URBAN RETAIL CORNER UNIT FOR SUB-LEASE

276 KING ST W | KITCHENER, ON

PROPERTY FEATURES

- Prime restaurant space available for sublease at the corner of King Street and Water Street in Downtown Kitchener.

- A rare opportunity to acquire a finished unit that can be repurposed to any food concept.

- Chattels and equipment sold separately.

- 276 King is the iconic former Eaton's Department Store and is the epicentre of Downtown Kitchener as part of the Innovation District, one of Waterloo Region's hottest neighbourhoods.

- Co-tenants include Pariwar Indian Cuisine and Marche Leo's Market, a full-service grocery store with cafe and ready-made foods.

- This high exposure unit sees daily walk-by traffic from a growing number of urban condo-dwellers, over 15,000 day time employees from the tech and creative sectors, plus 450,000 annual festival attendees.

- Plenty of term left until April 30, 2029 with options to extend.

- Potential to entertain a new direct deal with the landlord.

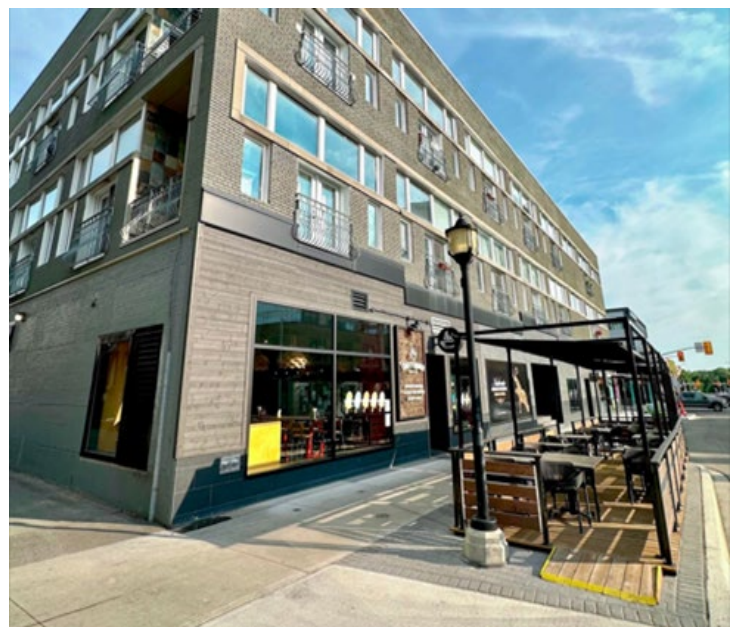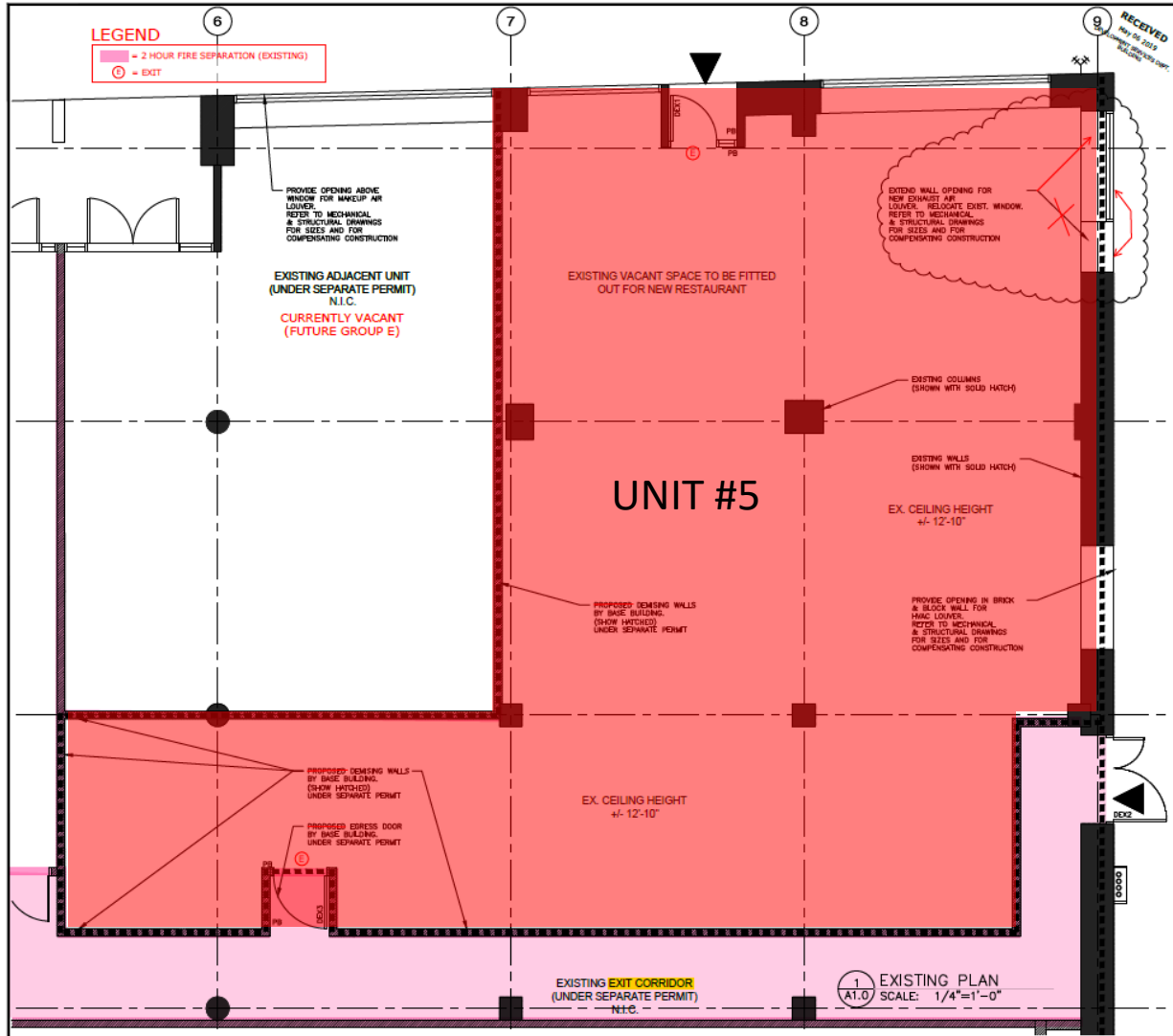| Lease Price	TMI	Space Available	Virtual Tour
$24.50 PSF Net	$12.16 PSF (2023)	3,000 SF	Coming Soon

