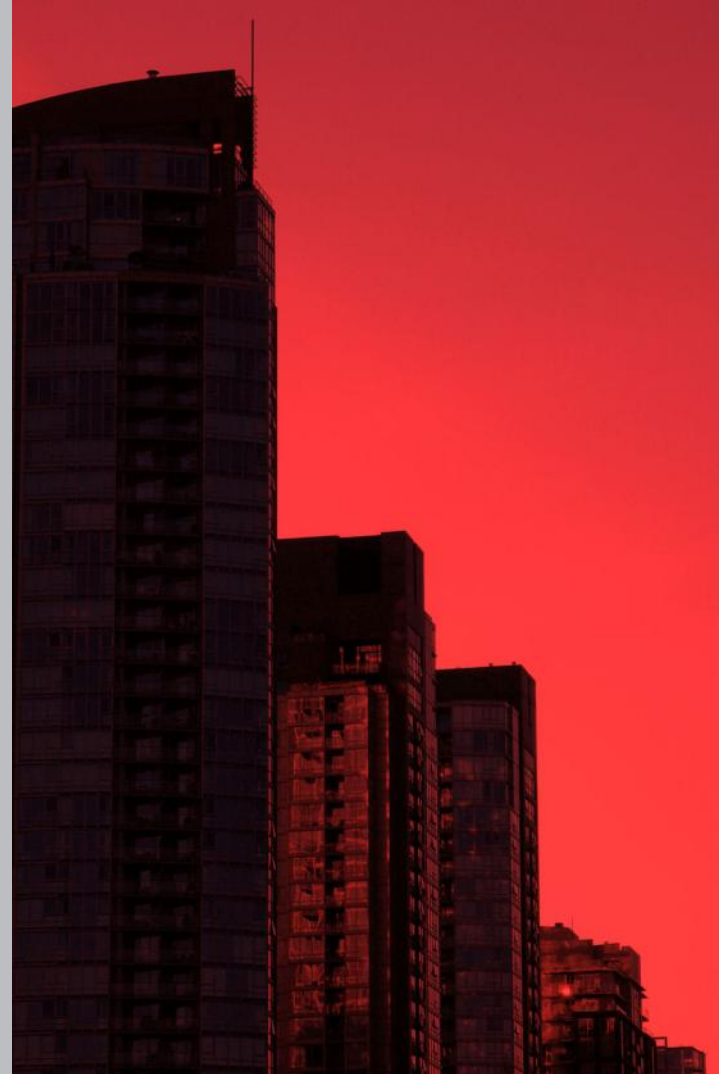




**DTZ Barnicke**

# Featured Properties

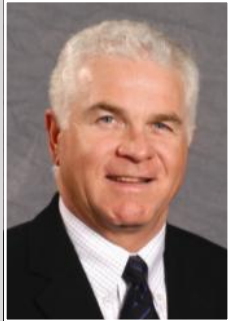
**December 2011**



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**Locally focused. Globally connected.**



**John Whitney**  
HBA, SIOR  
President  
Broker of Record  
x 224

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Retail: 150,000 sq ft of convenience retail, restaurant, food store and much more  
Loft offices: 180,000 sq ft technology / financial services office space  
Signature offices: 50,000 sq ft—200,000 sq ft of free standing offices

- Mixed use project that integrates office, retail and hotel uses
- New corporate office space in campus-like setting with pedestrian oriented tree-lined walkways and Central Green Space as focal point
- Ideal located in North Waterloo—Weber Street North and Northfield Drive
- Easy access to Highway #85 and adjacent to the future Light Rail Transit (LRT) station.

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**Michael Klein**  
 SIOR, Broker  
 x 232

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Available area: 27 Acres  
 1.5 to 22 acre sites

Zoning: C-5

- Hanlon expressway (Hwy 6) direct exposure
- Vacant lots for sale, available immediately
- Municipal services complete
- Design build lease/sale available

**Asking price: \$285,000 to 385,000 per acre**

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**Peter Kruschen**  
 SIOR  
 Sales Representative  
 x 223

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Unit#	Available Area	Rental Rate
Unit 204	1,670 sq ft	\$14.95/sq ft
Unit 504	1,029 sq ft	\$14.50/sq ft
Unit 905	1,159 sq ft	\$14.95/sq ft
Unit 1102	1,160 sq ft	\$15.95/sq ft

