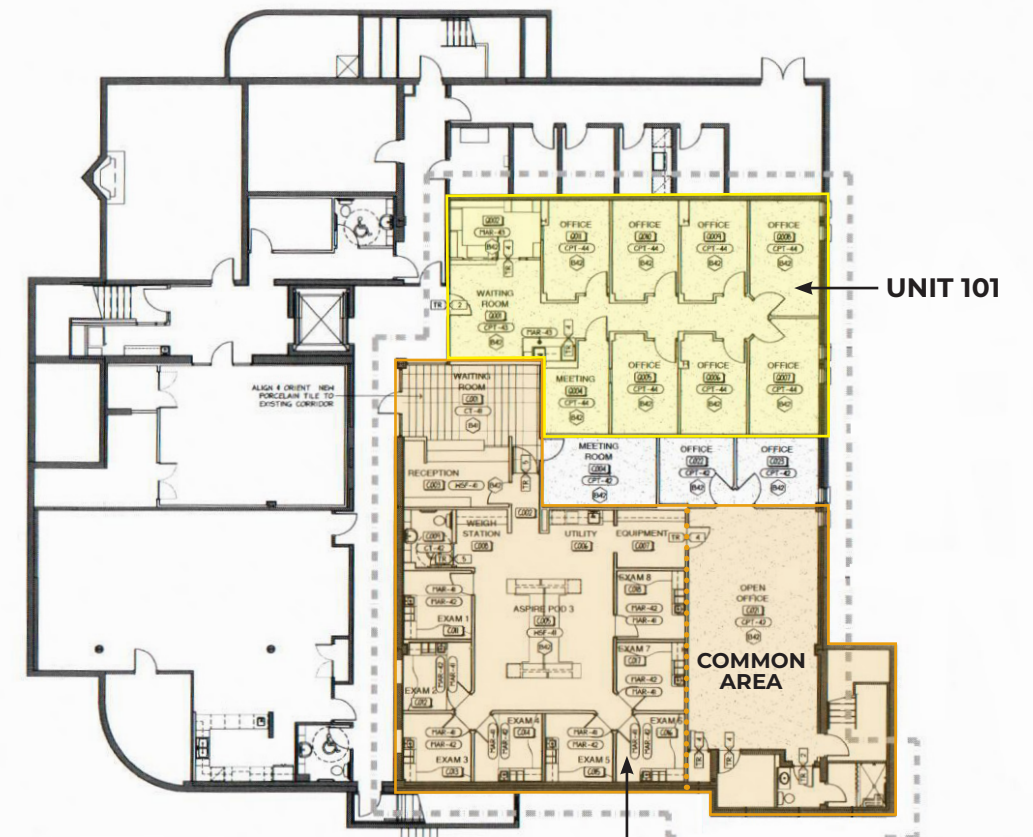
Hospital  
Nearby



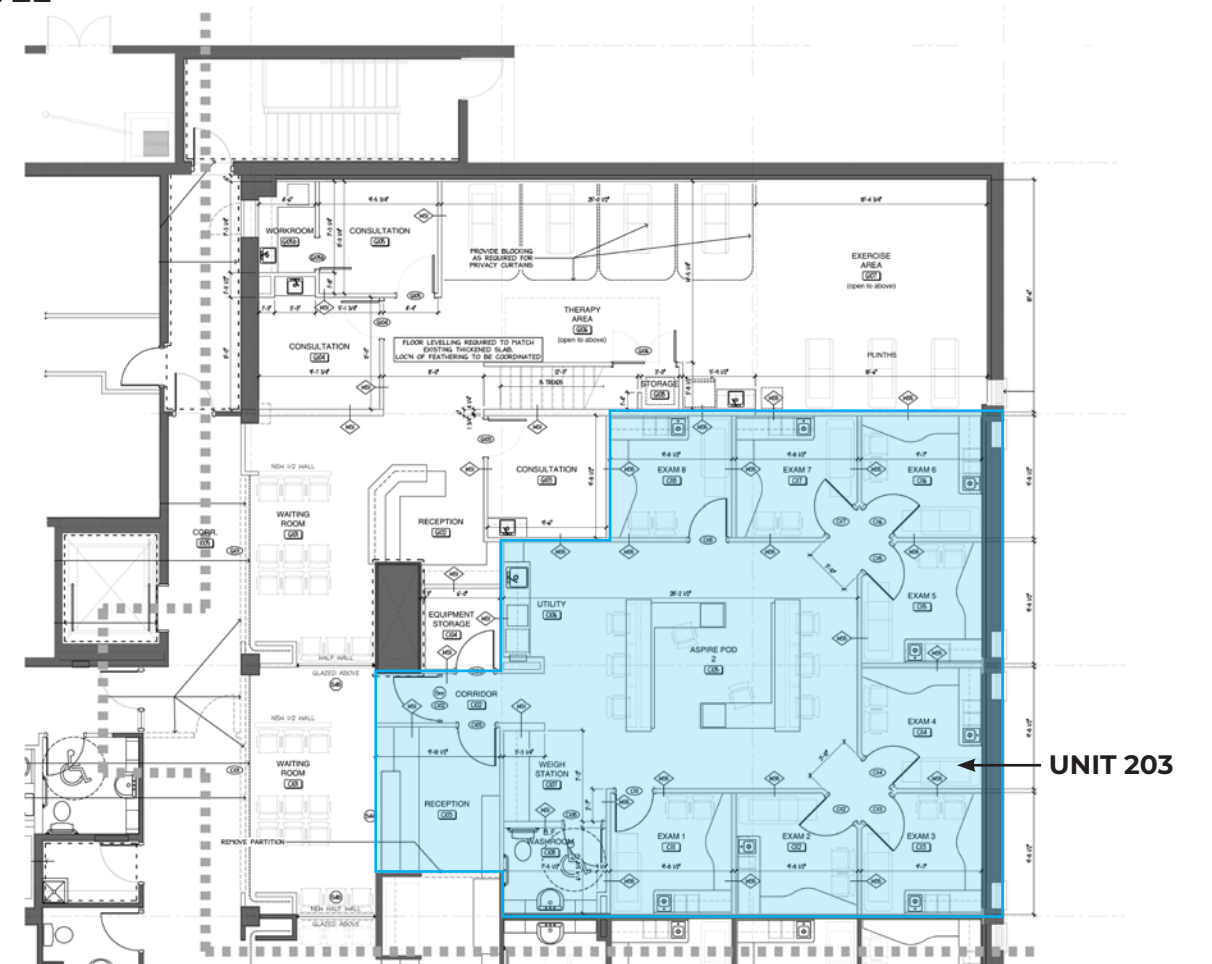


# FLOOR PLAN

## LOWER LEVEL



## SECOND LEVEL







Contact listing agents for more information.



**Jack Hayward\***  
Sales Associate  
519.270.3314  
jack.hayward@whitneyre.com



**Xavier Ayora\***  
Sales Associate  
226.929.4667  
xavier.ayora@whitneyre.com

\*\*Broker \*Sales Representative

**WHITNEY**  
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage  
103 Bauer Place, Suite 2  
Waterloo, Ontario N2L 6B5  
1.519.746.6300 | [www.whitneyre.com](http://www.whitneyre.com)

[www.whitneyre.com](http://www.whitneyre.com)

Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, or other changes without notice and should not be relied upon without independent verification. These statements are not guarantees of future performance and undue reliance should not be placed on them. WHITNEY & Company Realty Limited, Brokerage © 05/2024