

55 KING STREET WEST

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CONVENIENT LOCATION IN DTK

55 King Street West is a Class-A offering that towers over the downtown Kitchener core.

Rising 12-storeys, the elegant glass architectural design stands out along King Street. The modern interior lobby showcases marble and granite finishes, floor to ceiling windows and glass panorama elevators.

You'll feel confident and cared for when in the building with concierge and security services, a tenant lounge and on site amenities that provide you with everything you need to rule the day.



STAPLE IN THE MARKET

55 King is situated in the heart of Kitchener, nestled amongst the impressive downtown offerings.

The Class-A office tower offers the best flexible office space in the downtown core. With essential amenities available, as well as industry leading tenants, you'll be exposed to the ideal environment for your business to succeed.



**STANDING
12-STOREYS TALL,
55 KING IS INSTANTLY
RECOGNIZABLE
IN DOWNTOWN
KITCHENER'S SKYLINE.**

SUITES TO SUIT YOUR OFFICE NEEDS

Work with our design and construction teams to build a unique workspace that is simply an extension of your business; an environment that fosters creativity, drives productivity, and, more importantly, a workplace that your team, clients, and visitors thrive in and enjoy.



LARGE WINDOW
VIEWS



FITTED WITH
MODERN FINISHES



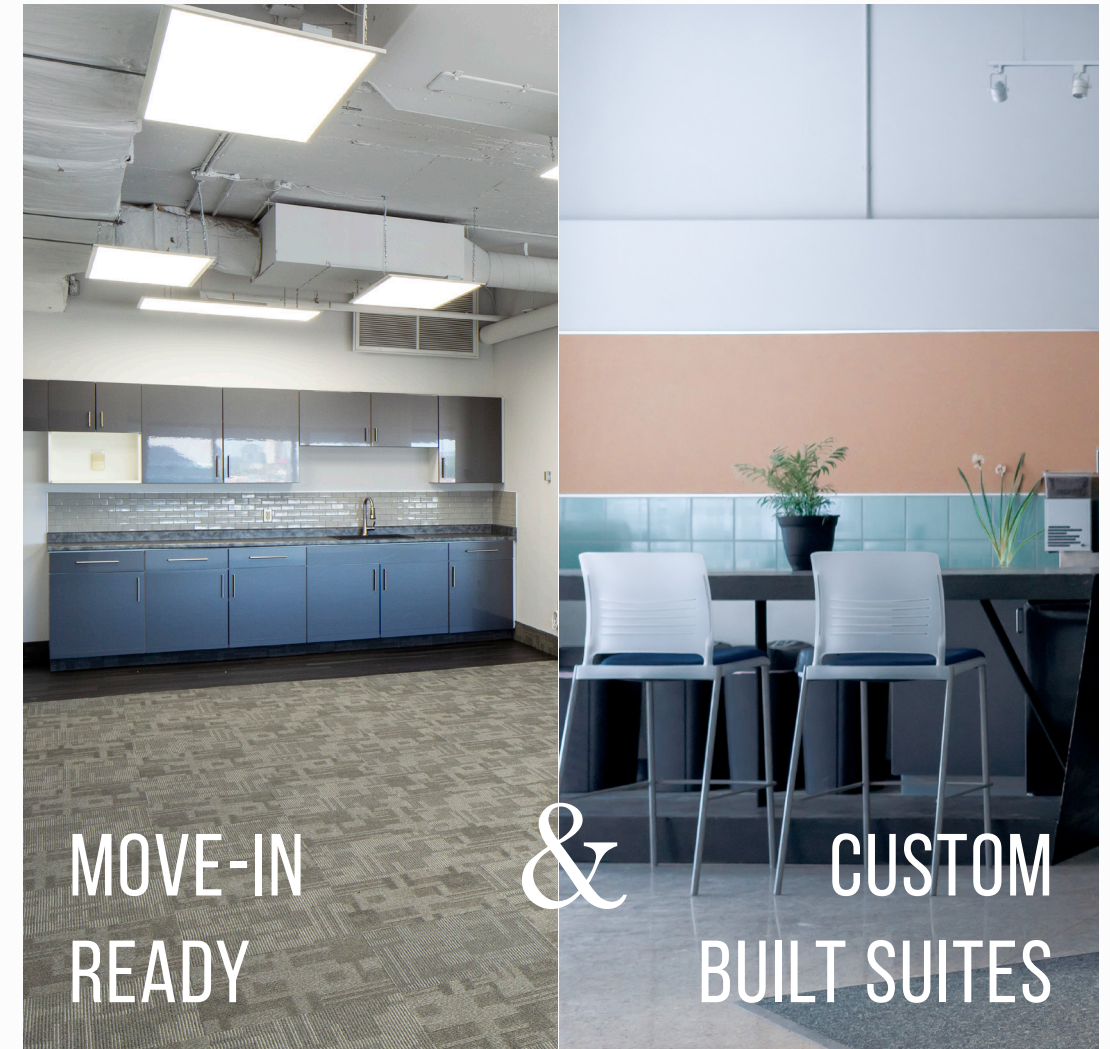
FIBER INTERNET
LINE



LED LIGHTING



UNIT SECURITY



MOVE-IN
READY

&

CUSTOM
BUILT SUITES

These suites are in turnkey condition, with Europro's standard finishes showcased throughout.

