

17 BENTON STREET

Kitchener, ON

Bring Your Culinary Vision to Life

Lease a premier restaurant space in a beautifully renovated historic building in the heart of Kitchener



FOR LEASE





CR
PLA



Charles St.

502B

Region of Waterloo



504A

Region of Waterloo

504A
BOMBARDIER



Welcome to 17 Benton St

Once the home of Kitchener-Waterloo Oktoberfest, the main floor of 17 Benton Street is bursting with potential for a restaurant and hospitality tenant. Imagine your restaurant bathed in natural light from expansive windows on two sides, complemented by a welcoming patio perfect for outdoor dining.

The versatile lower level space offers endless possibilities—private dining rooms, event spaces, convenient washrooms, or ample storage. This is your chance to create a vibrant dining destination in a location steeped in local history and excitement.

Highlights

SIZE	Ground Floor: 2,877 sf Lower Level: 2,877 sf Designated Patio: 1,500 sf
NET RENT	Ground Floor: \$30.00 PSF Lower Level: \$10.00 PSF
ADDITIONAL RENT	\$14.90 (est 2024)
FIT-OUT ALLOWANCE	Available
AVAILABILITY	Immediate

UNIT FEATURES

- Prime Downtown Kitchener location
- High-visibility corner location
- Newly renovated historic building
- New windows, doors, and electrical
- Main level space with expansive natural light
- Lower level for private dining rooms, events, washrooms, or storage
- Welcoming outdoor patio area
- Fully accessible building
- WELL Health-Safety Rated building
- Halls Lane private laneway for deliveries, loading, or online food ordering pick-up
- Custom fit-out support available

