

OFFICE BUILDING FOR SALE

582 LANCASTER ST W, KITCHENER



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PROPERTY HIGHLIGHTS

NUMBER OF FLOORS 3 STOREYS

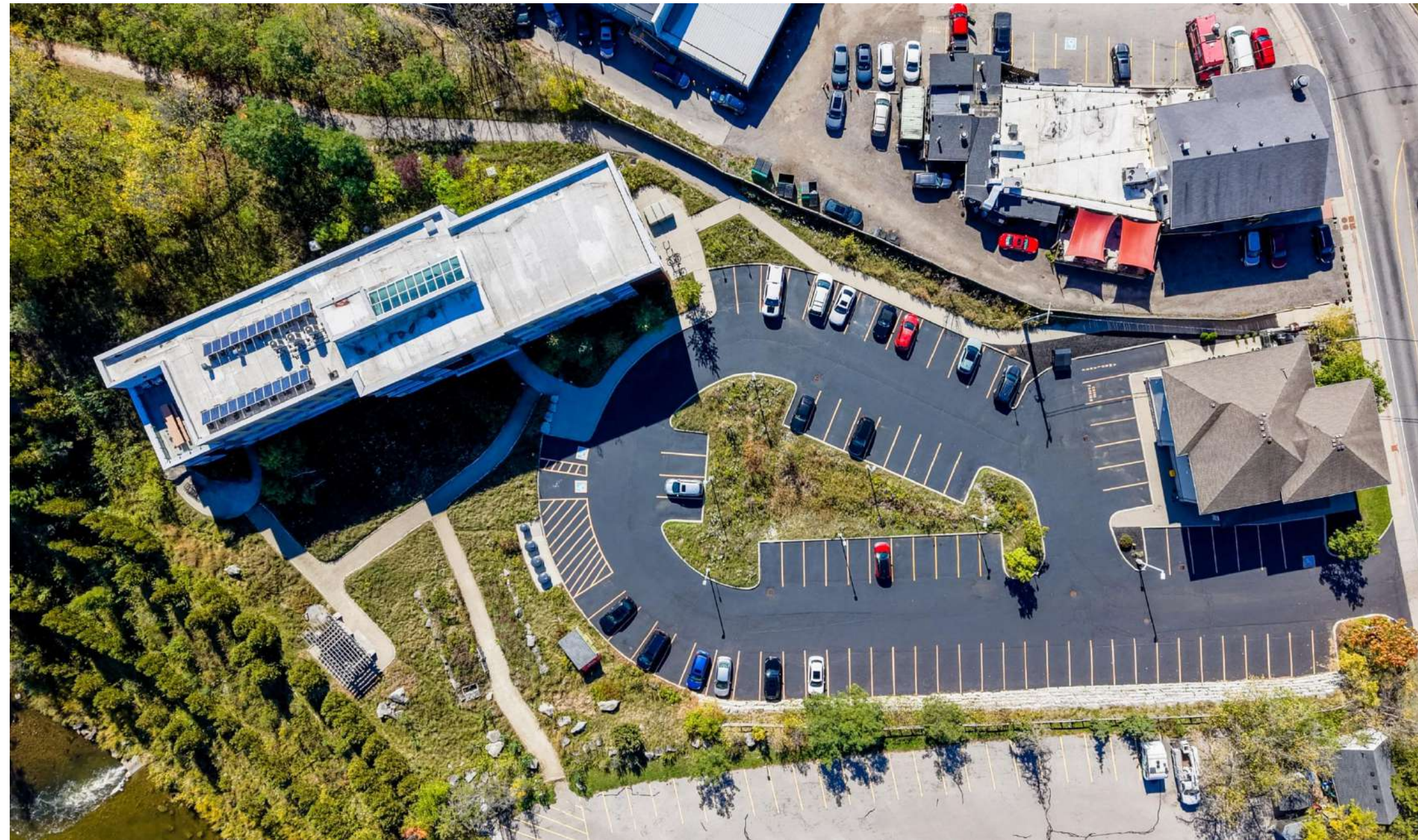
LEASABLE AREA 22,923 SQFT

ZONING MIX-2 (49)&(61)

PARKING 72 SURFACE SPACES

EXISTING LEASE (6,811 sqft)
Main Floor leased until
Aug 31, 2027 at \$17/SF Net
With 1 option for 1 additional year

PRICE \$6,800,000



One of Canada's first Platinum certified, Signature LEED office building located next to the Grand River and the Kitchener Bridgeport Industrial Park. Over 22,900 sq. ft. over 3 floors fronting on to a spectacular 3 story open concept skylight entrance lobby, lots of windows and private 3rd floor terrace with spectacular views of the Grand River. Excellent onsite parking with 72 spaces, next to the Walter Bean Walking Trail, close to all amenities, public transit and easy access to the Conestoga Parkway. This is a wonderful ecofriendly work environment.



