

55 KING STREET WEST

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CONTEMPORARY ELEGANCE

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

If you're looking to make an impression, 55 King is the place for you.



CLASS-A BUILDING IN THE HEART OF DTK

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 AT
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's an extension of your business; an environment that fosters creativity, drives productivity and more importantly, a workplace that your team, clients and visitors love to be in.



LARGE WINDOW
VIEWS



FITTED WITH
MODERN FINISHES



FIBER INTERNET
LINE



LED LIGHTING



UNIT SECURITY



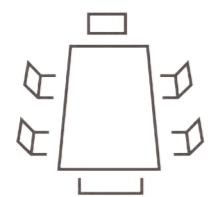
Move-in & Custom
Ready Built

SUITES AND DEAL TERMS THAT SUIT YOUR NEEDS

We're here to make thing easy. We have move-in ready suites and teams available to customize suites for those looking to make their space their own. We know that no two companies are alike, and as such, focus on providing tailored spaces and structuring user specific deal terms.

AMENITIES FOR A BETTER EVERYDAY EXPERIENCE

This Class-A tower delivers the essential amenities required to provide a safe and productive work environment. With a shared tenant boardroom, 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.



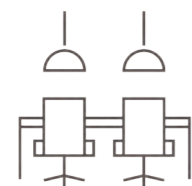
COMMON
BOARDROOM



SECURE
PARKING



SECURE BIKE
STORAGE



TENANT
LOUNGE



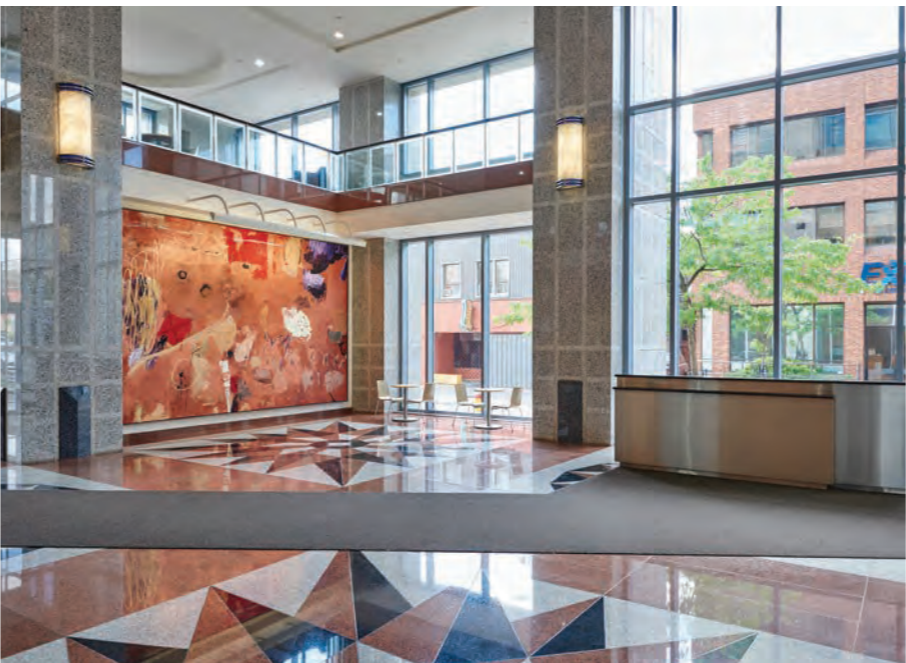
BUILDING
AUTOMATION



24/7
SECURITY

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 LRT and GRT transit stops. Neighbours include Communitech, KPL, Victoria Park and THEMUSEUM to name a few.