LEGEND
= 2 HOUR FIRE SEPARATION (EXISTING)
= EXIT

PROVIDE OPENING ABOVE WINDOW FOR MAKEUP AIR LOUVER. REFER TO MECHANICAL & STRUCTURAL DRAWINGS FOR SIZES AND FOR COMPENSATING CONSTRUCTION

EXISTING ADJACENT UNIT (UNDER SEPARATE PERMIT) N.I.C.
CURRENTLY VACANT (FUTURE GROUP E)

EXISTING VACANT SPACE TO BE FITTED OUT FOR NEW RESTAURANT

EXTEND WALL OPENING FOR NEW EXHAUST AIR LOUVER. RELOCATE EXIST. WINDOW. REFER TO MECHANICAL & STRUCTURAL DRAWINGS FOR SIZES AND FOR COMPENSATING CONSTRUCTION

EXISTING COLUMNS (SHOWN WITH SOLID HATCH)

EXISTING WALLS (SHOWN WITH SOLID HATCH)

UNIT #5

EX. CEILING HEIGHT +/- 12'-10"

PROVIDE OPENING IN BRICK & BLOCK WALL FOR HVAC LOUVER. REFER TO MECHANICAL & STRUCTURAL DRAWINGS FOR SIZES AND FOR COMPENSATING CONSTRUCTION

PROPOSED DEMISING WALLS BY BASE BUILDING. (SHOW HATCHED) UNDER SEPARATE PERMIT

PROPOSED DEMISING WALLS BY BASE BUILDING. (SHOW HATCHED) UNDER SEPARATE PERMIT

PROPOSED EGRESS DOOR BY BASE BUILDING. UNDER SEPARATE PERMIT

EX. CEILING HEIGHT +/- 12'-10"

EXISTING EXIT CORRIDOR (UNDER SEPARATE PERMIT) N.I.C.

