

# 235 KING

STREET EAST

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# CONVENIENT LOCATION IN DTK

**235 King Street East is a 6-storey building showcasing over 100,000 SF of flexible office space.**

As the first commercial building seen when entering downtown Kitchener from the east end, 235 King offers ideal exposure along King Street.

The building provides unique, large-scale and cost-effective opportunities. Full floor suites are available with options on contiguous floors.

235 King is brimming with convenience and potential.





# FLEXIBLE SUITES

235 King is wonderfully suited for companies of all sizes, with the ability to contract or expand suites as needed. There is a wide-range of layout possibilities to match your space requirements.

Full floor options are available at 235 King, with 18,000 SF floor plates. If larger foot prints are required, up to 35,000 SF can be made available by combining contiguous floors.

Opportunities are endless at 235 King Street East.



**LARGE SCALE OFFERINGS  
ARE AVAILABLE WITH  
FULL FLOOR PLATE  
OPTIONS, INCLUDING THE  
OPPORTUNITY TO COMBINE  
CONTIGUOUS FLOORS.**



# SUITES TO SUIT YOUR OFFICE NEEDS

Work with our design and construction teams to build a unique workspace that is simply an extension of your business; an environment that fosters creativity, drives productivity, and, more importantly, a workplace that your team, clients, and visitors thrive in and enjoy.



LED LIGHTING



UNIT SECURITY



FIBER  
INTERNET LINE



LARGE WINDOW  
VIEWS



SUITES READY  
FOR TENANT  
FINISHES



STANDARD  
SUITES



& CUSTOM  
BUILT SUITES

Europro can transform your desired space using standard high-end finishes displayed throughout our portfolio. Eliminate the time generally associated with an office relocation by selecting one of these standard suites.

Tailor your suite to match all of your layout requirements, with an endless selection of finishes and compositions. Have specific aspects in mind? Work with our design and construction teams to make it happen.

## SUITES AND DEAL TERMS THAT SUIT YOUR NEEDS

At Europro, we understand the importance of tailored solutions. As such, we offer deal terms and suites specific to each tenant. Understanding all of the requirements allows us to offer the perfect solution for your next office space.





# AMENITIES FOR A BETTER EVERYDAY EXPERIENCE

With convenience at the center of 235 King Street East, tenants will have access to various amenities that will enhance each workday. In addition to the great location, the building is equipped with various amenities to increase comfort and productivity.



ON-SITE SECURITY



WIRED FOR MAJOR  
COMMUNICATION  
NETWORKS



STORAGE SPACE



SURFACE-LEVEL  
PARKING



UNDERGROUND  
PARKING



CLOSE TO PUBLIC  
TRANSIT



STREET-FRONT  
EXPOSURE



# CLOSE TO EVERYTHING DTK

Situated in downtown Kitchener's east end, 235 King Street East is conveniently located steps away from local shops, restaurants, and cultural attractions. The building is also easily accessible with GRT stops just outside of the building. HWY 401 and the Expressway are a short drive away.