Leed Station Highlights

THE LOBBY

- Showers to encourage cycling to work
- Clerestory windows open automatically for natural humidity and temperature optimization
- Waste heat from the computer server room heats domestic hot water by way of an air-to-water heat pump

THE RESTROOMS

- 30 m2 cistern & recaptured condensate from condensing boiler supplies all non-potable water

THE MECHANICAL ROOM

- Incoming outdoor air enters the building through an earth tube that warms winter air and cools summer air using the ambient temperature of the ground
- An energy recovery ventilation system (ERV) recovers heat and moisture from exhausting air during the winter to precondition incoming air; this process is reversed during the summer
- Heating / cooling is provided by 3 rooftop condensers; they are connected to over 60 fan coil units throughout the building to allow the system to operate at low and variable flow rates, whereas typical building systems operate at full-on or full-off

THE OFFICES

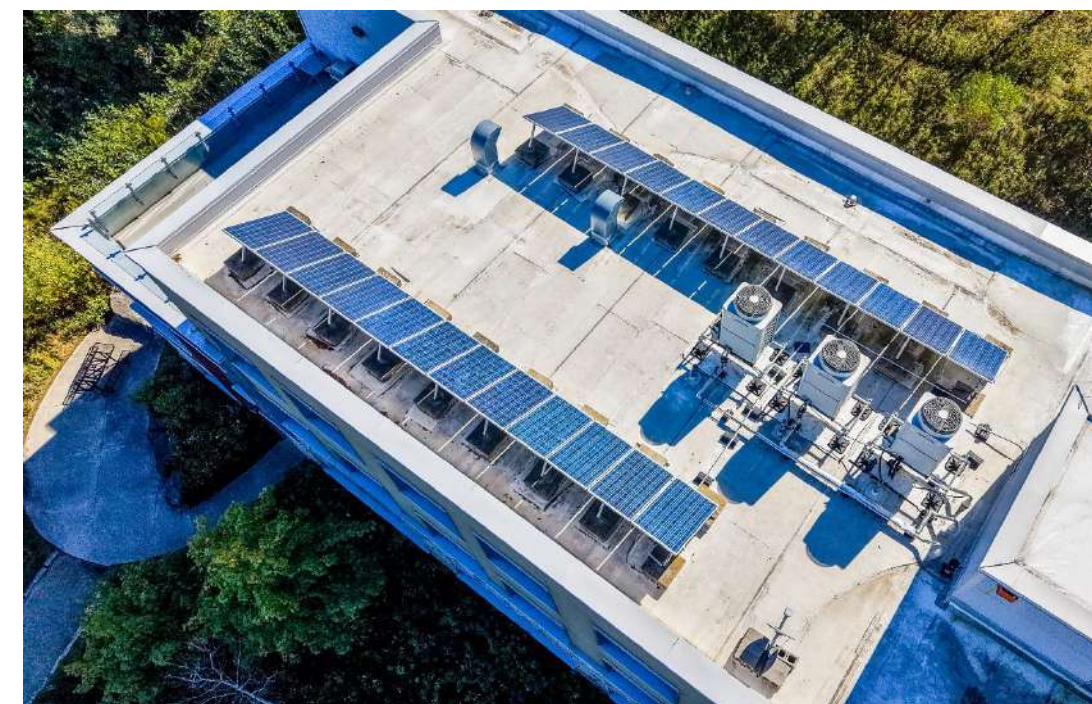
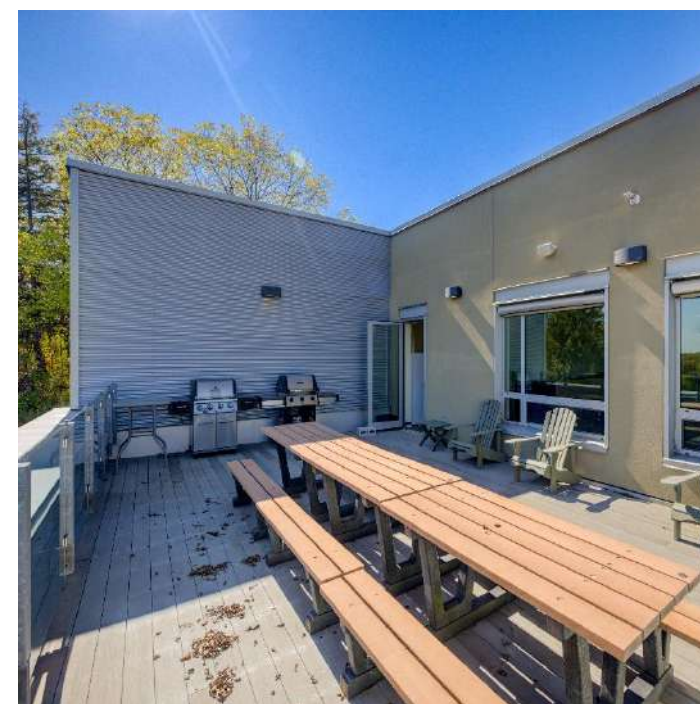
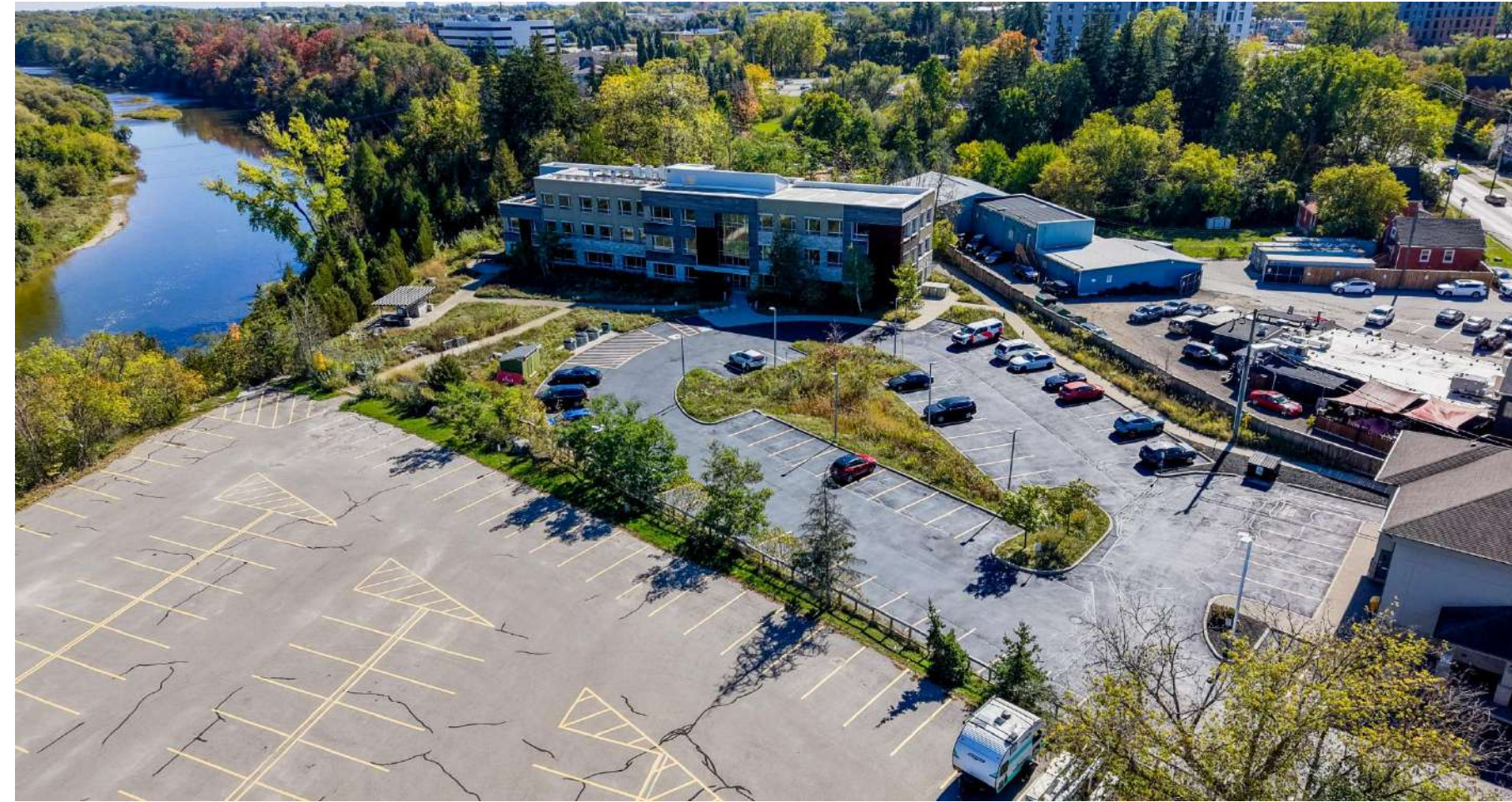
- Automated exterior shades on all windows facing south, east and west to decrease solar heat gain and glare
- Operable windows for natural cooling
- Adjustable daylighting sensors on all veiling lights
- Every employee has access to daylighting and views to the outdoors

