

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.



Available Space

Unit 1A:	5,897 SF
Unit 2A:	7,497 SF
Units 3, 2B:	14,473 SF
Units 2A, 2B, 3:	21,970 SF
Units 1A, 2A, 2B, 3:	27,867 SF



Net Rent

\$16.00 PSF

CAM & Taxes

\$11.26 PSF (2026)
(includes utilities, excludes in-suite cleaning)



Availability

Immediate

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



8 Queen Street North

Location Overview

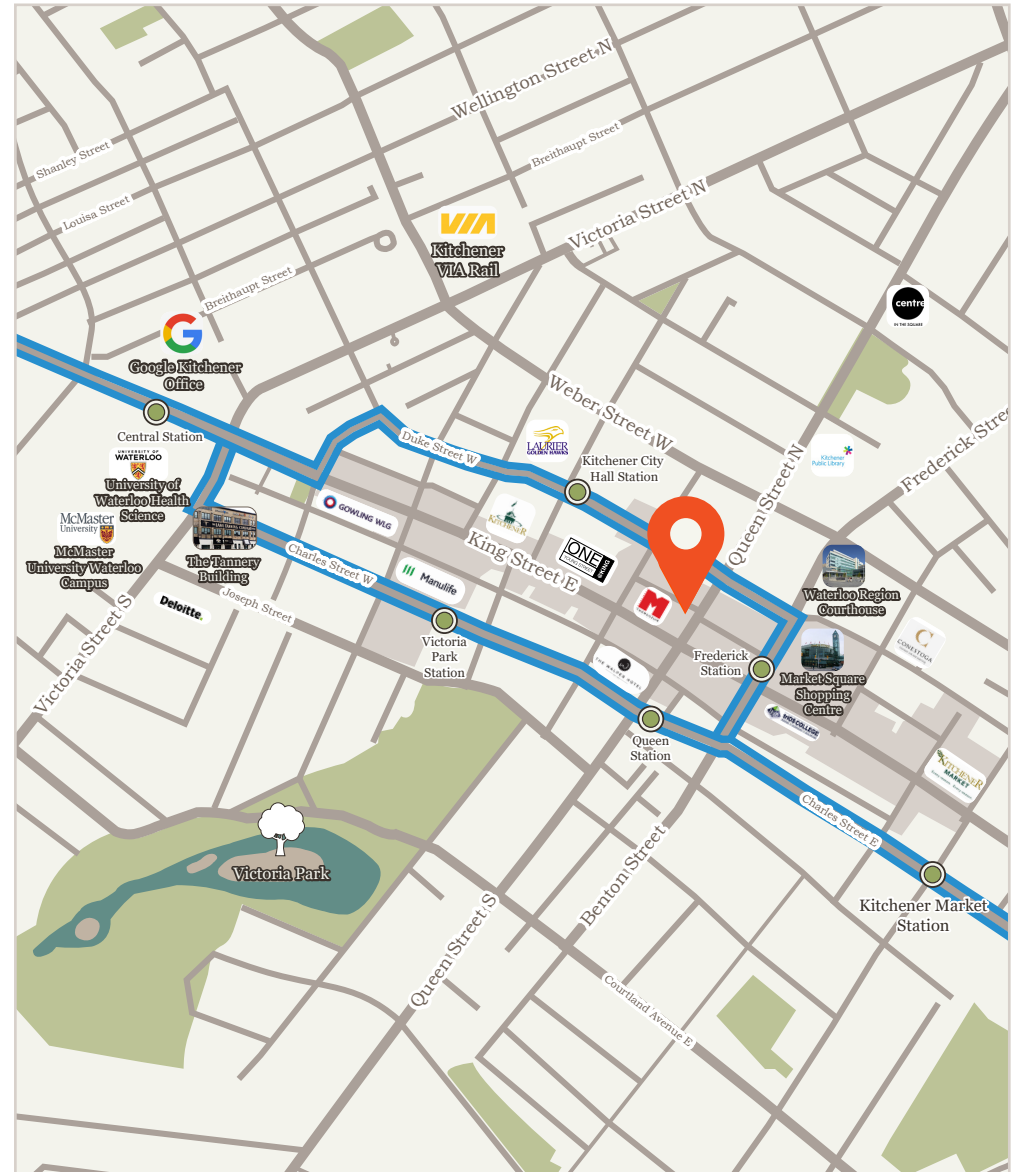
8 Queen Street offers a unique opportunity to occupy space in a distinguished and recognized building with excellent ground floor exposure. It is located within a short walk to number of LRT and GRT stops. Covered parking is available in the attached Duke Street parking garage. There is various paid 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.

