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450 Westheights  
Drive, Kitchener

FOR LEASE

High Exposure Retail Opportunities

## PROPERTY DETAILS

**450 Westheights Drive** presents an excellent retail leasing opportunity in West Kitchener, strategically located at the signalized intersection of Westheights Drive and Driftwood Drive. The property features a well-established neighbourhood plaza with two available inline retail units offering strong street exposure, functional layouts, and excellent visibility to both vehicular and pedestrian traffic. The plaza is further supported by ample on-site parking and a steady customer base drawn from the surrounding residential community.

Well suited for retailers, medical users, and service-oriented businesses, 450 Westheights Drive offers tenants a highly accessible location with strong neighbourhood demographics, consistent daily traffic, and immediate leasing opportunities within an established commercial plaza.

<b>Address</b>	450 Westheights Drive		
<b>Location</b>	Kitchener, Ontario		
<b>Zoning</b>	C2		
<b>Parking</b>	Ample On-site		
<b>Available</b>	Immediately		
	<b>Sq. Ft.</b>	<b>Price PSF</b>	<b>Additional Rent</b>
<b>Rentable Areas</b>	Unit 3	612	\$22.00 \$13.88 PSF
	Unit 8A	1,394	\$22.00 \$13.88 PSF

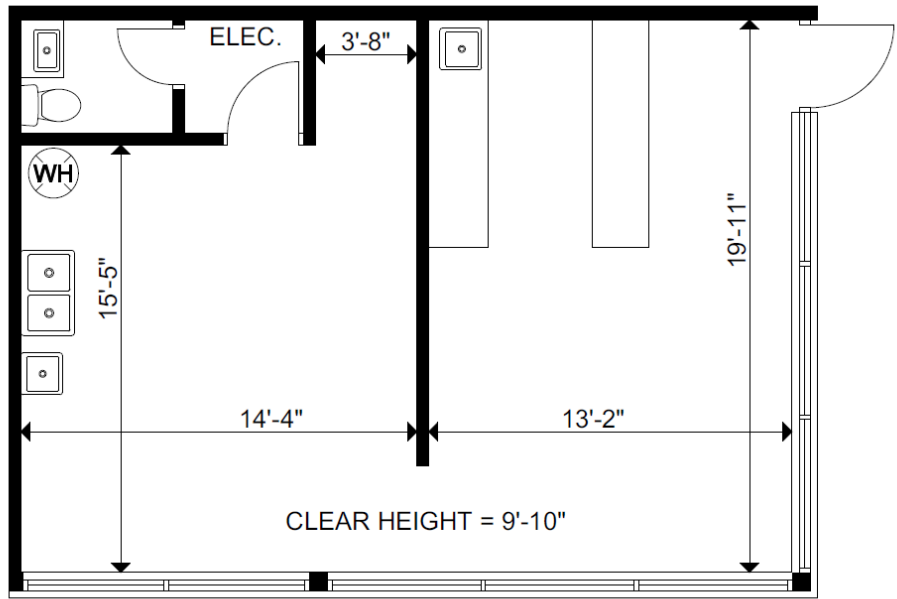


# Photo Gallery

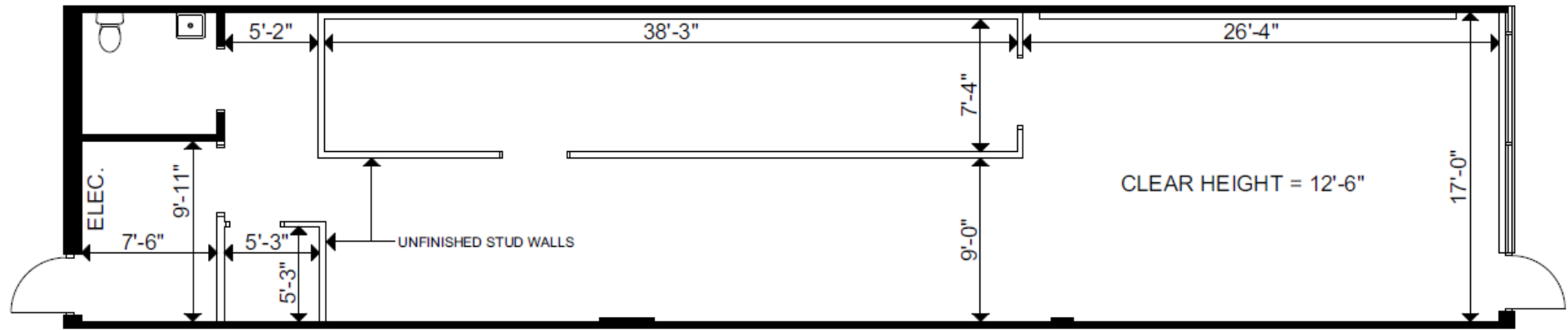


# Floor Plans

Unit 3



Unit 8A

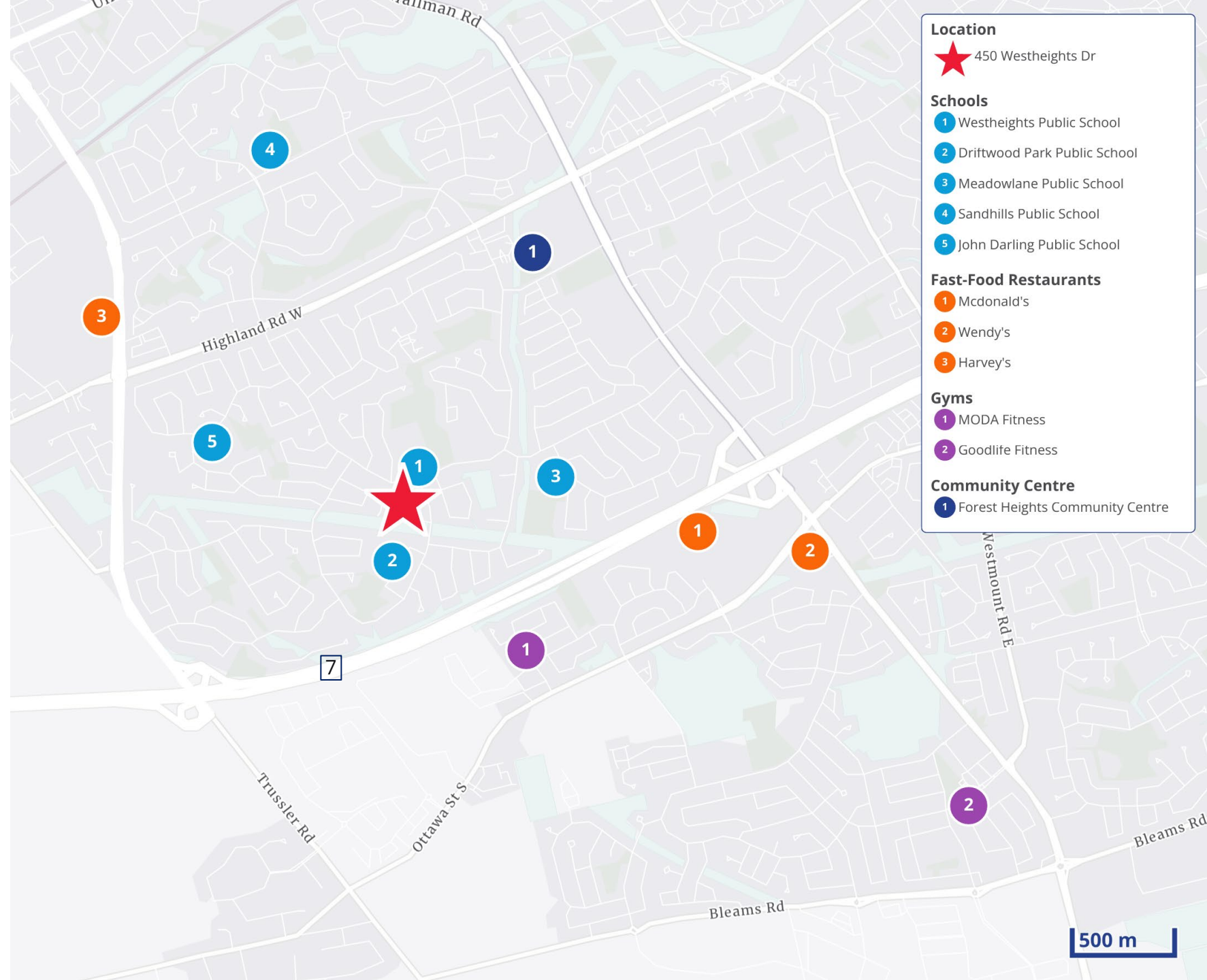


450 WESTHEIGHTS DR.

# Location Amenities

450 Westheights Drive in Kitchener is a neighbourhood commercial plaza in the Forest Heights area, located at a busy intersection. It features a single-storey buildings with multiple with retail units and ample parking.

The plaza includes a range of businesses, especially healthcare and professional services. Overall, it serves as a convenient local hub for residents in the surrounding community.





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