THE KITCHEN

- Low-flow showerheads, rain barrels and composters

THE LANDSCAPING

- Only native, drought-resistant plant species requiring no pesticides
- Stormwater treated to remove 80% of toxins and debris
- Parking spots designated for carpool and hybrid vehicles

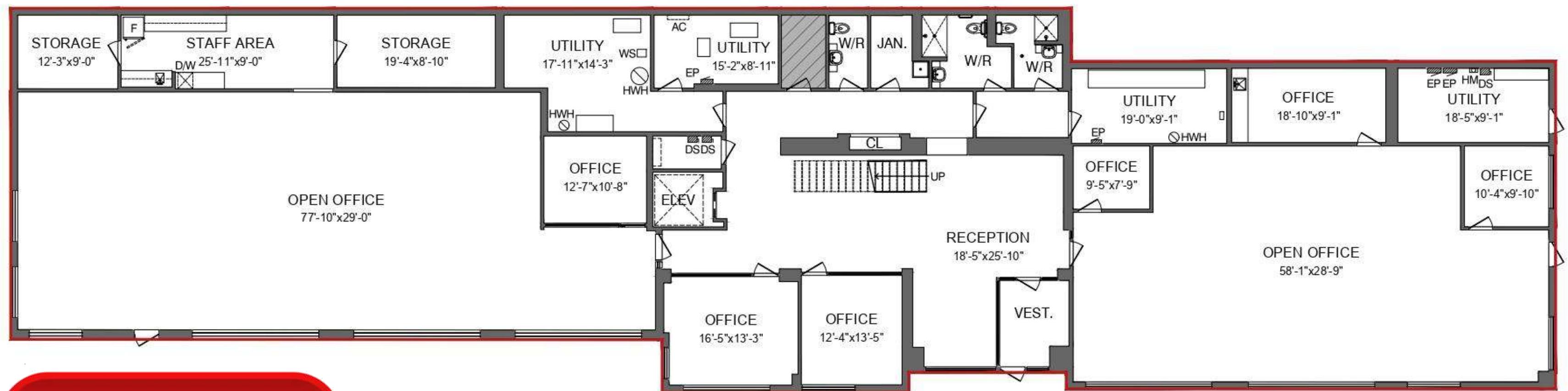
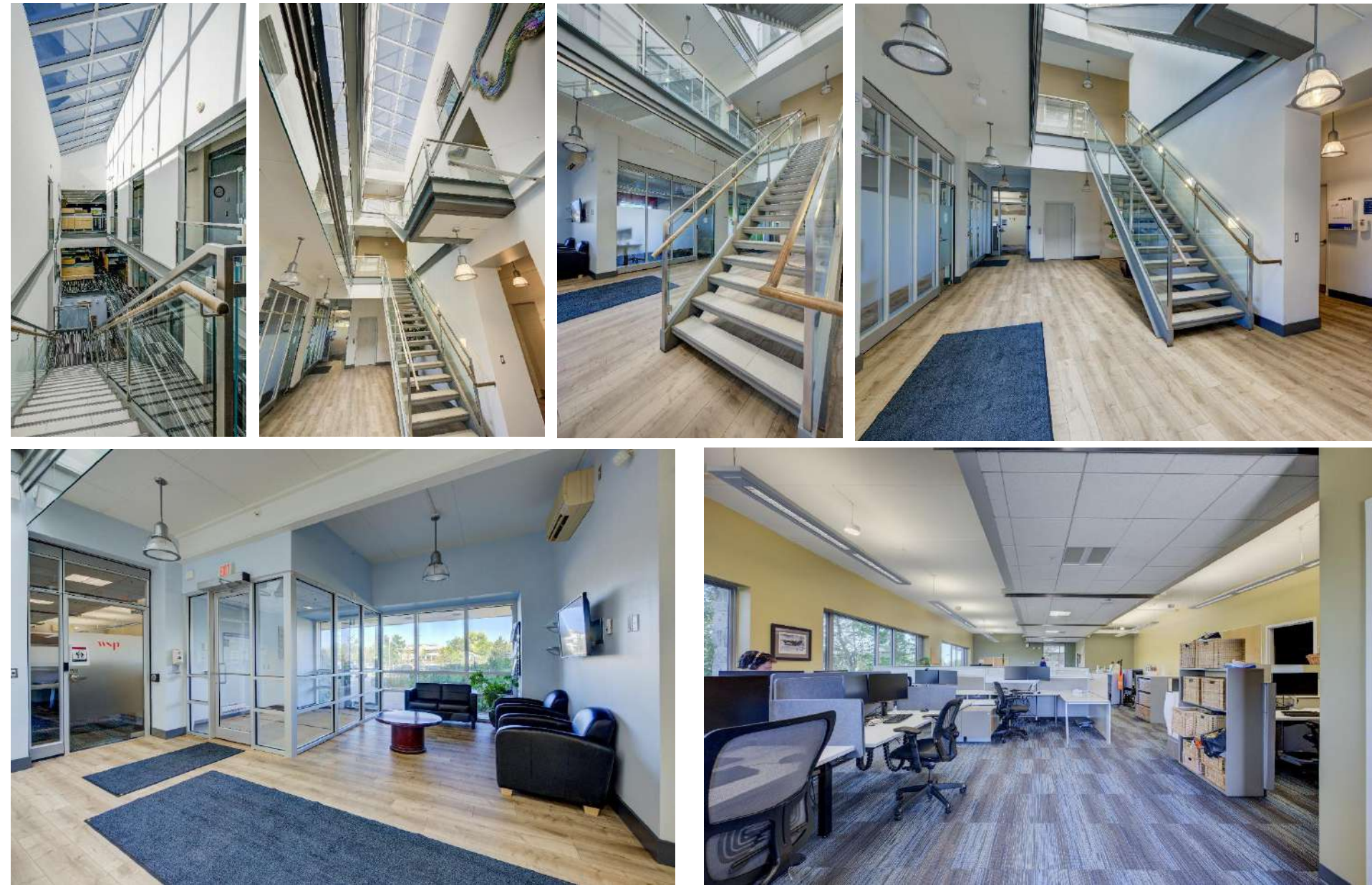


FLOOR 1

LEASABLE AREA: 7,850 SQFT

FEATURES

- Main building lobby into 3 story atrium
- 6 Private offices
- 2 Large open office areas
- Washrooms with showers
- Utility rooms