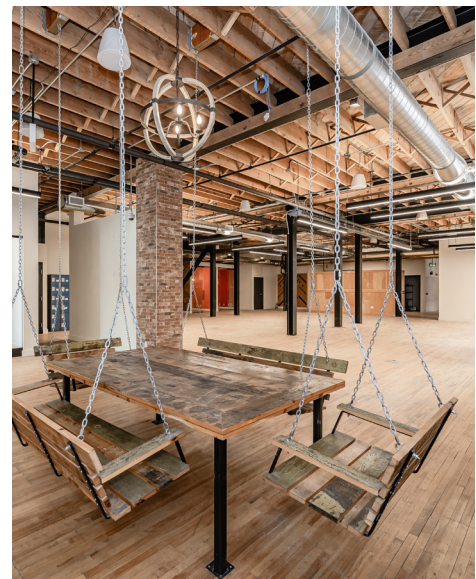
Legend

	8 Queen Street N.	
	Conestoga Pkwy Hwy 85	4 mins • 1.8 km
	Victoria Park	15 mins • 1.2 km
	Kitchener City Hall	6 mins • 450 m
	Centre in The Square	11 mins • 800 m
	The Tannery	13 mins • 950 m
	ION LRT	
	ION LRT Stop-Kitchener City Hall	4 mins • 300 m
	ION LRT Stop-Frederick Station	4 mins • 270 m



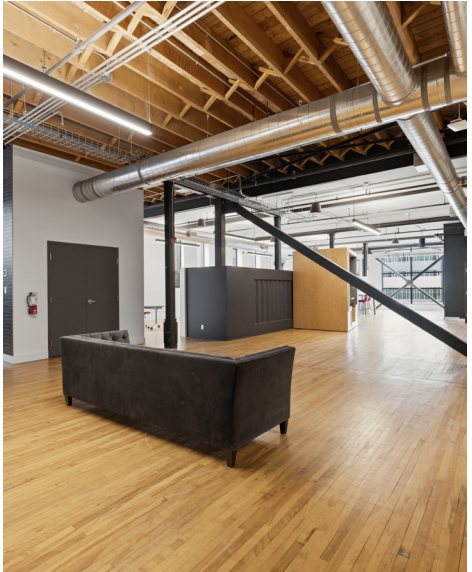
8 Queen Street North

Unit 1A



8 Queen Street North

Unit 2A



8 Queen Street North

Unit 2B



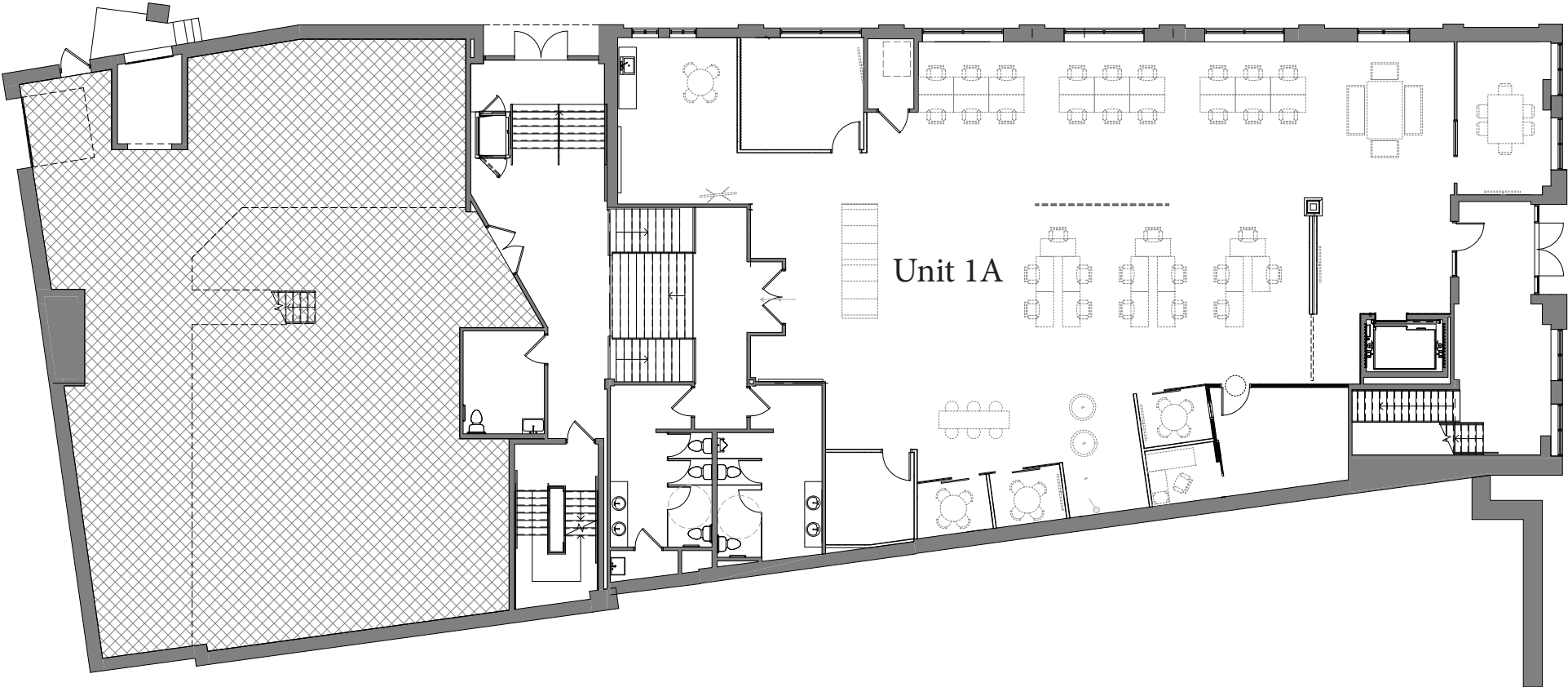
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Unit 3



