

# \$ - 618 King Street W, Kitchener

MLS® #40701740

\$

0 Bedroom, 0.00 Bathroom, 8,870 sqft  
Office on 0 Acres

313 - Downtown Kitchener/W. Ward, Kitchener, Ontario

Welcome to 618 King St W in Kitchener, available for lease, and located in the heart of the city, just moments from the Ion train, major downtown attractions, and adjacent to the Google building. This fully renovated industrial office space blends modern amenities with architectural flair, making it ideal for a dynamic team. Situated in the Development Strategic Growth Area (SGA-3), which allows for buildings of 25 stories or more, this property is positioned in a rapidly growing area. On the main floor, you'll find a full-service café with comfortable seating, a gas fireplace, and accordion bi-fold doors that open to an inviting patio—perfect for events and meetings. The property includes multiple open-concept office spaces, upgraded private offices on both the lower and upper levels, five meeting rooms, and seven restrooms. Several kitchenettes, including a staff kitchen, provide added convenience. The flexible layout accommodates up to five separate companies, offering both shared and independent office space options. The adjoined parking lot provides a total of 29 parking spots, solving the downtown parking dilemma for staff, clients, and customers. With its versatile design, the property can support various uses. Large windows throughout provide abundant natural light, creating an energizing work environment. Don't miss this opportunity to lease a prime piece of real estate in a rapidly developing area. (id:6289)



## Essential Information

|                |          |
|----------------|----------|
| Listing #      | 40701740 |
| Bathrooms      | 0.00     |
| Square Footage | 8,870    |
| Acres          | 0.00     |
| Type           | Office   |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 618 King Street W                |
| Subdivision | 313 - Downtown Kitchener/W. Ward |
| City        | Kitchener                        |
| Province    | Ontario                          |
| Postal Code | N2G1C8                           |

## Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Public Transit                  |
| Utilities | Electricity, Natural Gas        |
| Features  | Visual exposure, Paved driveway |

## Interior

|              |   |
|--------------|---|
| # of Stories | 3 |
|--------------|---|

## Exterior

|              |  |
|--------------|--|
| Exterior     | Brick Veneer, Concrete, Metal, Other, Stucco |
| Construction | Concrete block, Concrete Walls               |
| Foundation   | Block  |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Corcoran Horizon Realty |
|----------------|-------------------------|

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