

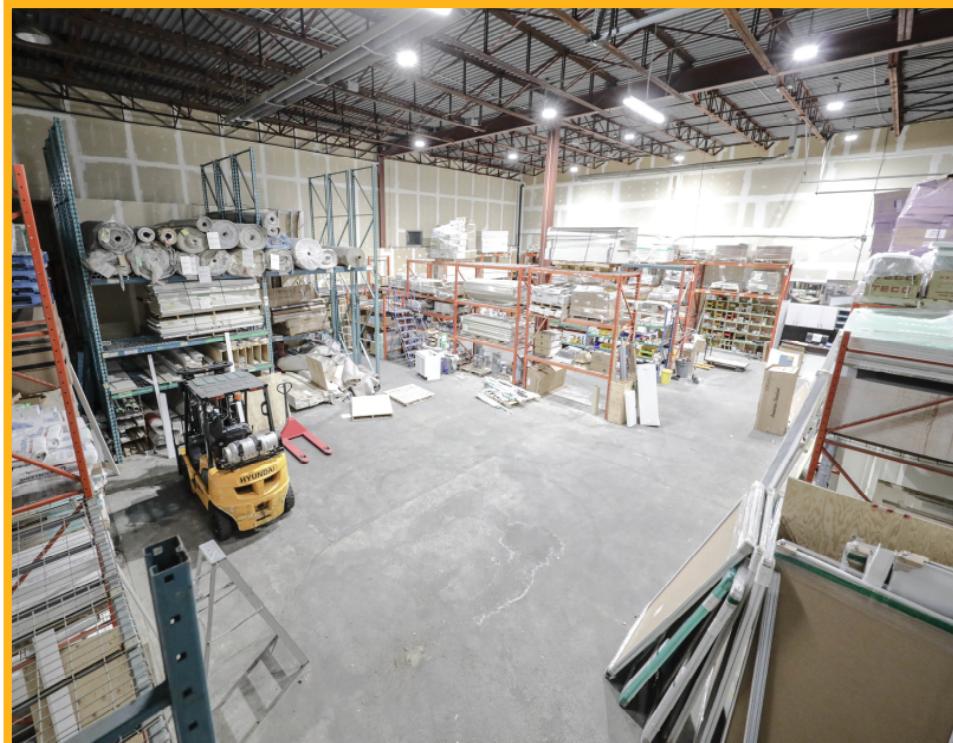
**7,856 s.f.**

**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



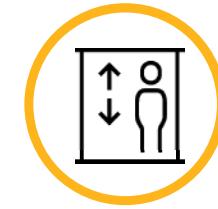
600v, 60A  
3Ø electric  
service &  
15kVa  
120/208v



~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](mailto:dan@stiplosek.com)**

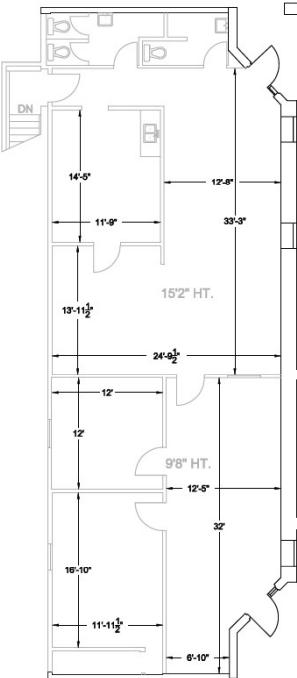
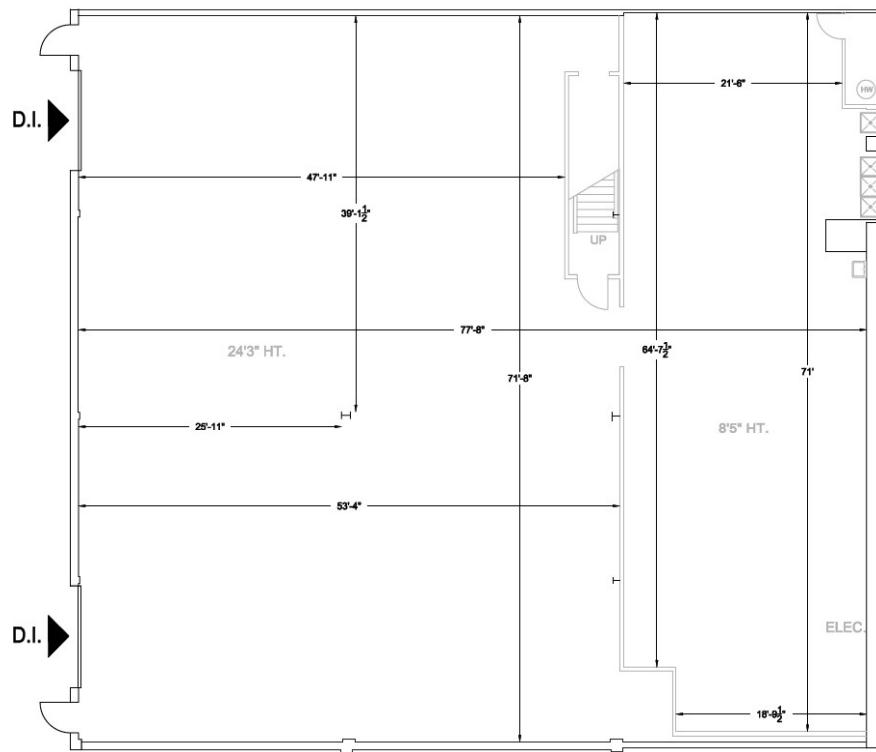
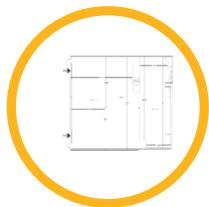
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# 300 Mill St. 8/9