Talk to us and see if one of our move-in ready suites is right for you.

Tailor your suite to match all of your layout requirements, with an endless selection of finishes and compositions. Have specific aspects in mind? Work with our design and construction teams to make it happen.

SUITES AND DEAL TERMS THAT SUIT YOUR NEEDS

At Europro, we understand the importance of tailored solutions. As such, we offer deal terms and suites specific to each tenant. Understanding all of the requirements allows us to offer the perfect solution for your next office space.



AMENITIES FOR A BETTER EVERYDAY EXPERIENCE

55 King delivers the essential amenities required to provide a safe and productive work environment. With a shared tenant boardroom, a lounge, secure surface and underground parking, 24/7 security and other great services, your every need will be taken care of from the comfort of the building.



LOADING DOCK



ON-SITE SECURITY



WIRED FOR MAJOR COMMUNICATION NETWORKS



COMMON BOARDROOMS



SURFACE-LEVEL PARKING



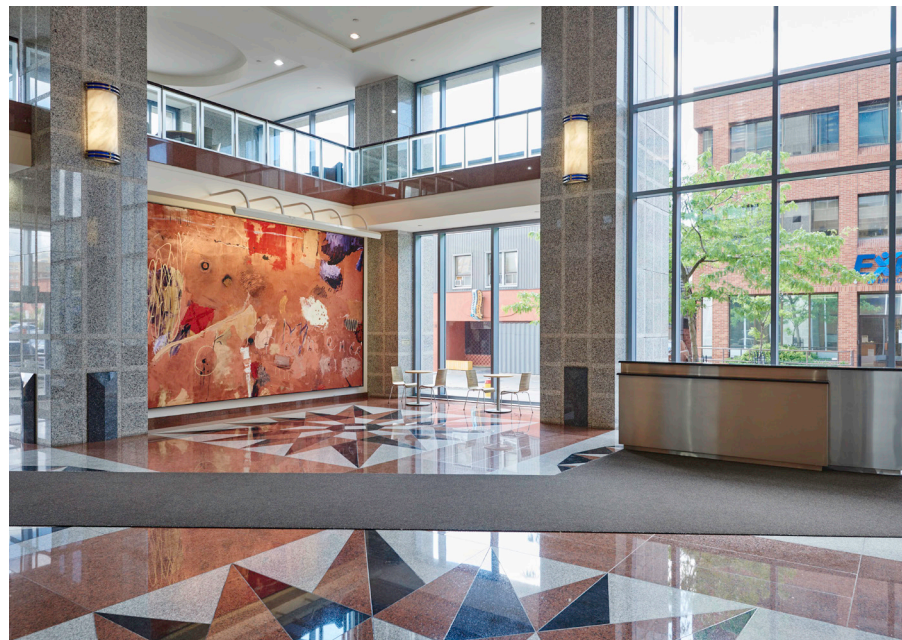
UNDERGROUND PARKING



CLOSE TO PUBLIC TRANSIT



LOUNGE AREA



RECENTLY UPDATED BUILDING SYSTEMS

- New environmentally friendly LSTE cooling towers
- Energy upgrades throughout
- New parking equipment
- Upgraded card access system



CLOSE TO EVERYTHING DTK

Located at the corner of King Street West and Ontario Street South, 55 King stands proud in the heart of the city. Restaurants, shops, banks and other such amenities are all located within steps of the building as are GRT stops. Neighbours include Communitech, Kitchener Public Library, Victoria Park and THEMUSEUM to name a few. 55 King is easily accessible from the expressway and is less than a 10-minute drive from HWY 401.