A WALK SCORE OF 97

19 EATERIES

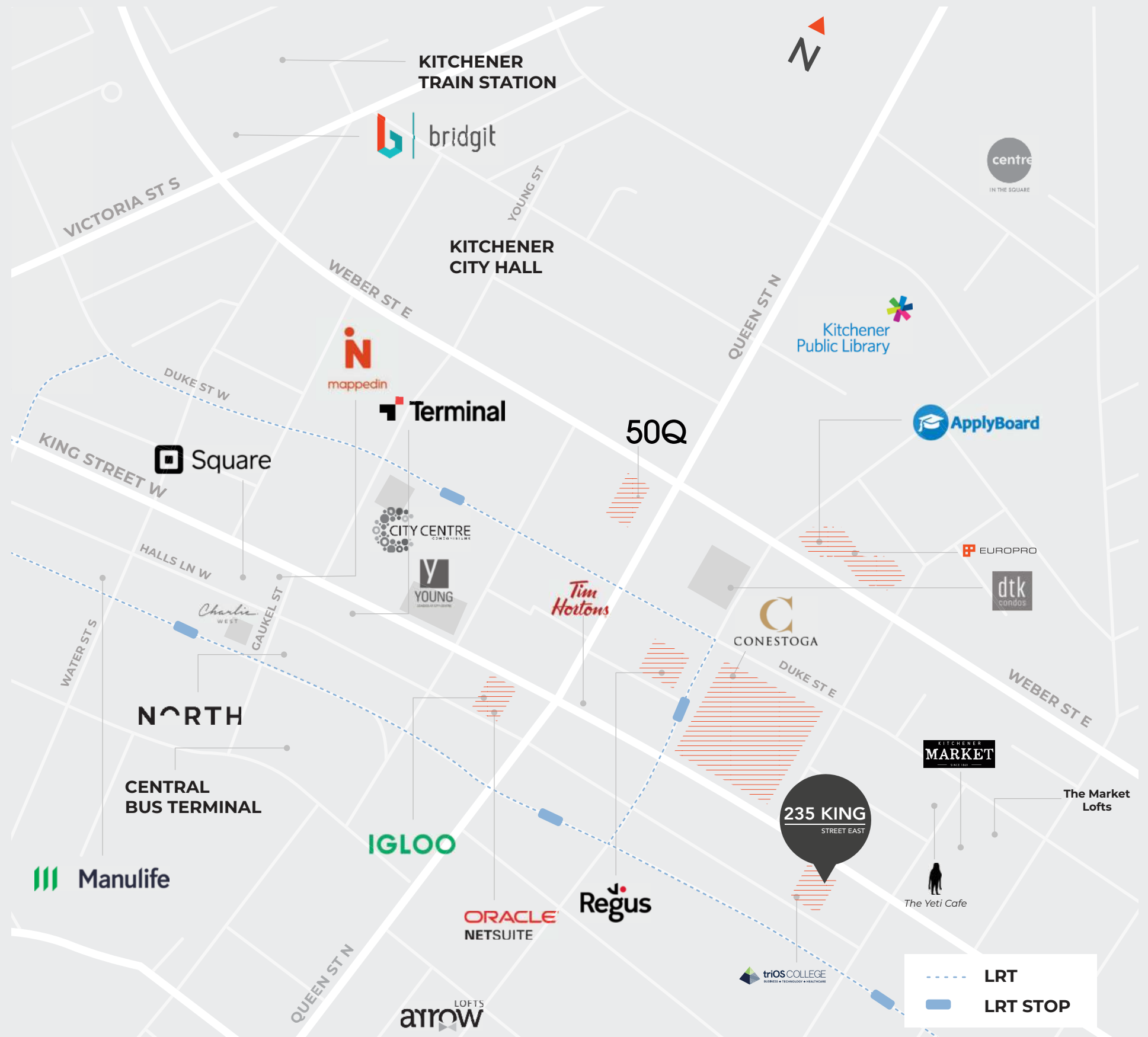
4 MAJOR BANKS

WITHIN WALKING DISTANCE OF LRT

5 MINUTE DRIVE TO THE EXPRESSWAY

DTK IS HOME TO **18,000**  
AND EMPLOYS OVER **2,900**

OVER **5,200** NEW RESIDENTS  
IN THE NEXT FIVE YEARS







# OUR FAVOURITE LOCAL SPOTS

Check out a few of our favourite spots to grab a drink or a bite to eat.

235 King's central location makes running out easy, whether you're grabbing international cuisine from the local restaurants or visiting the nearby Kitchener Market, everything you need is just steps away.



## INTERNATIONAL CUISINE

A wide variety of international cuisine surrounds 235 King, with limitless options of restaurants and shops.



## THE YETI

A Kitchener staple, the Yeti offers delicious fare for the perfect breakfast or lunch option.



VICTORIA PARK



KITCHENER MARKET



## KITCHENER-WATERLOO ART GALLERY

A downtown Kitchener gem, the KWAG connects people and ideas through art, with a focus on the best of the contemporary culture.



## THEMUSEUM

A local museum that showcases cultural content from around the world, making them a premier destination for creative thinking.



## TWHSOCIAL

This underground bar and bistro has a cool vibe, excellent locally-inspired eats and is a great spot for corporate events or after work drinks.







# 235 KING STREET EAST IS THE PERFECT PLACE FOR YOUR NEW SPACE.

**Don't waste time looking elsewhere. Europro has a space that is just right for your needs.**

235 King Street East offers suites suitable for all company sizes. With the opportunity for large scale tenants to occupy full floor units, as well as contiguous floor options. Suites can be adjusted to meet all of your requirements. For more information and to view additional opportunities within Europro's Kitchener-Waterloo portfolio, please visit: [www.europro.ca/kitchener-waterloo](http://www.europro.ca/kitchener-waterloo).

## BUILDING SPECS

### SUITE SIZES

Suites can accommodate any size requirement. Up to 35,000 SF can be made available by combining contiguous floors.

### NUMBER OF FLOORS

6-storey tower

### CEILING HEIGHT

10 ft. to the deck

### HIGH VISIBILITY

Street-front exposure along King Street with opportunity for signage.

### PARKING

Surface and underground parking available.

### SECURITY

Manned security and concierge are implemented throughout weekdays, with 24/7 mobile security assistance available all week long.

### MAJOR COMMUNICATION NETWORKS

Complete with fiber Internet lines, and wired for all major communication networks.

### STORAGE

On-site climate-controlled storage is available.

### PUBLIC TRANSIT ACCESS

235 King is in close proximity to various GRT bus stops and LRT stops.





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