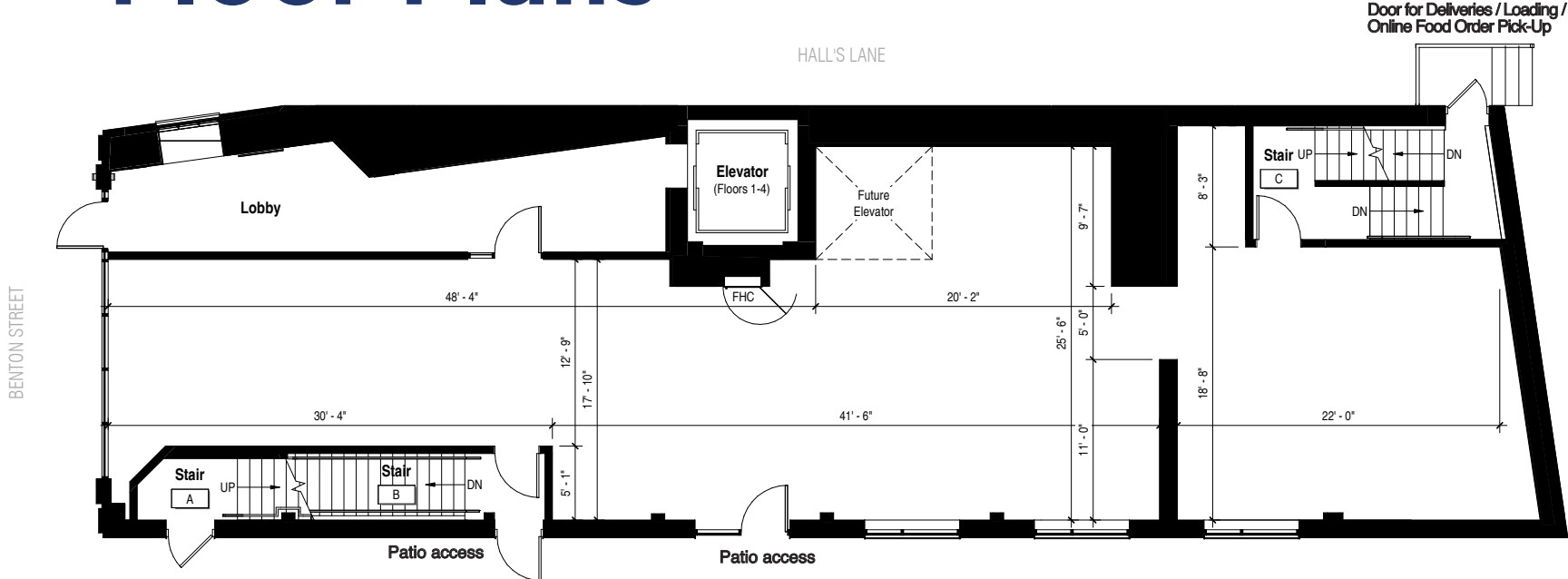


NEIGHBOURHOOD FEATURES

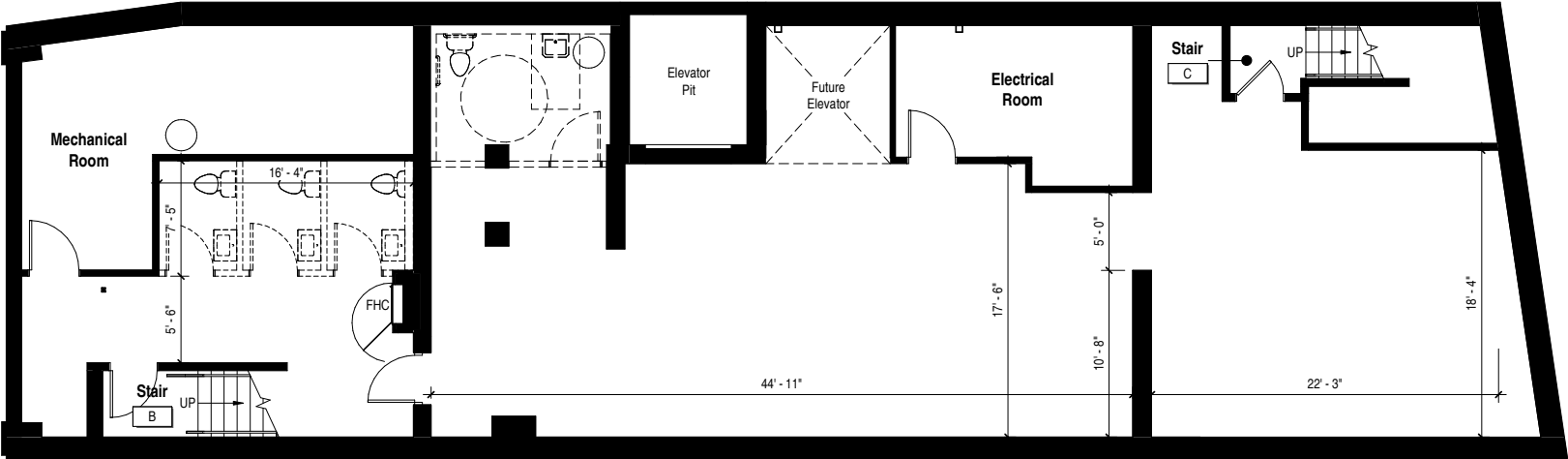
- Charles & Benton 24-hour parking garage across the street for cars, electric vehicles, and bikes
- Easy access to ION light rail and GRT bus service
- Proximity to over 200,000 households, including 4,000 residential units
- Local food hot spot
- Adjacent to Crowne Plaza Kitchener-Waterloo hotel and event space
- One block from main Downtown roadway
- Consistent foot traffic