**Features:**

- On site bistro
- Existing professional office, good quality improvements in place with a good mix of professional tenants on site
- 3 high-speed elevators servicing all floors
- Immediate occupancy available
- Across the street (Erb Street West) from Waterloo Town Square and across from the Waterloo Public Library (Dupont Street)

Additional rent: \$13.11/sq ft utilities included (estimated 2011)

**Lease rate: \$14.50 to \$15.95 per sq ft Net**

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# Commercial development site for sale

## 289 Hespeler Road, Cambridge



**Darren Shaw**  
 SIOR  
 Sales Representative  
 x 226



**Christopher Coupal**  
 CCIM, Broker  
 x 238



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Land area: 5.09 acres  
 Frontage: 350 feet  
 Zoning: C4  
 Existing building Area: 13,160 square feet  
 Traffic count: 43,000 +/- AADT  
**Offering Price: \$5,200,000**

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An exceptional opportunity to acquire a strategically located redevelopment site on a major arterial road.

**Property highlights**

- Centrally located and highly accessible site
- Located on a regional road
- Walking distance to Regional shopping centre
- Accessible by public transit
- Existing zoning permits a wide range of commercial uses; official plan provides for mixed-use development and significant density (Proposed 2.5 FSI or 550,000 sq ft buildable area)

[Click here for Location Map](#)

# Development opportunity for sale

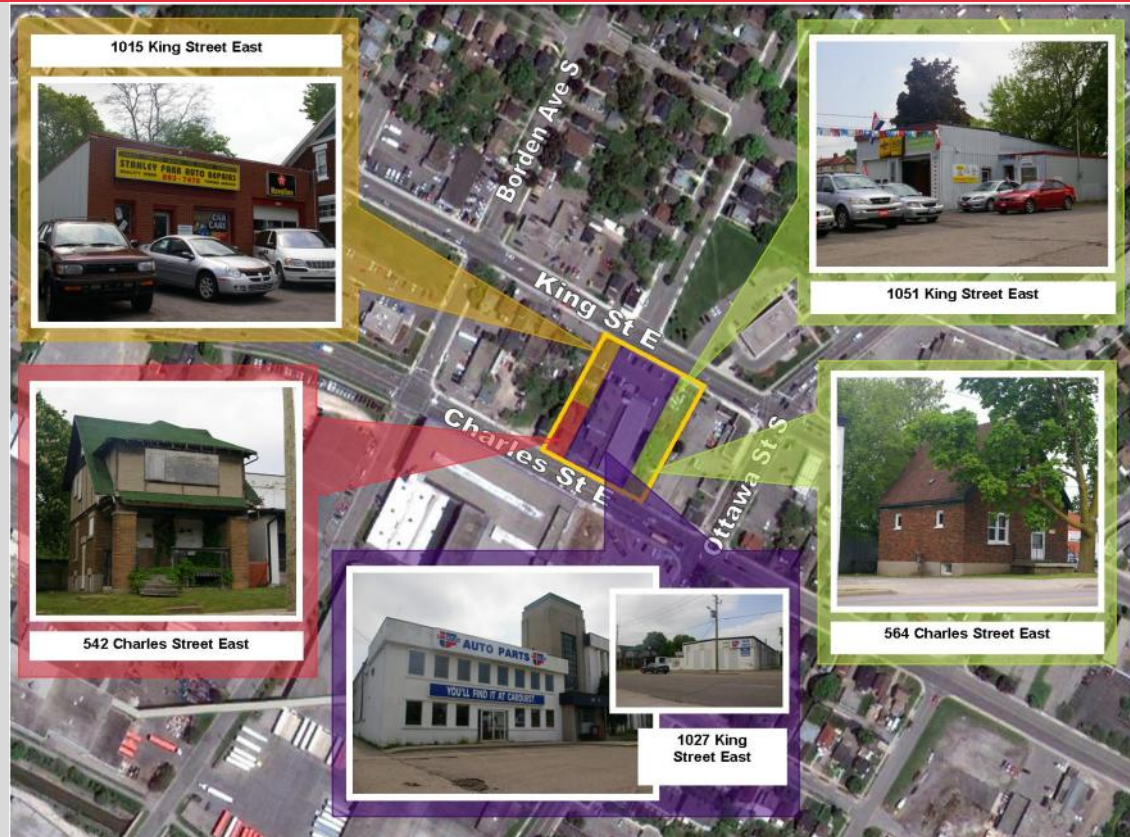
## 1015-1051 King Street East, Kitchener



