



22
WATER ST.
SOUTH

FOR LEASE

22 WATER STREET SOUTH
KITCHENER, ON.

KEITH SCHAPPERT

Sales Representative

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**COLDWELL BANKER
COMMERCIAL**

**PETER BENNINGER
REALTY, BROKERAGE**

FOR LEASE

22 WATER STREET S.
KITCHENER, ON.



OFFERING SUMMARY

UNIT 100	914 SF
UNIT 201	1,499 SF
UNIT 202	1,193 SF
UNIT 203	1,419 SF
UNIT 201- 203	2,918SF
BASE LEASE RATE:	\$12.95/SF/YR
ADDITIONAL RENT:	\$15.14/SQ. FT.
OCCUPANCY:	FLEXIBLE
ZONING:	SGA-4

PROPERTY DESCRIPTION

Welcome to 22 Water Street — a distinctive two-storey office property offering character, convenience, and connection in the heart of Downtown Kitchener. With a bright and functional layout, this building provides an ideal environment for teams seeking a welcoming and collaborative workspace. Located within Kitchener's dynamic urban core, 22 Water Street places your business within walking distance of key institutions, cultural attractions, and vibrant community spaces. A perfect opportunity to establish your presence in one of the region's most active commercial corridors.

PROPERTY HIGHLIGHTS

- Bright, inviting façade with ample natural light
- Adaptable layout for open or private offices
- Steps from parking and major downtown amenities
- Highly walkable, visible, and active location
- Near innovation hubs, tech firms, and civic spaces
- Professionally maintained with strong curb appeal

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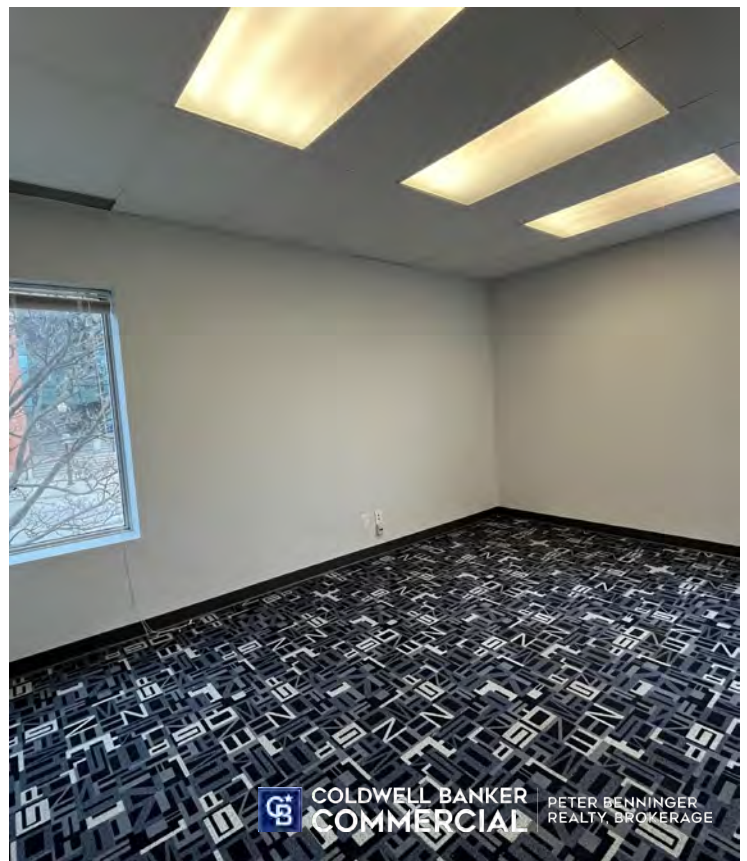
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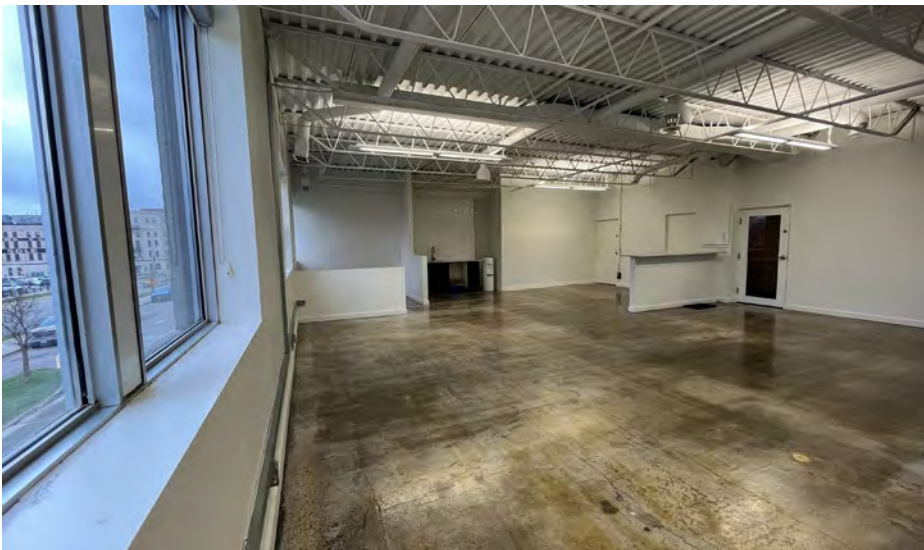
UNIT 100 | 914 SQ. FT.



