



45 Sportsworld Drive | Kitchener, ON

Retail Space in Kitchener **For Lease**

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Property Overview

45 Sportsworld Drive presents a premier retail opportunity in one of Kitchener's most high-traffic and strategically positioned commercial corridors.

Situated steps from the Sportsworld GO Station and just off Highway 401 and Highway 8, this location offers unparalleled connectivity to Kitchener, Cambridge, Waterloo, and beyond.

Exceptional signage and branding visibility along a major arterial route make this an ideal space to grow your business.



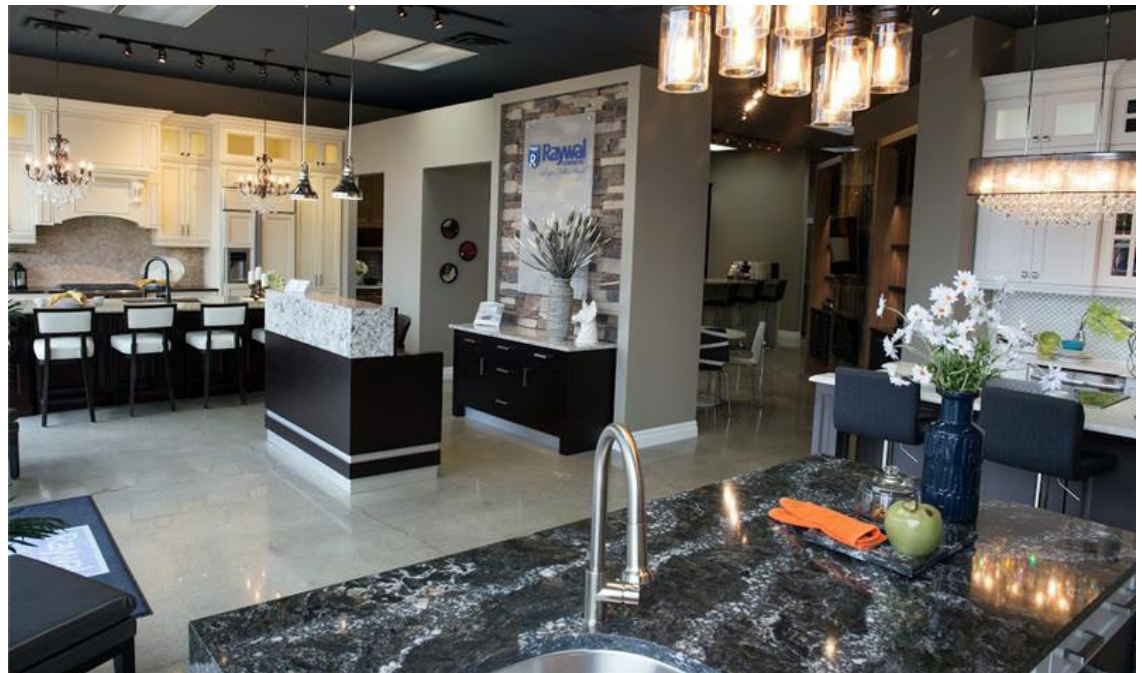
Address	45 Sportsworld Drive, Kitchener, ON
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Rentable Area	1,984 SF
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Available	September 1, 2025
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Asking Lease Rate	\$33.00 Net PSF
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Additional Rent	\$16.76 PSF
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Property Highlights



Prime Location

Easily accessible by bus and highways



High Traffic

Vibrant and bustling environment with national and local retailers and wide customer base