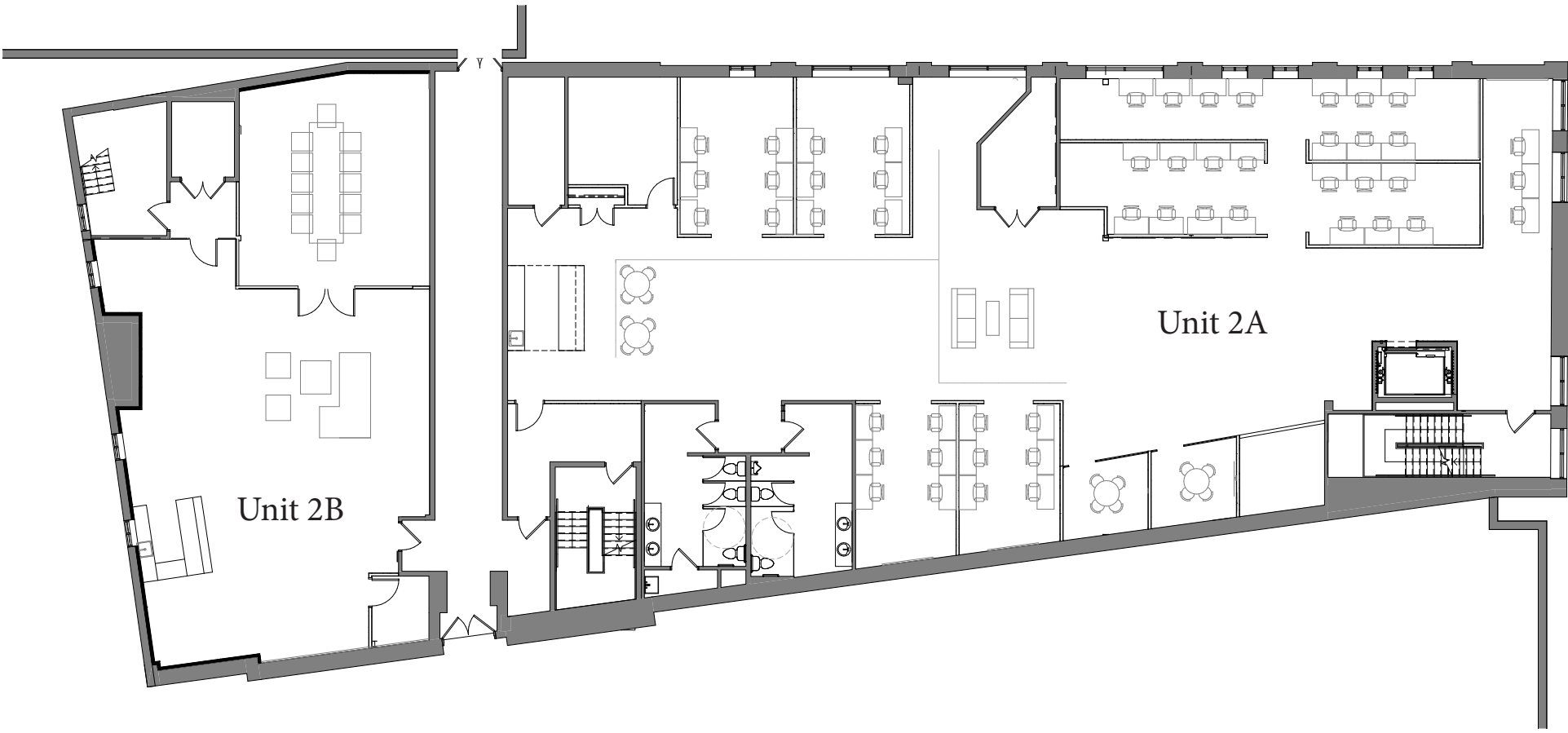
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1st Floor Plan