**James Craig**  
Sales Representative  
x 259



**John Markou**  
Sales Representative  
x 242



Location: King Street East and Ottawa Street South, Kitchener  
 Land area: 25,250 sq ft on 1.19 acres  
 Zoning: MU-3 (New mixed use zoning for high density development)

- Rare 1.19 acre re-development site
- Located close to future light rail transit terminal
- Existing income in place
- Total of 5 buildings with varied uses

**Asking price: \$2,299,000**

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# Prestigious residential lots for sale

## Hidden Valley Estates, Kitchener



**Colleen Whitney**  
Sales Representative  
x 233



**Matthew Dickson**  
Sales Representative  
x 261



- Variety of lot sizes available from 0.29 to 1.17 acres with 78' frontage
- Choose your own builder
- Subdivision features: amazing views, wildlife sanctuaries, walking/hiking trails, scenic spring-fed pond, tranquil setting, neighbouring Bridle Path Estates — an established collection of luxury homes
- Minimum size requirements: Bungalow — 2,500 sq ft , Two-storey — 3,500 sq ft
- Single detached, one, two, 1/5 storey, split level, bi-level, multi-level homes
- Full city services
- Now is a great opportunity to purchase two adjoining lots
- Developer to approve builder, building plans, grading, etc.

**Lots From:                      \$260,000**

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**Ginger Whitney**  
Sales Representative  
x 267

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Available area: 7,800 sq ft approximately

Land area: 0.64 acres

Zoning: R-6

- Easy access to Weber Street
- Could be broken into 2 units
- Plenty of additional parking
- Fenced lot

Additional rent: \$3.50/sq ft

**Lease rate: \$4.75/sq ft Net**

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# Investment/Residential opportunity for sale

## 6—8 Charles Street West, Kitchener



**Michael Klein**  
CA, SIOR  
Sales Representative  
x 232

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Available area: 10,325 sq ft

Land area: 0.15 acres

Zoning: D-1

- One of a kind investment/residential property near upscale Tannery redevelopment project
- Multi year lease in place with Boa Nova Restaurant
- Upper floor is finished as a unique luxury 3,600 sq ft loft residential
- Ideal live/work space

**Asking price: \$1,195,000**

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**Darren Shaw**  
SIOR  
Sales Representative  
x 226



**Nick Boertien**  
Sales Representative  
x 249



Available area: 4,803 sq ft

Zoning: C-8

- Bright fully finished office space located in the heart of Uptown Waterloo
- On-site parking available
- Directly across from "The Shops" at Waterloo Town Square
- Fibre optics available in the building
- Located on GRT route and minutes to Hwy 85

Additional rent: \$15.78/sq ft

**Lease rate: \$13.95/sq ft Net**

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# Office space for lease

## 101 Frederick Street, Kitchener



**Darren Shaw**  
SIOR  
Sales Representative  
x 226



**Nick Boertien**  
Sales Representative  
x 249



Available area: Suite 800—9,371 sq ft  
Suite 905—1,050 sq ft

Zoning: CR-3

- Fully finished office space available for sub lease
- Across the street from the new courthouse
- Walking distance to many nearby amenities
- Centrally located on GRT route
- Common boardroom and fitness room available for tenants use

Additional rent: \$15.45/sq ft (includes utilities and suite cleaning)

**Lease rate: \$11.85/sq ft Net**

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**Carolyn Coakley**  
Sales Representative  
x 245



**James Craig**  
Sales Representative  
x 259

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Available area: Suite 102—1,697 sq ft  
Suite 301—3,265 sq ft

Zoning: C-2

- Building finished to very high specifications, professionally designed and decorated and move in ready
- Wheelchair Accessible
- Next to Scotia Bank and across from Beechwood Centre
- Suitable for legal office, accounting firm, wealth advisors, medical, real estate or insurance, etc.
- 30 parking spaces

Additional rent: \$10.00/sq ft

**Lease rate: \$25.00/sq ft Net**

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# Multi use commercial property for sale

## 1546 King Street East, Kitchener



**Mike Conrad**  
Sales Representative  
x 254



**Matthew Dickson**  
Sales Representative  
x 261



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Available area: 3,891 sq ft  
Land area: 0.37 acres  
Zoning: MU-3

- High traffic along King Street East
- Retail storefront
- Fully air conditioned
- 3 existing tenants, vacant possession is available
- Recent upgrades include roof, retaining wall, parking lot, 2 bay garage at rear

**Asking price: \$649,000**

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