A WALK SCORE OF 97

19 EATERIES

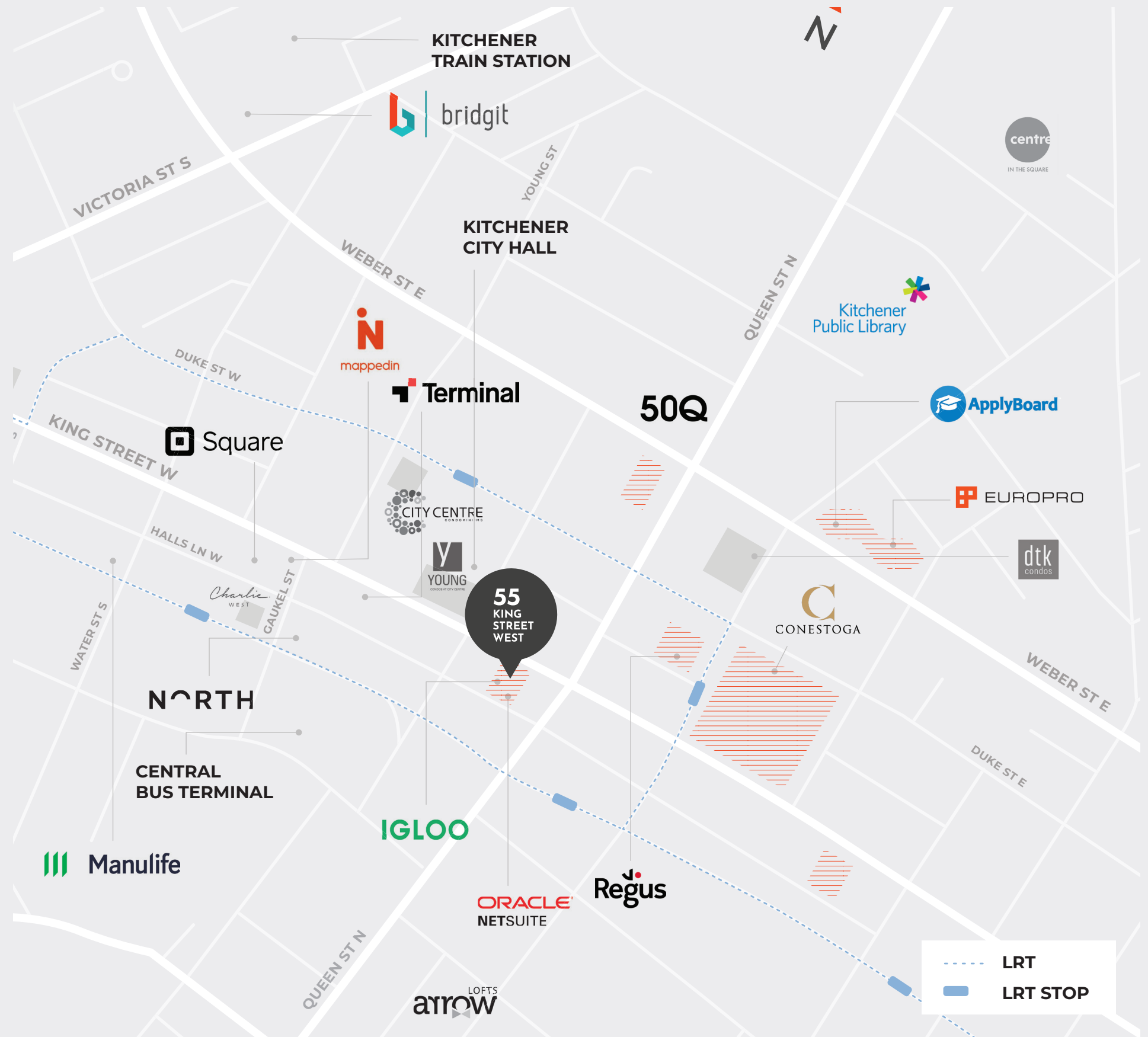
4 MAJOR BANKS

WITHIN WALKING DISTANCE OF LRT

5 MINUTE DRIVE TO THE EXPRESSWAY

DTK IS HOME TO **18,000**
AND EMPLOYS OVER **2,900**

OVER **5,200** NEW RESIDENTS
IN THE NEXT FIVE YEARS





OUR FAVOURITE LOCAL SPOTS

Check out a few of our favourite spots to grab a drink or a bite to eat.

Steps from all DTK amenities, including but not limited to, locally-owned shops, coffee bistros, banks, restaurants, pubs, art galleries, museums and much, much more!



WALPER HOTEL

This boutique hotel is a 1893 historic charm located right down the street.



RICH UNCLE TAVERN

Lunch, dinner and brunch menus using a delicious local fare. Meet up with friends or enjoy a late night snack.



KITCHENER PUBLIC LIBRARY



VICTORIA PARK



TWH SOCIAL

This bar & bistro is beneath the iconic Walper Hotel, serving craft cocktails, and nightly specials.



LEGACY GREENS

A local independent grocer stocked with unique local products.



COFFEE SHOPS

Coffee culture, Matter of Taste, Starbucks and Tim Hortons are just a few of the great cafés located nearby.





55 KING IS THE PERFECT SPOT FOR YOU.

With over a million square feet of office space in the downtown core, Europro has the space that's right for you.

55 King Street West showcases 13,000 SF average floor plates and suites ranging from 600 to 15,000 SF. Space requirement influx? Plans for future growth but unsure when? No problem! Kitchener is an exciting market and Europro knows the importance of flexibility for scaling companies. We work with tenants to structure deal terms that are unique and allow for future growth. For more information and to view additional opportunities within Europro's Kitchener-Waterloo portfolio, please visit: www.europro.ca/kitchener-waterloo.

BUILDING SPECS

SUITE SIZES

Suites range from 600 SF to 15,000 SF

NUMBER OF FLOORS

12-storeys

CEILING HEIGHT

9' - 12' to the deck.

PARKING

Surface and underground parking is available with ample stalls for tenants and visitors.

SECURITY

Building security is available 24/7.

HVAC

Reliable control systems have been installed to maintain a consistent temperature throughout the building.

LED LIGHTING

LED lighting upgrades throughout the building and garage provide enhanced visibility and energy efficiencies.





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