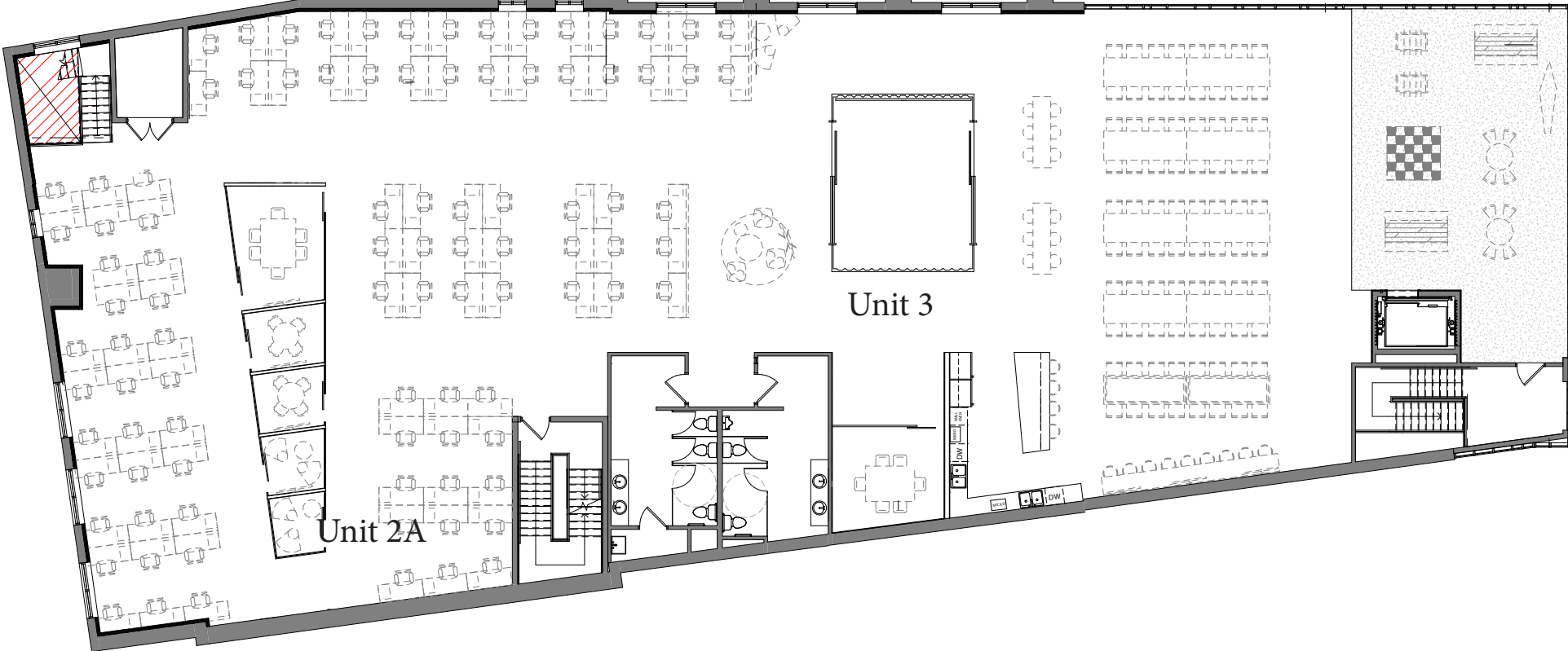
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2nd Floor Plan



8 Queen Street North

3rd Floor Plan



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