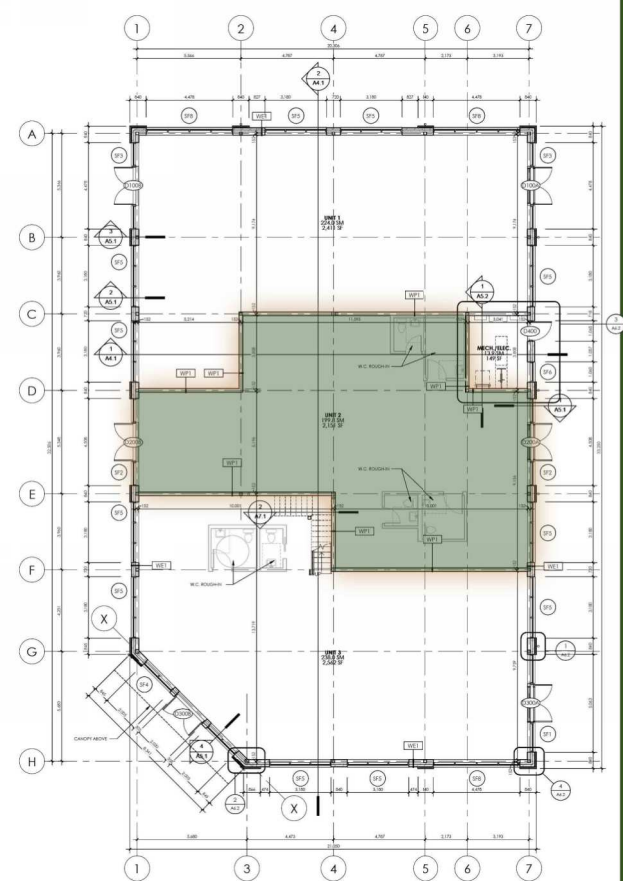




> PREMIER LEASING OPPORTUNITY

750 WESTMOUNT ROAD
EAST | KITCHENER



750 Westmount Rd E, Kitchener ON

represents an outstanding opportunity to lease a 2,151sf premium professional office space in Kitchener's Laurentian Hills neighbourhood. The unit can be expanded with an optional mezzanine and has exceptional street-front exposure along the busy Westmount Road E. The rest of the building is leased by other professional offices, including a dentist.