55 King is easily accessible from the expressway and is less than a 10 drive minute from highway 401.

A WALK SCORE OF 95

19 EATERIES

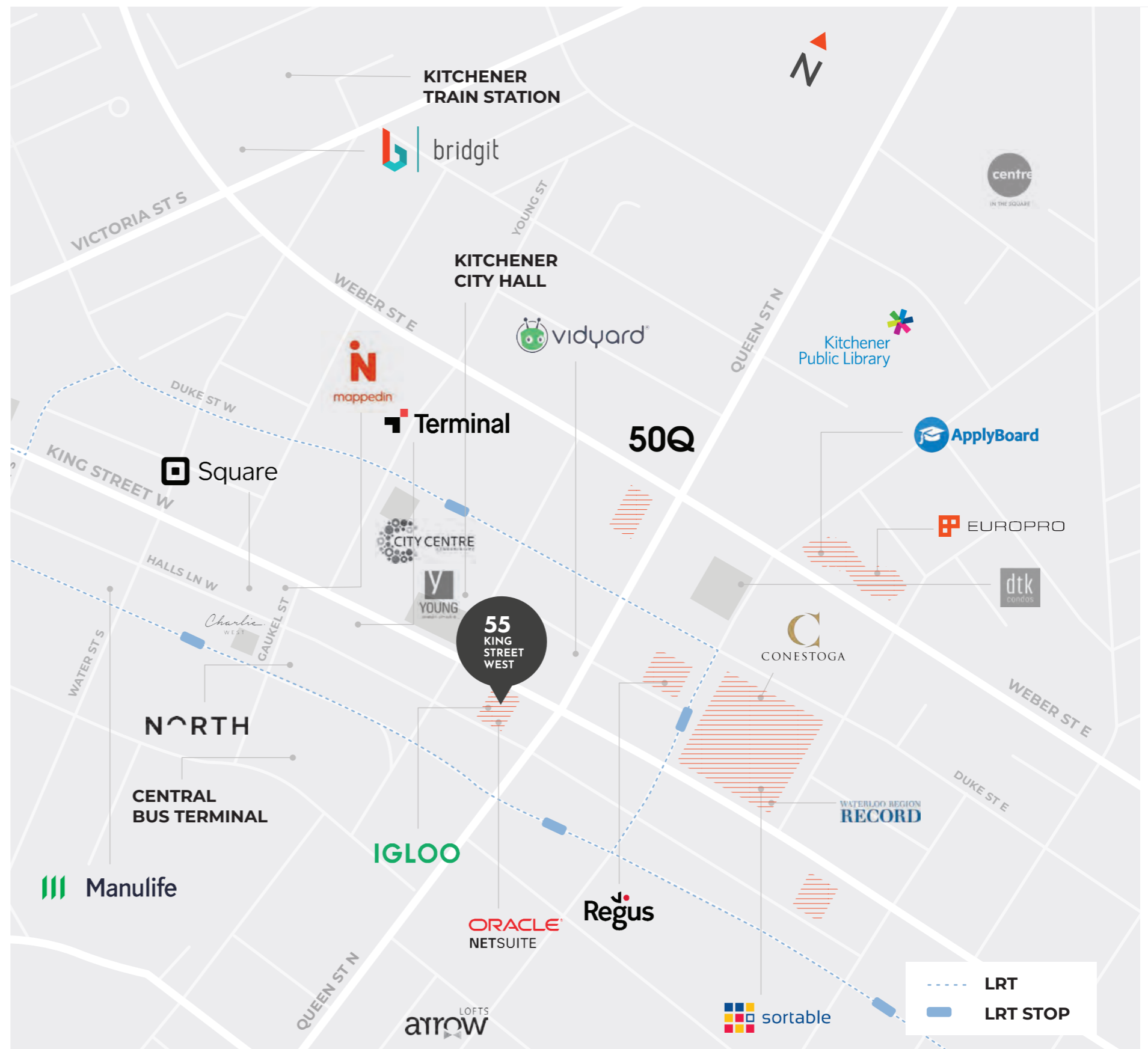
4 MAJOR BANKS

WITHIN WALKING DISTANCE OF LRT

3 MINUTE DRIVE TO THE EXPRESSWAY

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

OVER 5,200 NEW RESIDENTS
ESTIMATED IN THE NEXT 5 YEARS



OUR FAVOURITE LOCAL SPOTS

Check out our favourite spots around the neighbourhood.

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!



THE 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 and Starbucks 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 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 to scaling companies. We work with tenants to structure deal terms that are tenant specific and allow for future growth.

BUILDING SPECS

SUITE SIZES

Suites range from 600 SF to 15,000 SF.

NUMBER OF FLOORS

12-storeys

CEILING HEIGHT

9' - 12'

SECURITY

Manned and mobile security services available 24/7.

PARKING

Secure surface and underground parking. Ample stalls for tenants and visitors.

HVAC

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

Upgraded cooling towers that run on Variable Frequency Drives to modulate based on demand, increasing heat transfer efficiency in an environmentally friendly manner.

LED LIGHTING

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



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