

7,856 s.f.

FOR LEASE

avail.
Flex

300 Mill St. 8/9

KITCHENER, ON



Clean, high-ceilinged flexible space near downtown with lots of parking and easy highway access. New fiber optic internet. A blank canvas for your endeavours!

\$12,046
per month + hst

price includes / is based on:

\$13.50 (Base) +
\$4.90 (CAM/TMI)[†]



10'W x 14'H
drive-in
door



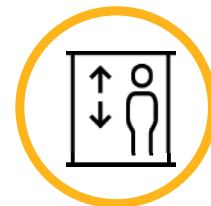
600v, 60A
3Ø electric
service &
15kVa
120/208v



~1,989 s.f.
of office /
showroom.



Swell loca-
tion, near
downtown
& hiways



~25.5' (7.7m)
clear height to
underside of
joists

519.880.4208 <>> **dan@stiplosek.com**

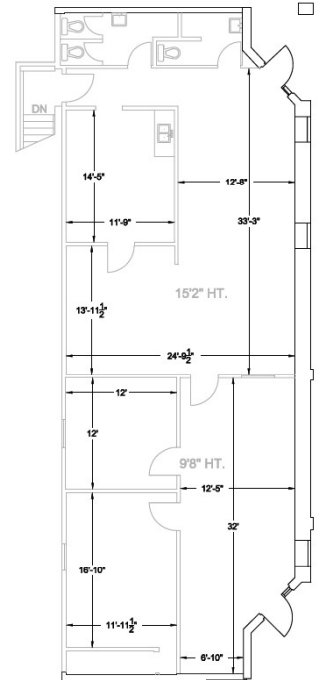
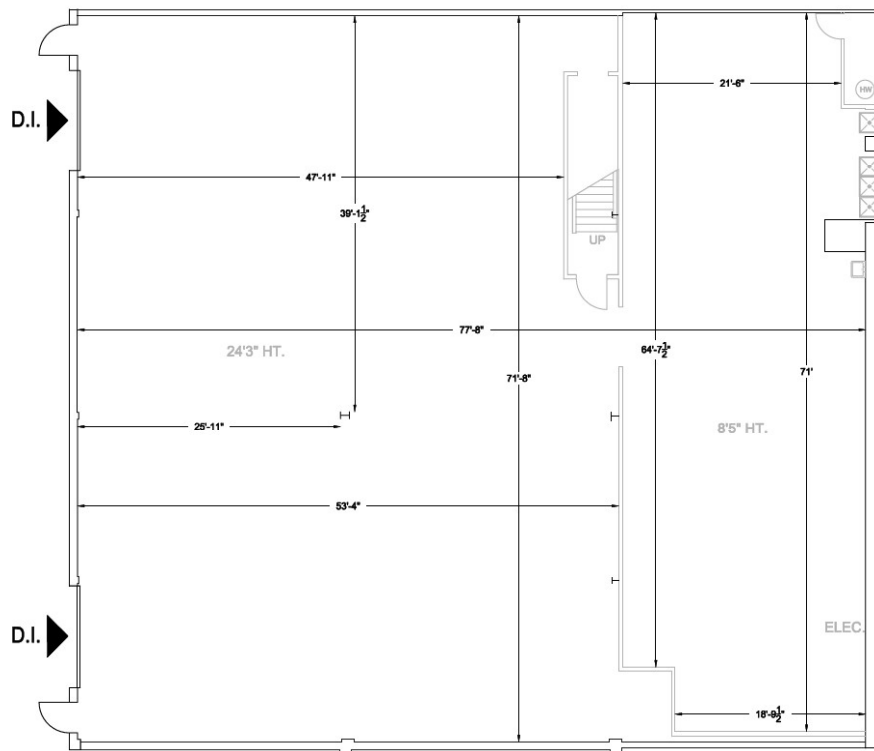
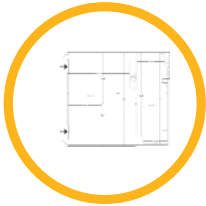
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M2 ZONING

► Biotechnological Establishment ♦ Building Materials and Decorating Supplies ♦ Commercial Parking ♦ Computer, Electronic or Data Processing ♦ Day Care ♦ Industrial Administrative Office ♦ Laboratory ♦ Manufacturing ♦ Printing ♦ Repair Service ♦ Research and Development ♦ Sale, Rental, Storage or Service of Tools, Business Machines, Office Supplies, Industrial, Farm or Catering Equipment ♦ Scientific, Technological or Communications ♦ Security or Janitorial Services ♦ Service, Storage or Repair of Motor Vehicles or Major Recreational Equipment ♦ Surveying, Engineering, Planning or Design ♦ Tradesman or Contractor ♦ Transportation Depot ♦ Transport Terminal ♦ Veterinary Services ♦ Warehouse ♦ Wholesaling ◀

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aerial
view



office
entry



ware-
house



below
mezz.



rear
loading



office



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Downtown



The Aud

300 Mill Street

Rona / Zehrs



- ◆ 8 minutes from downtown Kitchener & GO Train station
- ◆ 15 minutes from uptown Waterloo & Tech Hubs
- ◆ Under an hour from Toronto & London, 2 hours from Buffalo, 3.5 hours from Detroit
- ◆ Under an hour from 5 international airports (YYZ, YTZ, YHM, YXU). YKF is only 15 minutes away.



- ◆ 26,969 s.f. max. gross floor area
- ◆ Natural gas overhead heating
- ◆ Built 1984
- ◆ Concrete floor, TPO roof
- ◆ Steel structure & masonry walls
- ◆ Municipal water & sewer
- ◆ 80+ parking spots
(> 2 per 1,000 sf)
- ◆ Brand new LED lighting



Stiplosek Properties cares! ◆ You are never more than a phone call away us - no run-arounds with third-party management companies. ◆ As members of WRAMA, IFMA and other property management organizations, we are committed to staying on top of the industry.



Low-flow toilets throughout the building ◆ Progressively upgrading to newer, efficient lighting ◆ No pesticide usage or irrigation ◆ Maintenance waste diverted from landfill ◆ Roof-top solar array

† per square foot per annum, plus HST ◆ triple net lease, utilities are not included ◆ additional rent as of FEBRUARY 2026 ◆ minimum three year lease ◆ brokers protected ◆ space provided/priced as-is * **planned availability AUGUST 1, 2026. Later or earlier move-in possible.**

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