EXISTING PLAN
A1.0 SCALE: 1/4"=1'-0"

RETAIL LANDSCAPE (*WITHIN 3 KM RADIUS)

■ Restaurants ■ Banks ■ Coffee Shops ■ Clothing Retailers ■ Grocery Stores

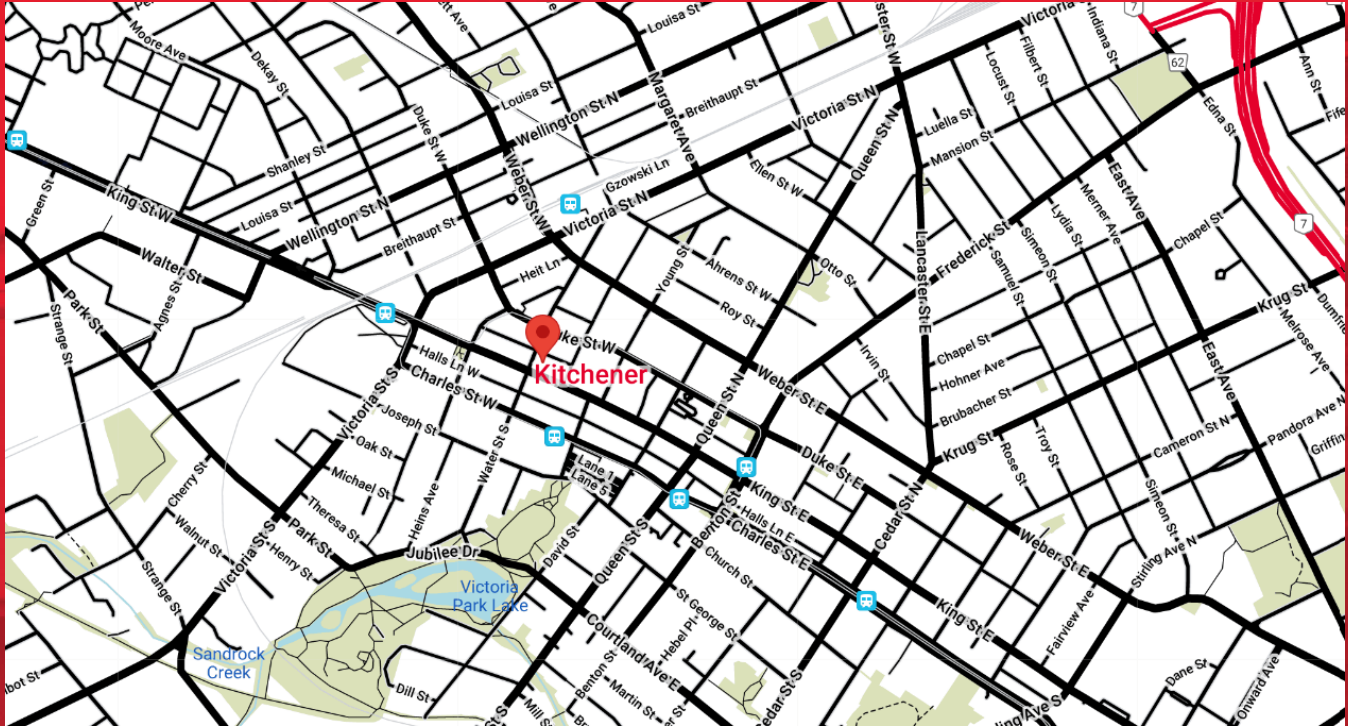| TOTAL POPULATION	DAYTIME POPULATION	TRAFFIC COUNT
82,902*	143,134*	46,738+ VEHICLES/DAY

For more information, please contact:

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