CLICK TO TOUR 

Coupal Markou

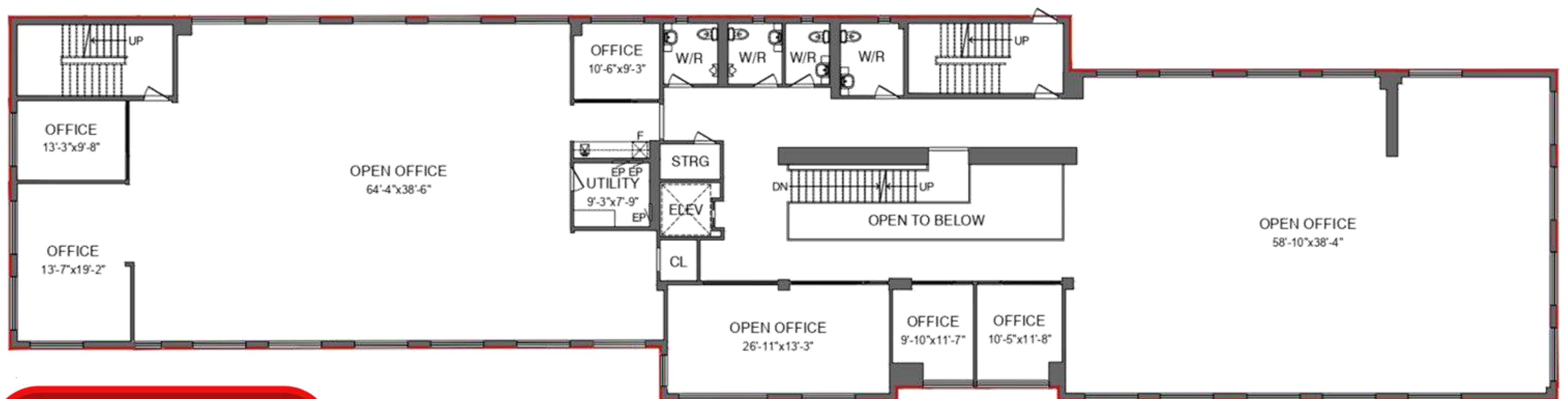
Commercial Real Estate Inc., Brokerage

FLOOR 2

LEASABLE AREA: 7,810 SQFT

FEATURES

- 4 Private offices
- Large boardroom
- 2 Large open office areas
- Washrooms



CLICK TO TOUR 

Coupal Markou

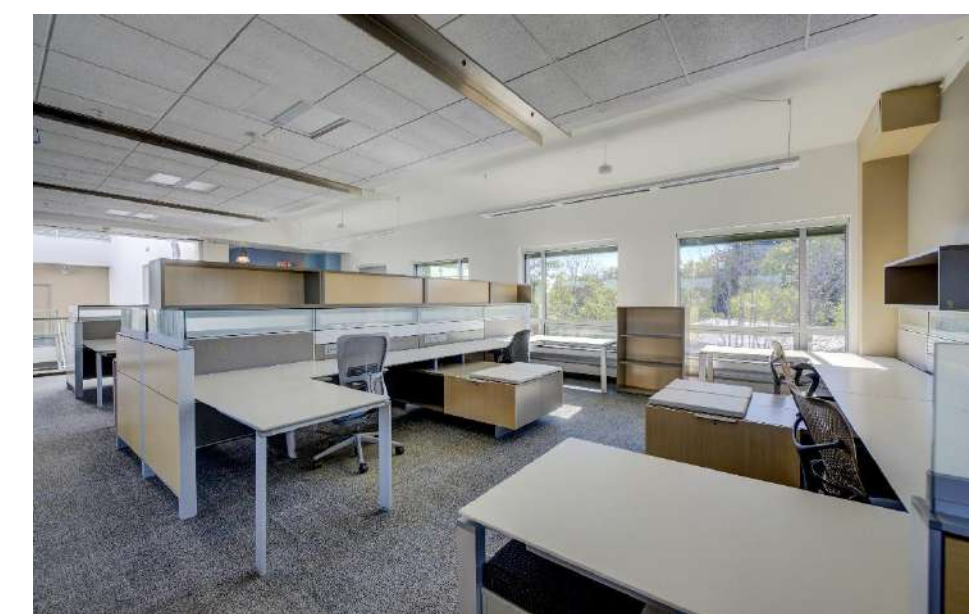
Commercial Real Estate Inc., Brokerage

FLOOR 3

LEASABLE AREA: 7,263 SQFT

FEATURES

- 5 Private offices
- Large meeting room
- 2 Large open office areas
- Staff kitchen
- Rooftop terrace overlooking the Grand River
- Washrooms



CLICK TO TOUR 

Coupal Markou

Commercial Real Estate Inc., Brokerage

WSCC446 – Condo Structure Summary

Included in the sale:

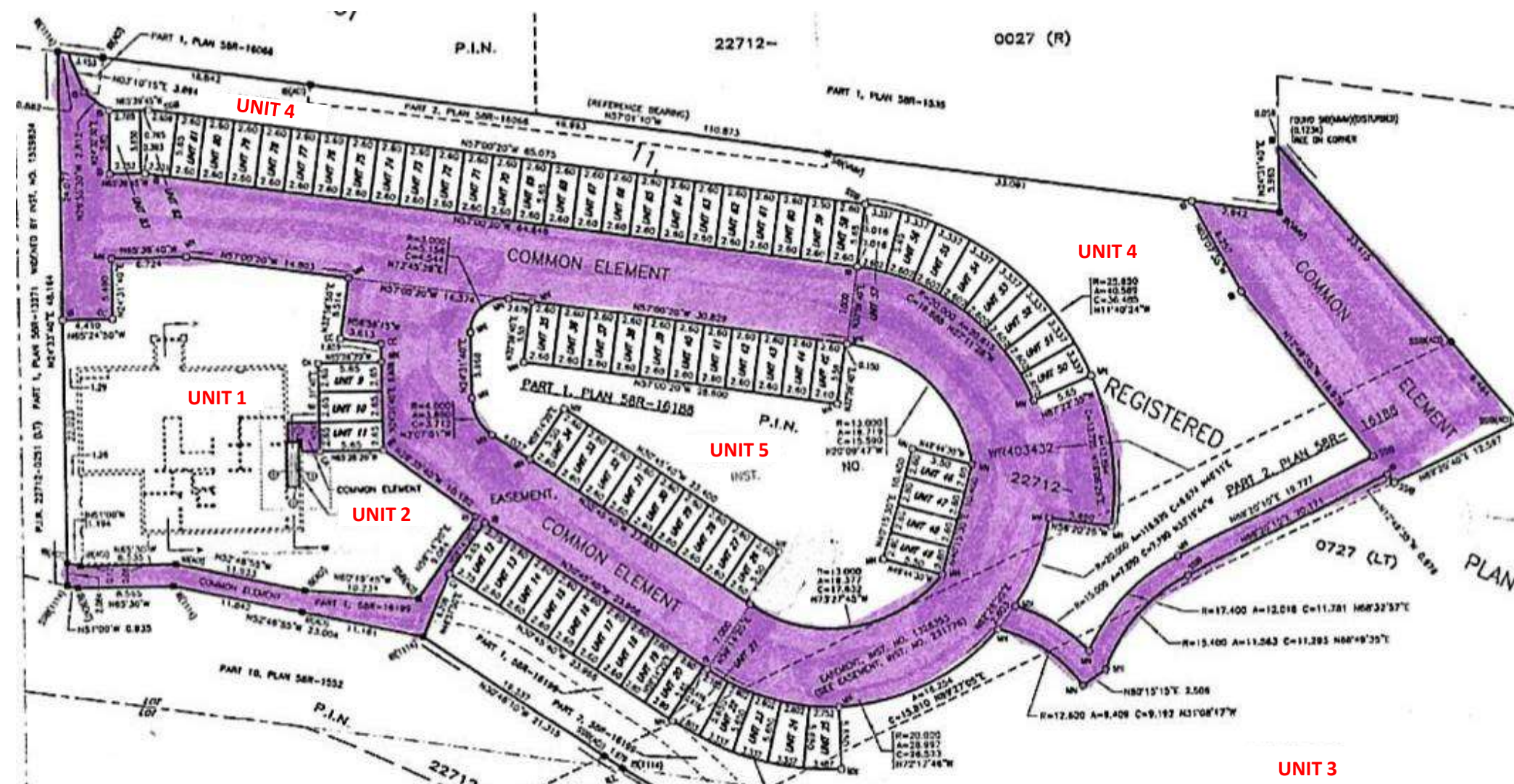
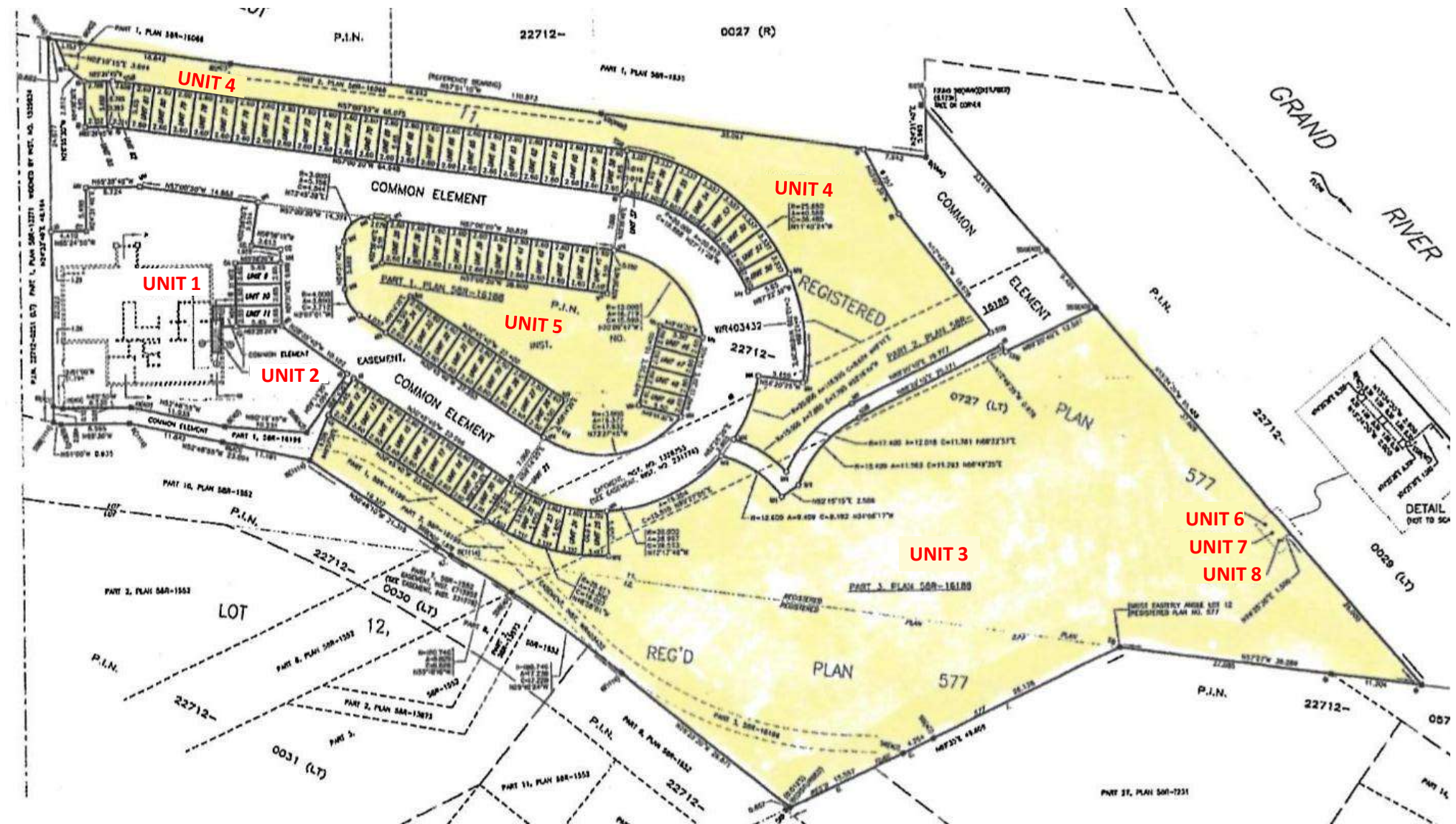
- Unit 3- Southeast land area where building is located
- Unit 4- Northwest land area with a retaining wall
- Unit 5 – Centre storm pond area
- Unit 6-8 – Voting units only
- Unit 12-83 – Parking spaces