KITCHENER, ON



## 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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# 300 Mill St. 8/9

KITCHENER, ON

aerial view



office entry



ware-  
house



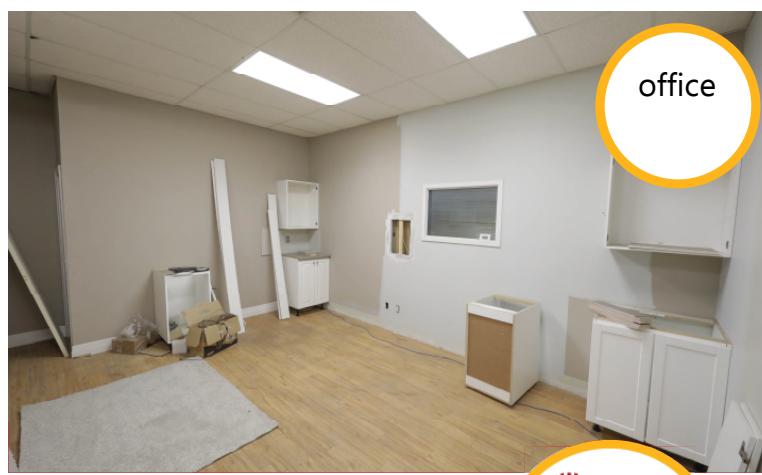
below  
mezz.



rear  
loading



office



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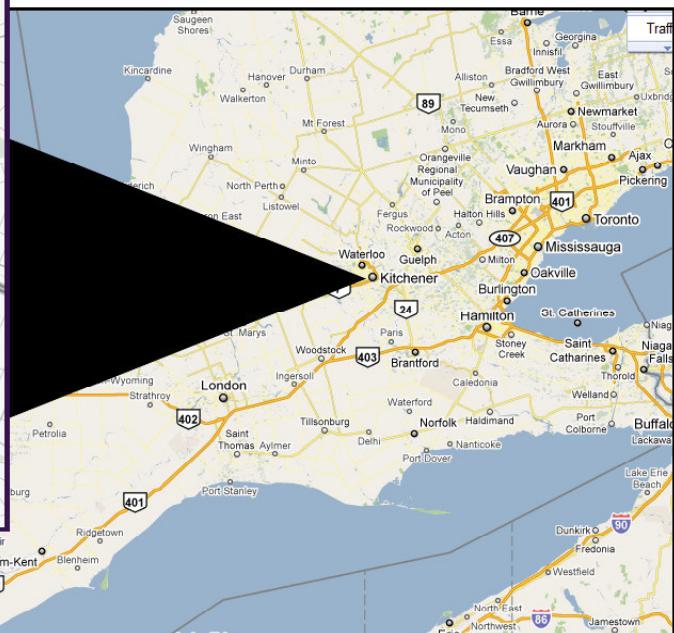
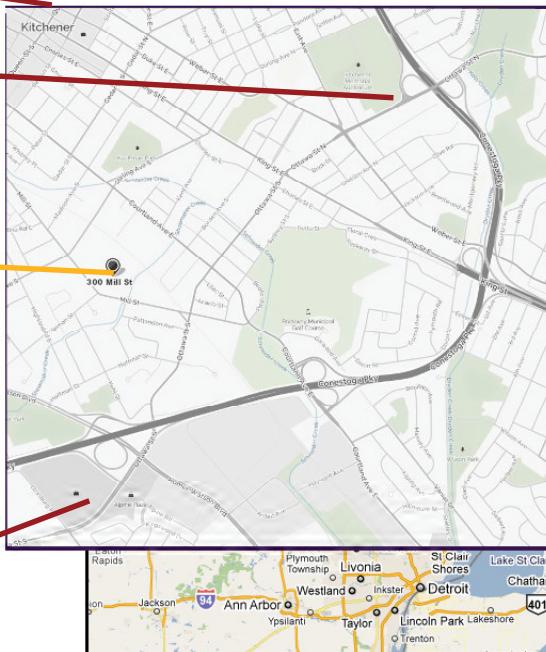
Downtown



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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