Parking

Parking spots available for customers and employees



Signage Opportunity

Unique signage and branding opportunities available



High Quality Space

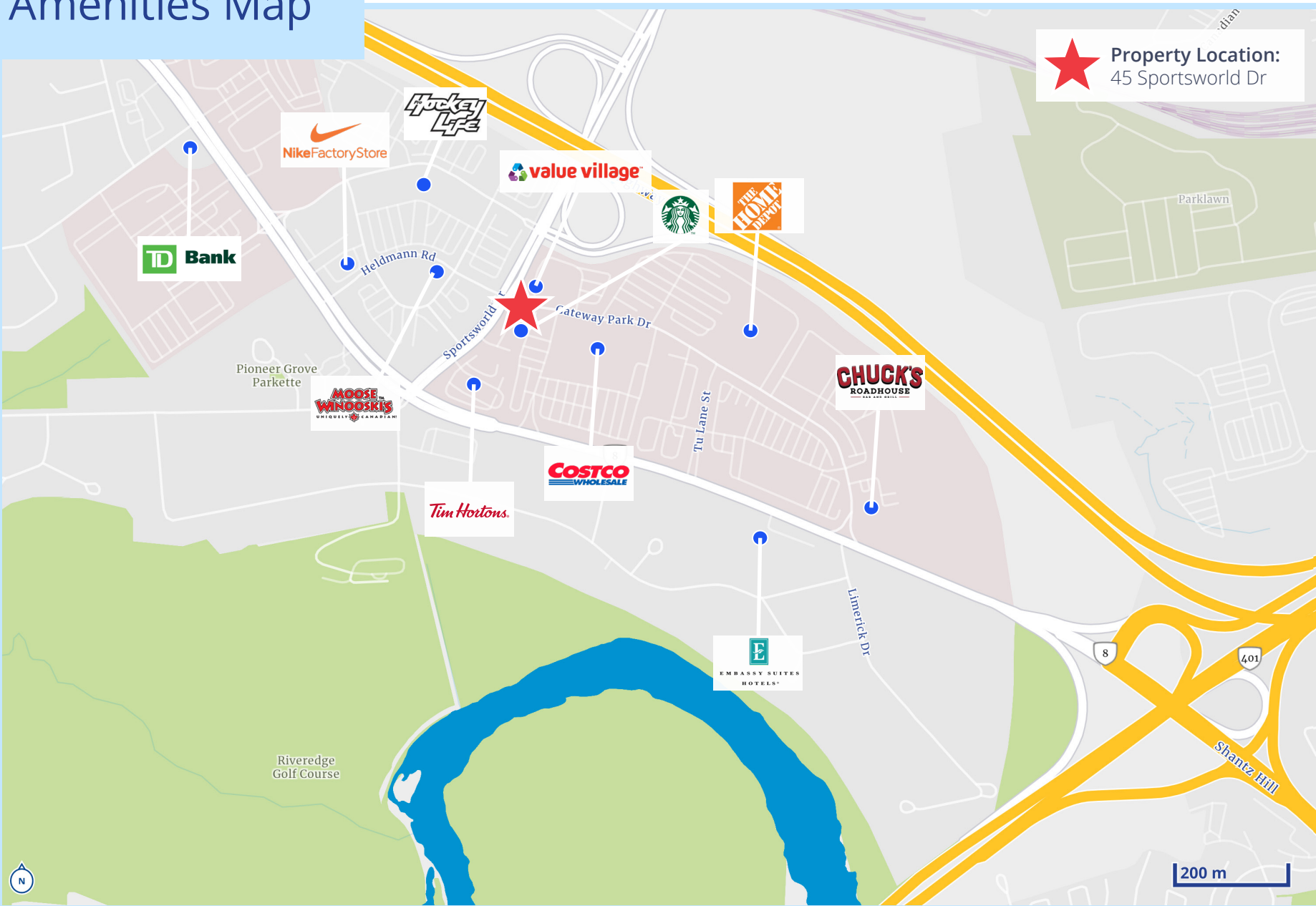
Built out space with opportunity to reconfigure to suit your needs