Not Included in the sale:

- Unit 1 -2 – Southwest land area where 580 Landcaster is built
- Units 9 – 11 – Parking spaces

Notes

- Units are highlighted in yellow & purple highlights the common elements
- WSCC466 has 8 voting units (Units 1-8), 6 of these units are included in the sale



UNIT 3

A LOCATION THAT WORKS FOR YOU

Situated on a high visibility corridor in Kitchener, 582 Lancaster Street West offers excellent exposure along one of the city's busiest thoroughfares.

The property benefits from easy access to Highway 85 and the Conestoga Parkway, providing convenient connectivity throughout Kitchener-Waterloo, Cambridge, and beyond.

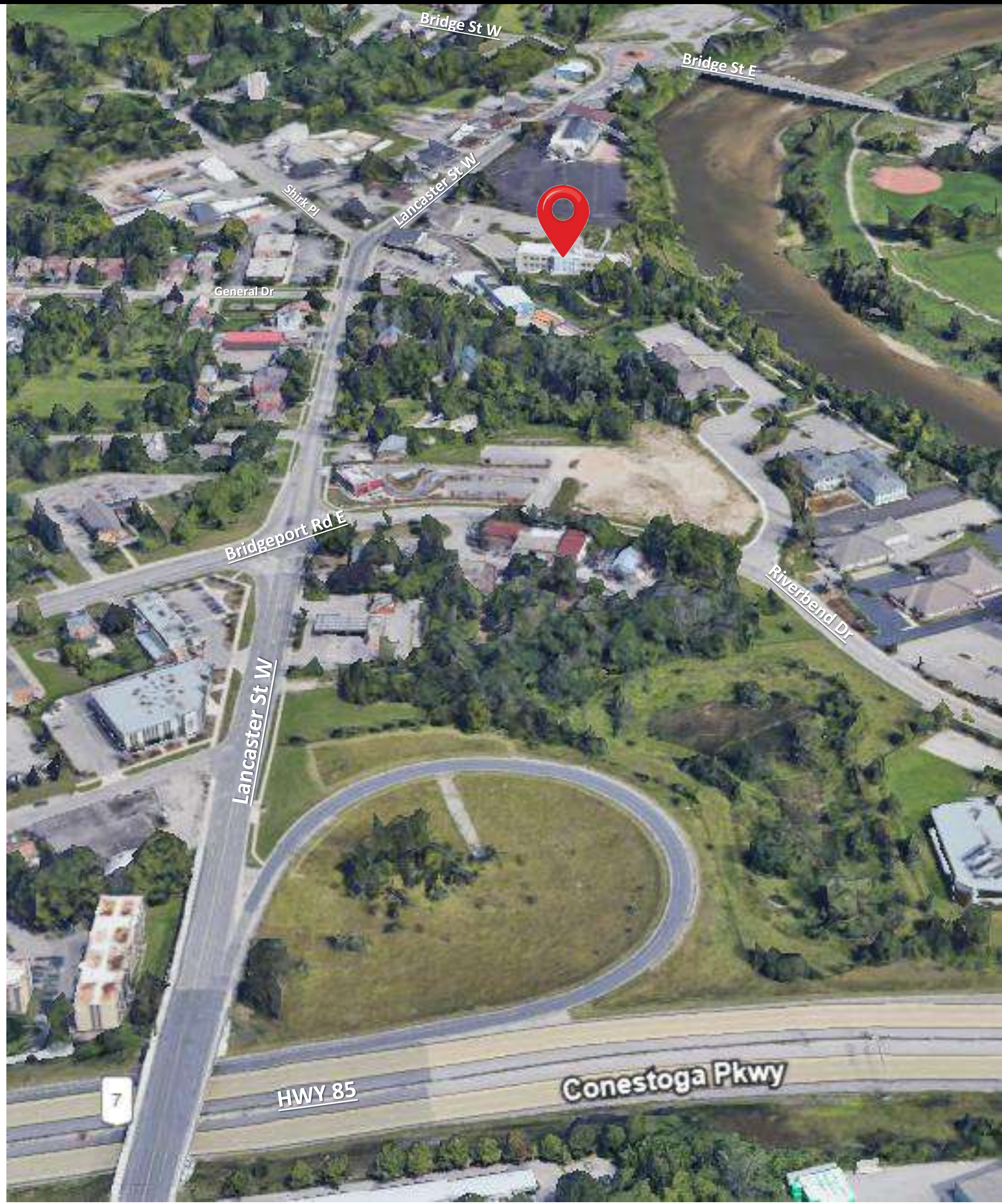
The surrounding area is a mix of commercial, industrial, and residential uses, making it an attractive and accessible location for a wide range of businesses. Public transit is readily available along Lancaster Street, and the property is just minutes from Downtown Kitchener and Uptown Waterloo.