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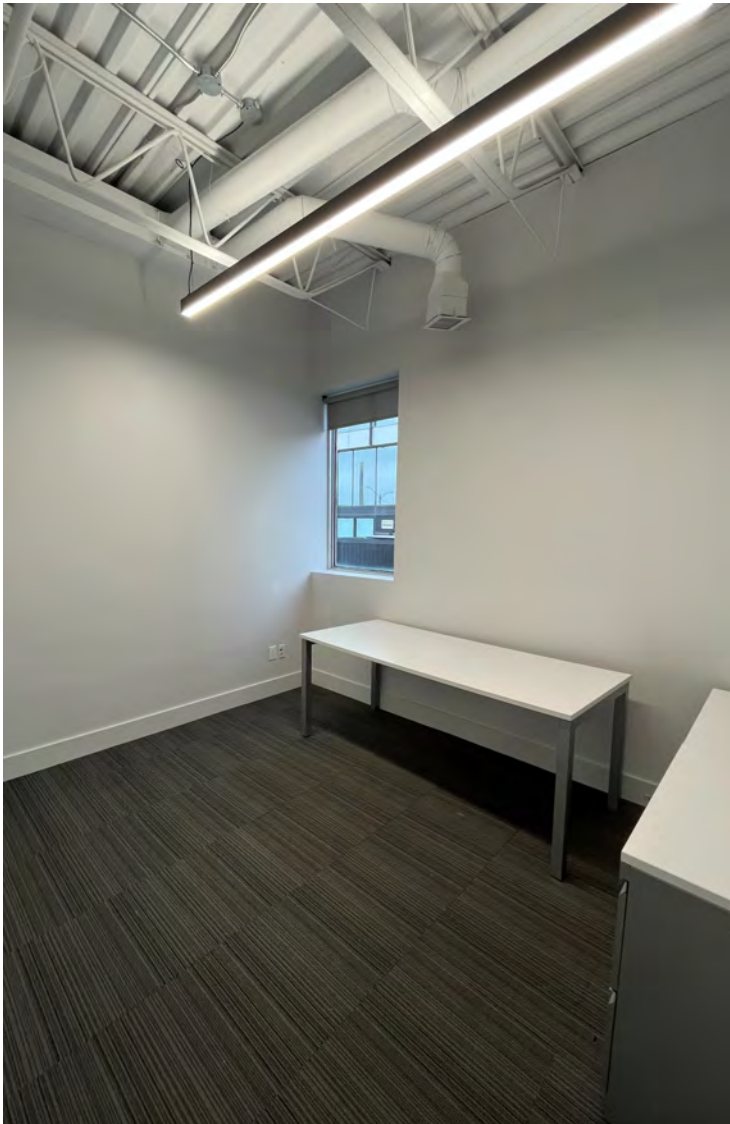
UNIT 201 | 1,499 SQ. FT.



FOR LEASE

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UNIT 202 | 1,193 SQ. FT.



FOR LEASE

22 WATER STREET S.
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UNIT 203 | 1,419 SQ. FT.



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22 WATER STREET SOUTH KITCHENER

Situated in the heart of Downtown Kitchener, 22 Water Street S. offers exceptional access to the city's business, cultural, and innovation districts.

Perfectly positioned in the heart of **Downtown Kitchener**, this property offers the ideal balance of convenience, connectivity, and character.

Just steps from King Street, this central location places your business within walking distance of cafés, restaurants, financial institutions, and civic amenities. The area is a vibrant hub where business, technology, and culture come together — home to major employers, innovation hubs, and a thriving mix of shops and public spaces. — the perfect setting for a professional or creative workspace.

With easy access to the **ION LRT**, regional bus routes, and nearby public parking, commuting is seamless for both staff and visitors.

Surrounded by exciting new developments and a strong sense of community, Downtown Kitchener continues to grow as one of the region's most dynamic destinations for business and lifestyle.

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