Floor Plans

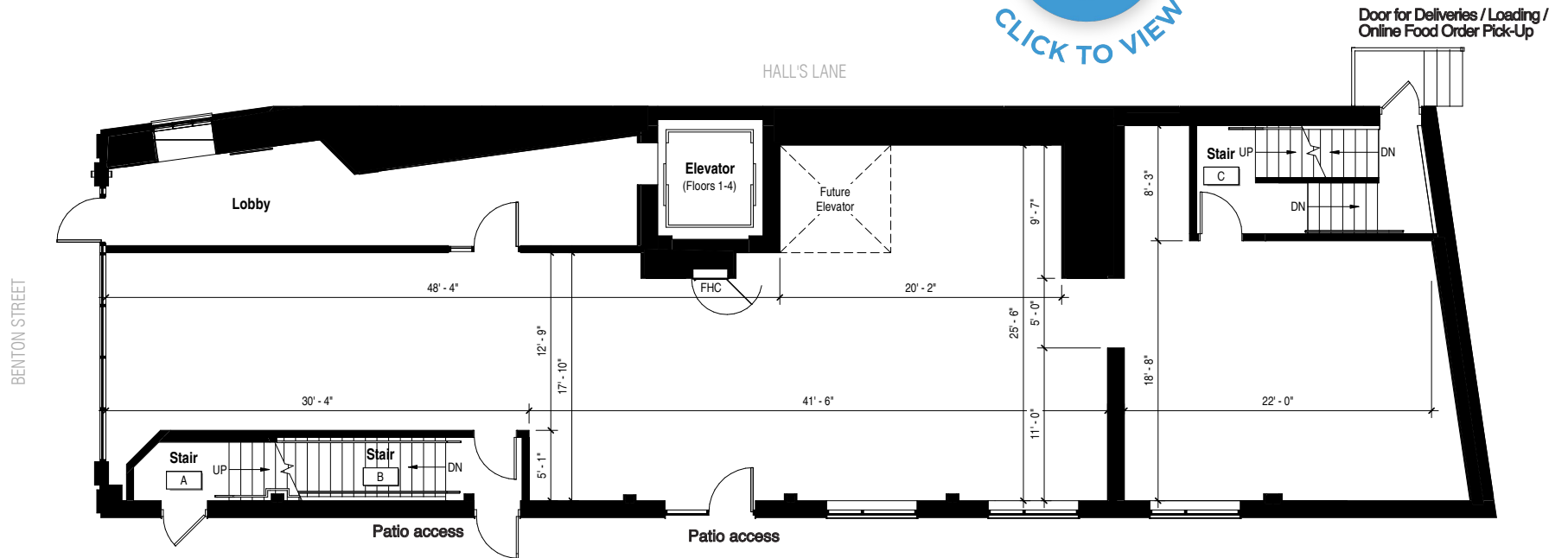


2 Ground Floor Plan
1/8" = 1'-0"

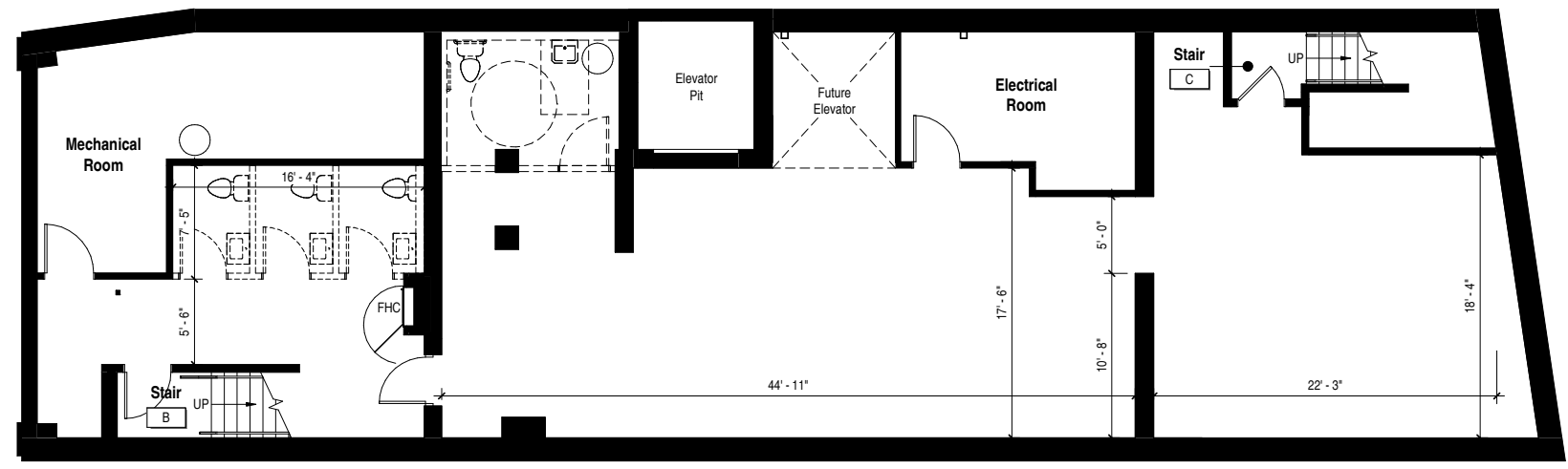


1 Basement Floor Plan
1/8" = 1'-0"

Floor Plans



2 Ground Floor Plan
1/8" = 1'-0"



1 Basement Floor Plan
1/8" = 1'-0"





Join a --- Dynamic Business Environment

Floors 2-4 of this exceptional building are fully fitted out and occupied by top tier professional services tenants - including the landlord - creating a dynamic and thriving modern office environment.

Each floor boasts modern amenities and well-designed office spaces that attract prestigious firms, contributing to a bustling and vibrant atmosphere. The presence of these established tenants not only enhances the building's reputation but also offers potential patrons for any retail or restaurant venture on the main level.





Located in the Heart of Kitchener

This location is a golden opportunity for success! With over 4,000 residential units under construction or set to be completed by 2024, all within walking distance, your future patrons are just steps away. Located in the core of Kitchener, this spot offers unmatched visibility and convenience with easy access to the LRT and a prime, signalized corner location. This rapidly emerging food hotspot is the perfect place to establish your restaurant and captivate a vibrant, growing community within just a 5km radius.



Population

206,165



Pedestrian Score

95



Daytime Population

295,960



Transit Score

70



Total Households

88,203



Thrive in Downtown Kitchener

Downtown Kitchener is the perfect location for your next restaurant venture. With its vibrant atmosphere, rich cultural history, and bustling pedestrian traffic, this area offers a unique opportunity to attract a diverse and dynamic customer base.

Ongoing revitalization projects have transformed Kitchener's Downtown core into a hub of activity, with new businesses, tech companies, and cultural events drawing people in from across the region. Opening a restaurant here means being part of a growing community that values innovation, quality, and unique dining experiences.

Plus, with convenient access to public transportation and ample parking, your restaurant will be easily accessible to both locals and visitors.



Meet the Landlord Team



Sebastian Skuza
Real Estate Manager



Allen Towes
Senior Property Manager



Hannah Cummins
Commercial
Property Admin



David Bebenek
Property Management
Coordinator



Adolf Skuza
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