FRONTAGE ON THE GRAND RIVER WITH SCENIC VIEWS

5 EATERIES WITHIN 0.5 KM

WITHIN WALKING DISTANCE OF MULTIPLE BUS STOPS

1 MINUTE DRIVE TO EXPRESSWAY



Coupal Markou

Commercial Real Estate Inc., Brokerage

582 LANCASTER ST W, KITCHENER



Christopher Coupal

Broker of Record

☎ 519-742-7000 EXT 101

✉ CHRISTOPHER@COUPALMARKOU.COM

Peter Kruschen

Sales Representative

☎ 519-742-7000 EXT 106

✉ PETER@COUPALMARKOU.COM

COUPAL MARKOU COMMERCIAL REAL ESTATE INC.

150 KING STREET SOUTH

WATERLOO, ONTARIO N2J 1P6

519-742-7000

CONFIDENTIALITY AGREEMENT

TO: HERO'S FOUNTAIN (the "Seller(s)")
INTERNATIONAL LTD.

RE: SALE OF 582 Lancaster St, Kitchener (the "Property")

The Seller(s) has provided information in oral and written form including confidential and proprietary information for use in evaluating a potential purchase of the Property (the "Confidential Information") to undersigned (hereinafter "You") and your directors, officers, members, partners, employees, agents, consultants, advisors and other representatives including legal counsel, accountants and financial advisors (collectively, "Your Representatives"). For the purposes of this Agreement, Confidential Information shall not include: (i) information which You can demonstrate was or became generally available to the public other than as a result of a disclosure by You or Your Representatives; or (ii) was available, or becomes available, to You or Your Representatives on a non-confidential basis prior to its disclosure to You by The Seller(s). but only if to the best of Your knowledge after due inquiry, the source of such information is not bound by a confidentiality agreement with The Seller(s). or is not otherwise prohibited from transmitting such information to You or Your Representatives by a contractual, legal, fiduciary or other obligation, and You provide The Seller(s.) with prompt written notice of such prior possession.

The Seller(s) understands that You may transmit Confidential Information to Your Representatives however You agree that Confidential Information will only be provided to Your Representatives to the extent that they need to know such information for the purpose of evaluating the acquisition of the Property. You further undertake to inform Your Representatives of the confidential nature of the Confidential Information and agree to be responsible for any breach of this Agreement by Your Representatives.

You agree, and agree to cause each of Your Representatives, to keep confidential any and all Confidential Information, not to disclose any Confidential Information to any person (including the fact that the Confidential Information has been made available to You or Your Representatives) nor disclose to any person the fact that the discussions concerning the acquisition of the Property are taking or have taken place or the substance thereof and also agree that neither You nor Your Representatives will use any of the Confidential Information for any reason or purpose other than to evaluate the acquisition of the Property.

If You or any of Your Representatives are requested or become legally compelled (by oral questions, interrogatories, requests for information or documents, subpoena, civil or criminal investigative demand, or similar process) or are required by a governmental regulatory body to make any disclosure that is prohibited or otherwise constrained by this Agreement, You or Your Representatives, as the case may be, will provide The Seller(s) with prompt notice of such request so that The Seller(s) may seek an appropriate protective order or other appropriate remedy. Subject to the foregoing, You or Your Representatives may furnish that portion (and only that portion) of the Confidential Information that, in the written opinion of its counsel reasonably acceptable to The Seller(s), is legally compelled or is otherwise required to be disclosed. In addition, You or Your Representatives shall use best efforts to obtain reliable assurances that confidential treatment will be accorded any Confidential Information so disclosed.

If You determine that You do not wish to proceed with the acquisition of the Property or if The Seller(s) notifies You that it does not wish You to consider the acquisition of the Property, then: (i) You will promptly deliver to The Seller(s) all documents or other materials furnished to

You or Your Representatives constituting Confidential Information, together with all copies and summaries thereof in Your or Your Representatives possession or under Your or Your Representatives control, and will destroy all materials generated by You or Your Representatives that include or refer to any part of the Confidential Information, without retaining a copy of any such material; or (ii) alternatively, if The Seller(s) requests, You will promptly destroy all documents or other materials constituting Confidential Information in Your possession or under Your control or the possession or control of Your Representatives, and will promptly certify the same in writing to The Seller(s)(including in such certification a list of the destroyed materials).

You agree to indemnify and hold The Seller(s). and its officers, directors, employees and agents harmless from any damage, loss, cost, or liability (including legal fees and the cost of enforcing this indemnity) arising out of or resulting from any unauthorized use or disclosure by You or Your Representatives of the Confidential Information or other violation of this Agreement. In addition, because an award of money damages (whether pursuant to the foregoing sentence or otherwise) would be inadequate for any breach of this Agreement by You or Your Representatives and any such breach would cause The Seller(s) irreparable harm, You also agree that, in the event of any breach or threatened breach of this Agreement, The Seller(s) will also be entitled, without the requirement of posting a bond or other security, to equitable relief, including injunctive relief and/or specific performance. Such remedies will not be the exclusive remedies for any breach of this Agreement but will be in addition to all other remedies available at law or equity to The Seller(s).

This Agreement will be governed by the laws of the Province of Ontario and the federal laws applicable therein.

DATED this _____ day of _____, 2025

Company:

Name:

Signature

Title:

Email:

Phone:

Company:

Name:

Signature

Title:

Email:

Phone: