



For Sublease: Retail

4500 King Street E., Kitchener

Tulane Power Centre

4500 King Street E

Prime Retail Space in the Heart of Kitchener's Sportsworld Node

This 7,970 SF inline unit offers an exceptional opportunity within the **Tulane Power Centre**—a high-traffic, regional retail destination anchored by national brands and popular local businesses.

Join a dynamic tenant mix that includes Williams Fresh Café, Wendy's, Asian Food Land, Lindt Chocolate, Work Authority, and Golf Play, all of which help drive steady traffic to the site. The centre is located adjacent to Costco and directly across from The Home Depot, further strengthening its reputation as a go-to retail hub in the region.

The space features a bright, open layout, drive-in shipping door, and ample ceiling height, making it ideal for a variety of retail, service, and showroom uses.

Strategically positioned with excellent accessibility, the site offers direct connections to Highway 8 and Highway 401, making it easily accessible from across Kitchener-Waterloo and the surrounding region.



Available Area

Unit 2: 7,970
(includes 424 SF
mezzanine office area)



Asking Rent

\$19.95 PSF

Additional Rent

\$15.48 PSF



Availability

30 Days

Term

April 29, 2026



Zoning

COM-4 (32)



Clear Height

17'3"



Power

225 Amps,
600 Volts



Shipping

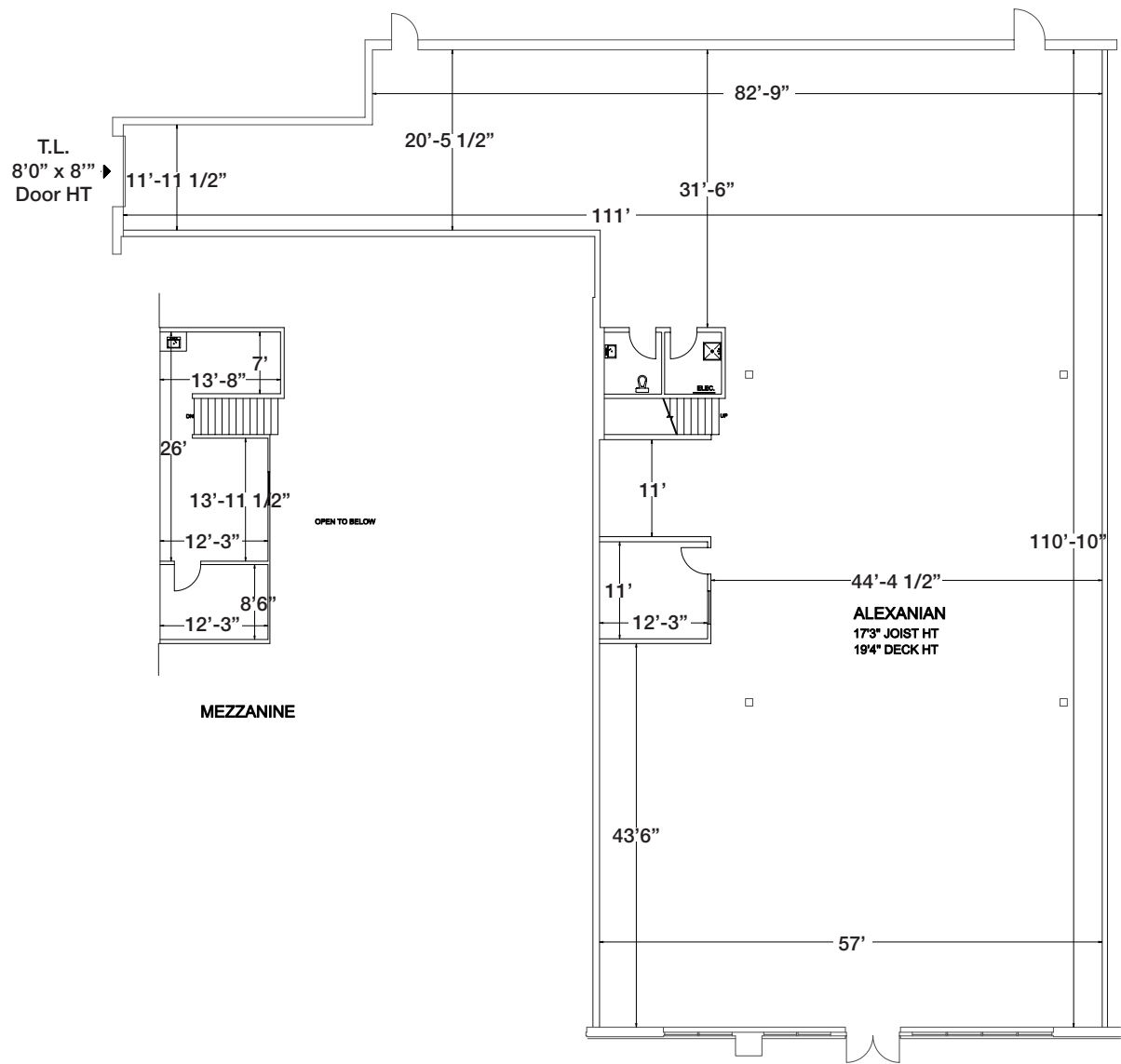
1 Grade Level

Property Highlights

- Located in the Tulane Power Centre alongside strong co-tenants
- Zoning permits a wide range of uses
- Drive-in shipping door and 17' 3" clear ceiling height
- Abundant on-site parking
- Surrounded by major national retailers and services
- Landlord will consider longer-term lease considerations

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Floor Plan



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Location

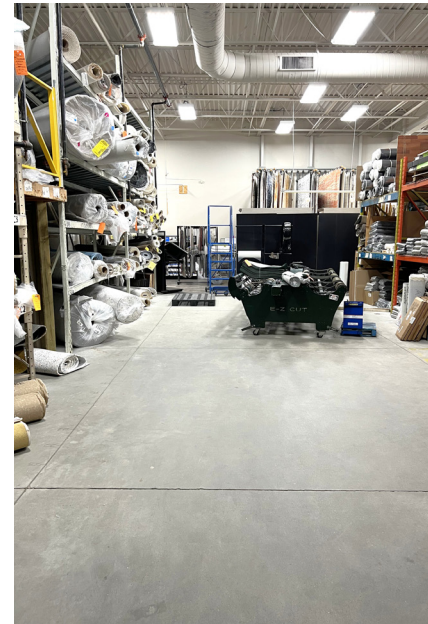


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Photo Gallery



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