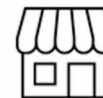
SUITE AREA
2,151 SF



SITE AREA
26,500 SF



STOREYS
1+MEZZ



FRONTAGE
118'6"
ALONG WESTMOUNT AND
LAURENTIAN



UNITS
3

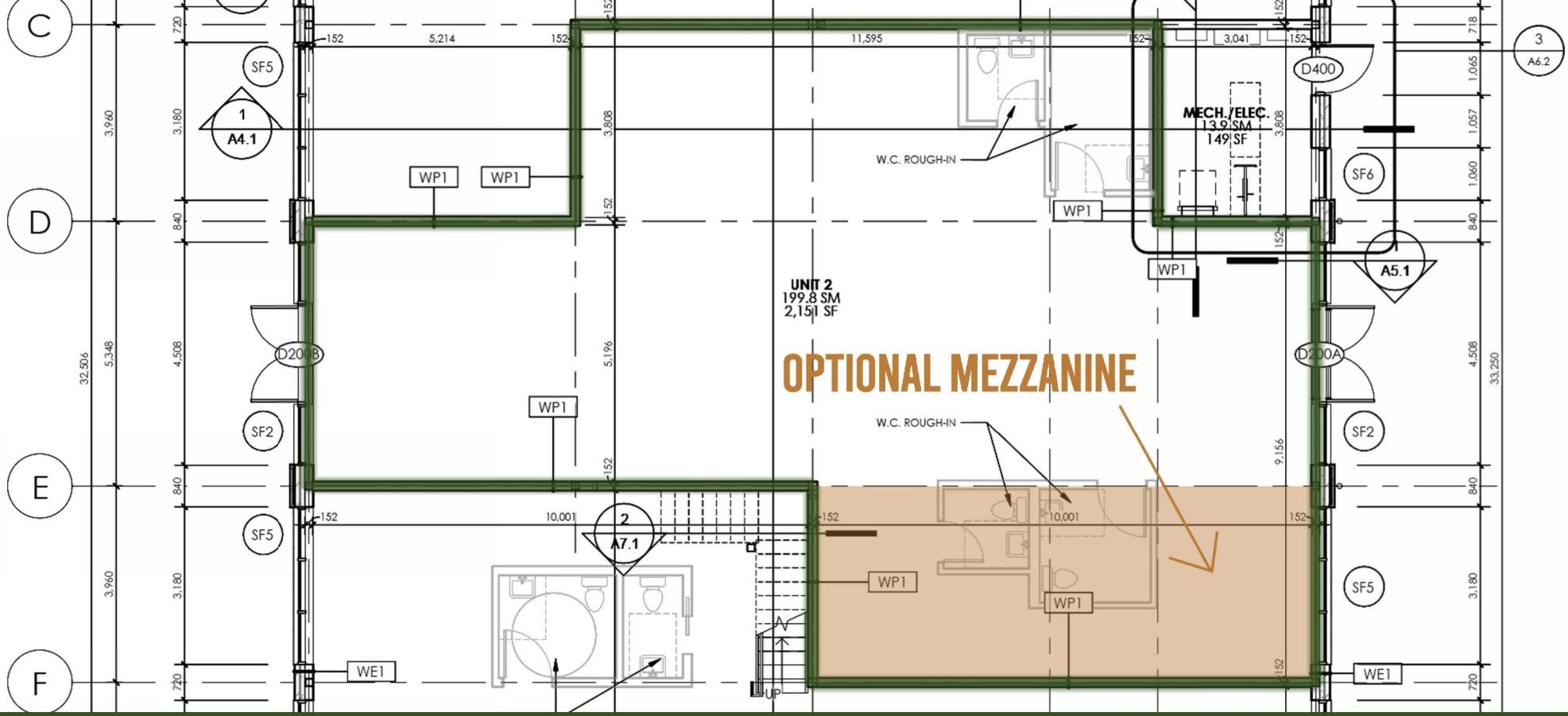


RENT
\$35/SF
NET

> THE OPPORTUNITY

SUSTAINABLE DESIGN

The property has been designed with the future in mind. Rooftop solar collectors prevent the need for a gas service eliminating carbon emissions emitted from the building. The solar collectors will also power car chargers providing an additional green incentive for future clients or staff.



> THE UNIT

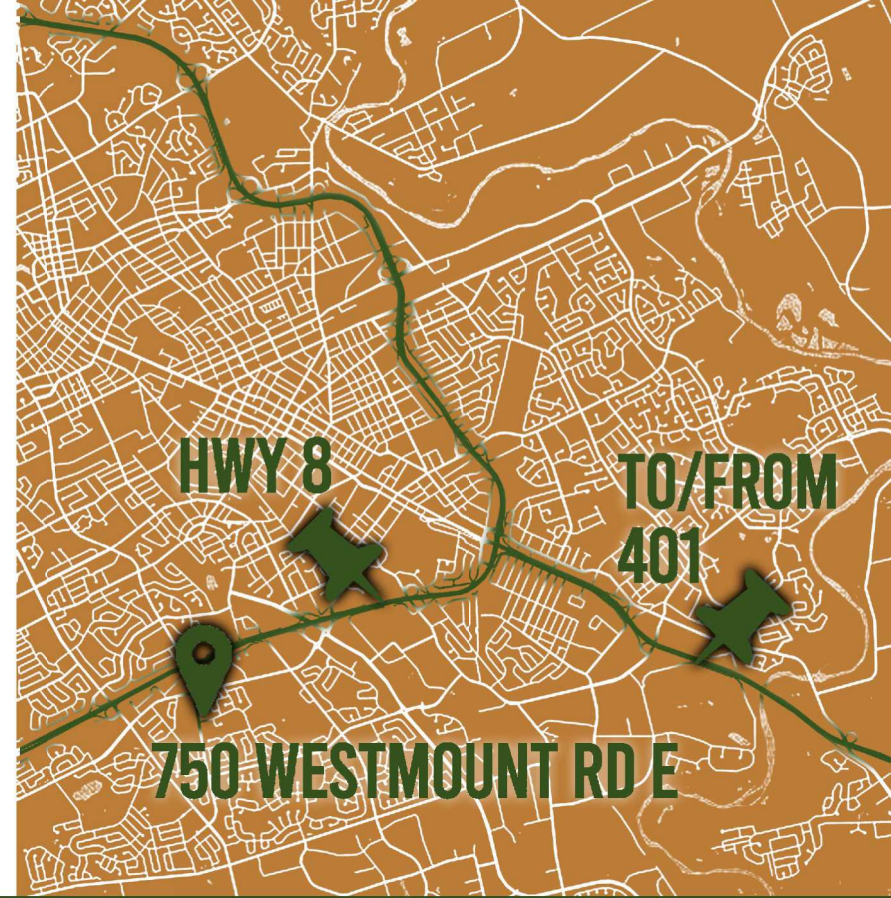
The unit is 2,151 sf and the space is over 20' high to the roof deck. There are a number of large windows letting in an enormous amount of natural light. There are 6 parking spaces allocated to this unit and 9 bike storage spaces to be shared between the units. There is also an optional ~430 sf mezzanine that can be added that wouldn't apply to the net rent price.

DESIRABLE LOCATION

Just meters from Highway 8, 750 Westmount Rd E is easily accessible from anywhere in the Waterloo Region.

The site is also part of a greater “plaza” location which includes a Tim Horton’s, Fresh Co. grocery store, a Dollarama, an Anytime Fitness Center as well as a number of smaller establishments.

The traffic count in the area is 17,338 AADT



> DEMOGRAPHICS

(2019 data)	5 min.	10 min.	15 min.
Population	56,739	189,582	331,639
Avg. HH income	\$78,868	\$80,085	\$90,596
Daytime Population	37,412	168,940	333,836



> CONTACT US

All inquiries regarding the unit should be directed to:

sales@copperbayhomes.com