

Lennard:

210-137 Glasgow Street, Kitchener 519.340.5900

## Prime Retail Space in the Heart of Kitchener's Sportsworld Node

This 7,970 SF inline unit offers an exceptional opportunity within the Tulane Power Centre—a hightraffic, regional retail destination anchored by national brands and popular local businesses.

Join a dynamic tenant mix that includes Williams Fresh Café, Wendy's, Asian Food Land, Lindt Chocolate, Work Authority, and Golf Play, all of which help drive steady traffic to the site. The centre is located adjacent to Costco and directly across from The Home Depot, further strengthening its reputation as a go-to retail hub in the region.

The space features a bright, open layout, drive-in shipping door, and ample ceiling height, making it ideal for a variety of retail, service, and showroom uses.

Strategically positioned with excellent accessibility, the site offers direct connections to Highway 8 and Highway 401, making it easily accessible from across Kitchener-Waterloo and the surrounding region.









Zoning COM-4 (32)



Clear Height





225 Amps,



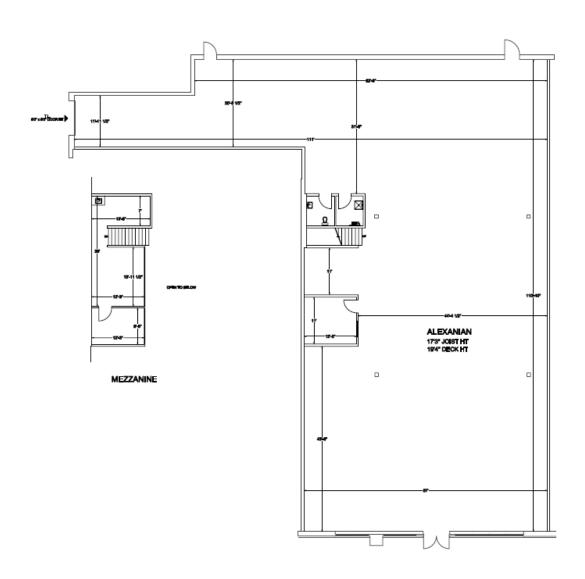
Grade Level

### Property Highlights

- Located in the Tulane Power Centre alongside strong co-tenants
- Zoning permits a wide range of uses
- Drive-in shipping door and 17' 3" clear ceiling height
- Abundant on-site parking
- Surrounded by major national retailers and services
- Landlord will consider longer-term lease considerations

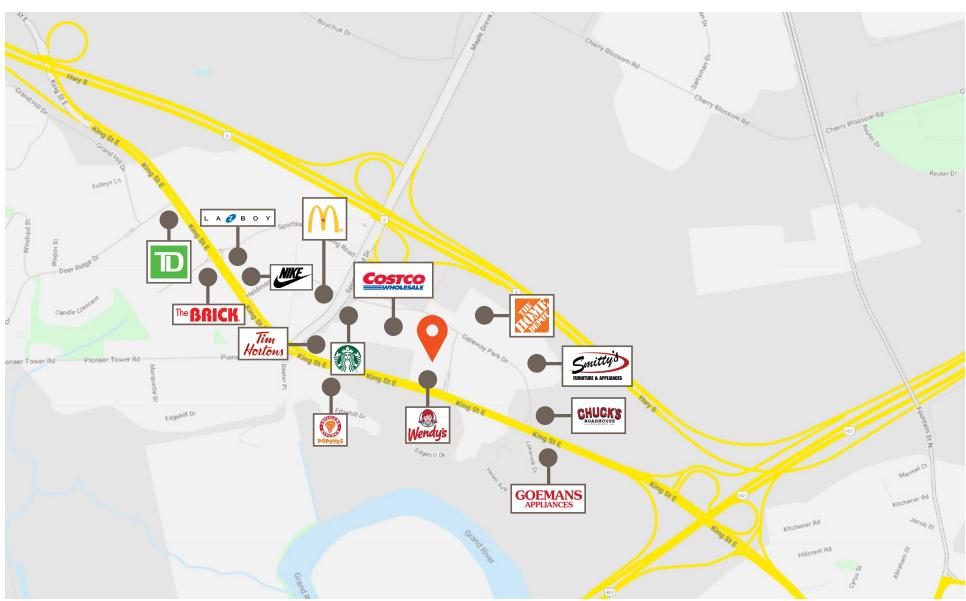
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Floor Plan





## Location



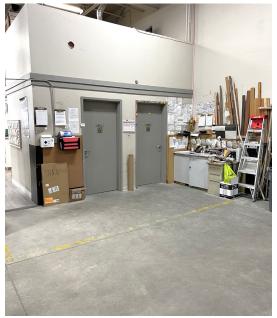
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## Photo Gallery



















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