

Office for Lease

8 Queen Street North, Kitchener
Unleash Your Creativity in Brick & Beam Workspace!



Lennard:

210-137 Glasgow Street, Kitchener
519.340.5900

lennard.com

8 Queen Street North

8 Queen is the ideal turnkey office solution for companies seeking a professional and functional workspace with excellent exposure. Located in a highly visible and convenient location Downtown Kitchener, this office space offers the perfect balance of comfort and functionality, making it the best place for your business to grow and thrive.



Net Rent

From **\$19.50 PSF**

CAM & Taxes

\$11.25 PSF

(includes utilities, excludes in-suite cleaning)



Available Space

5,897 SF



Availability

Immediate Occupancy



Listing Agents

Charlie Parsons*

Partner

519.514.3361

cparsons@lennard.com

John Lind*

Partner

519.514.3363

jlind@lennard.com

Tim Priamo*

519.514.3372

tpriamo@lennard.com

*Sales Representative

Property Highlights

- Modern brick and beam design, with stylish finishes and state-of-the-art systems
- Ample natural light and high ceilings that create a bright and airy atmosphere
- Open floor plan allows for a flexible and efficient use of space
- Expansion options are available within the building
- Secure basement storage also available
- Electronic FOB access for security monitoring
- Operable windows for additional fresh air
- Attached to Goudie's Lane for outdoor seating in a dedicated pedestrian area
- Potential roof top patio usage

Lennard:



8 Queen Street North

Location Overview

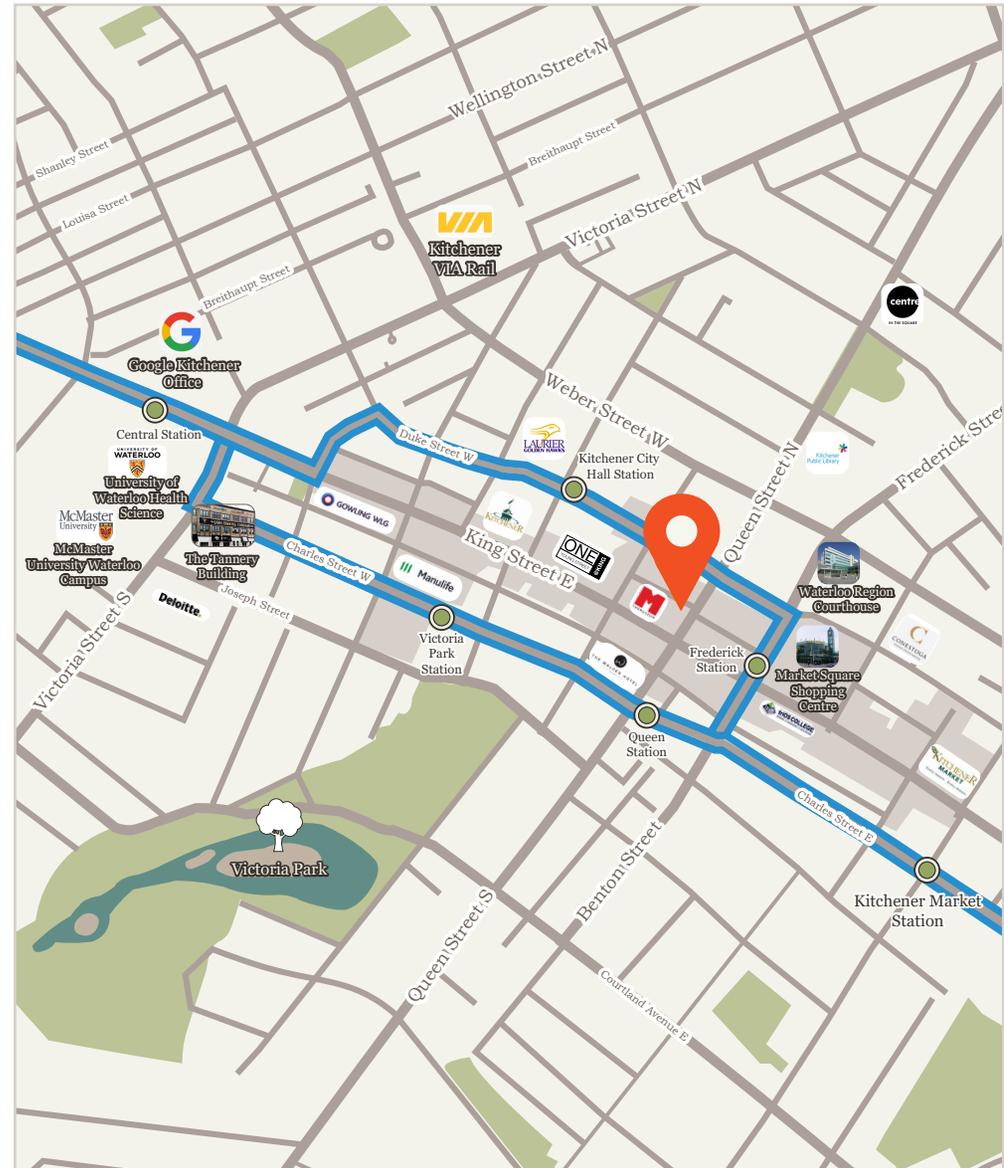
8 Queen Street offers a unique opportunity to occupy space in a distinguished and recognized building with excellent ground floor exposure. It is located within a short walk to number of LRT and GRT stops. Covered parking is available in the attached Duke Street parking garage. There is various paid parking options nearby including directly across the street from the building for customers and visitors convenience.

A wide variety of local businesses, restaurants, coffee shops, a nearby parks and a high density of residential provides for a friendly and sociable environment.

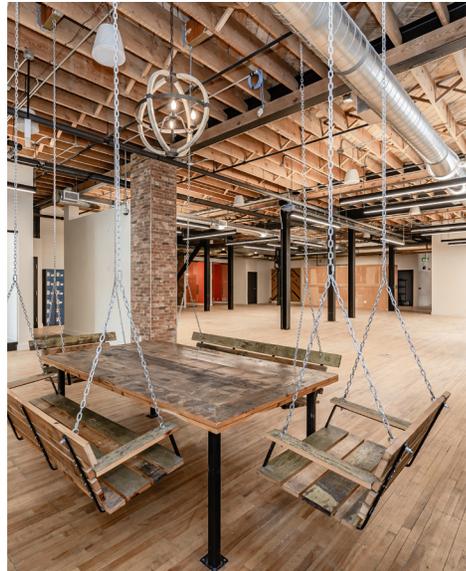
Located in the desired City Centre District in the heart of Downtown Kitchener, including the highest density of main-street businesses, unique office space, summer patios, and festivals.

Legend

	8 Queen Street N.	
	Highway 7/8	5 mins • 2.5 km
	Victoria Park	5 mins • 450 m
	Kitchener City Hall	10 mins • 700 m
	Centre in The Square	10 mins • 800 m
	The Tannery	11 mins • 900 m
	ION LRT	
	ION LRT Stop	



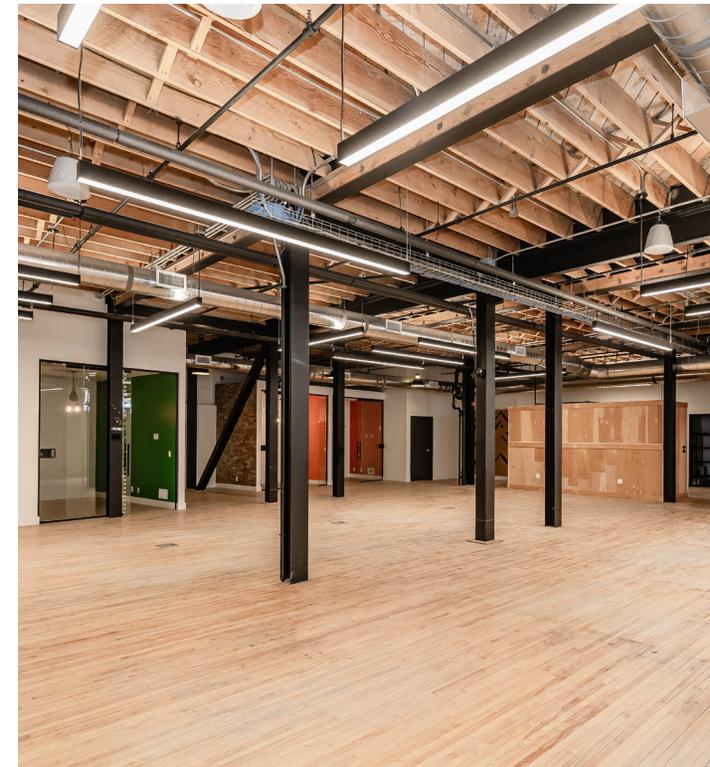
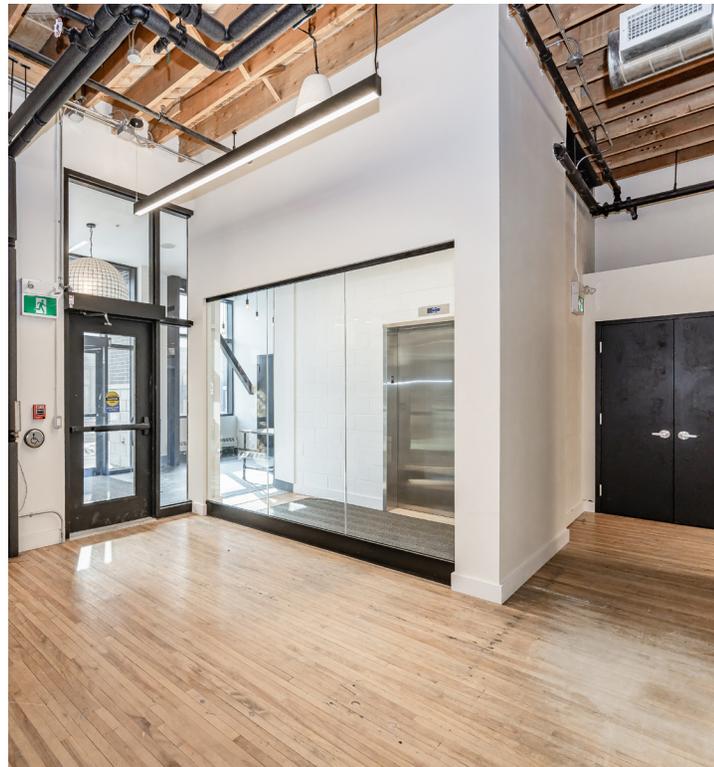
8 Queen Street North



8 Queen Street North

Floor Plan
5,897 SF





Lennard:

Charlie Parsons*, Partner
519.514.3361
cparsons@lennard.com

John Lind*, Partner
514.519.3363
jlind@lennard.com

Tim Priamo*
514.519.3372
tpriamo@lennard.com

210-137 Glasgow Street, Kitchener
519.340.5900
lennard.com

*Sales Representative
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2023.