Suitable for Many Uses

Ideal for many types of retail

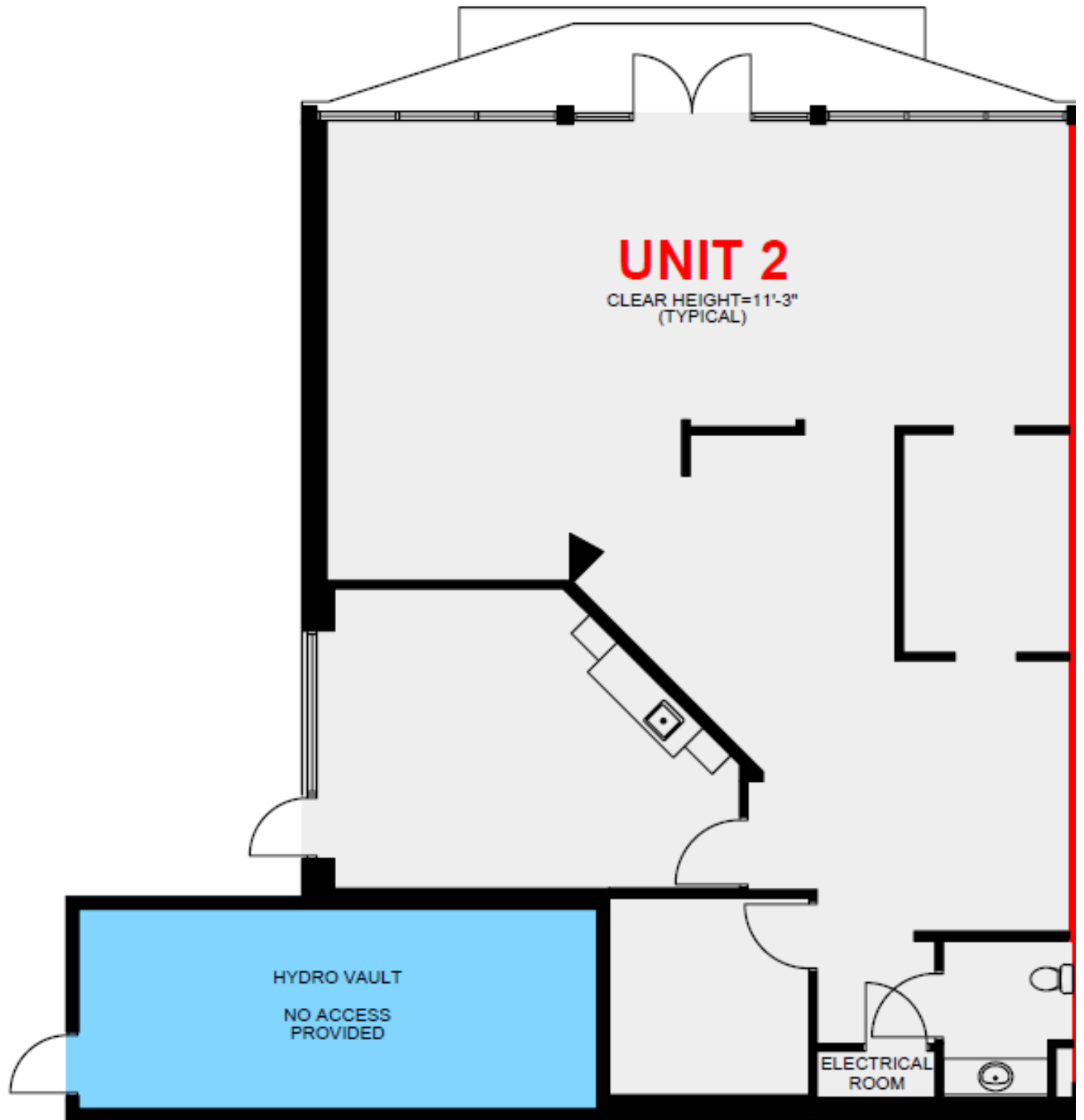
Amenities Map



Property Photos



FLOOR PLAN





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