



305

KING

Creative Space in the
Innovation District

A place for innovative teams to create

*305 KING is a 12 storey, 120,000 SF
modernist office building located in Kitchener's
Innovation District.*

The building, designed by renowned Webb Zerafa Architects, was constructed in the early 60's and initially used as a banking headquarters. Since acquiring, Perimeter is pivoting the building into an innovative hub for creative, like-minded companies who want to be located in the hottest neighbourhood in the Region. The Innovation District is home to companies such as Google, D2L and hundreds of start-ups along with accelerators such as Communitel and Velocity. The area also enjoys numerous restaurants, pubs and retail services all within a short walk as well as existing transit and future LRT lines.



Create a space to suit your needs

Whether you are a small team looking for a place to grow, or an established team looking to customize a space to your company's needs, 305 KING has a space for you. The rugged concrete construction of the building provides a great canvas for tenants to work with to create a design to suit their needs and attract & retain the best talent. The on-site Wine Bar and Juice Bar / Café are great for meetings and impromptu collisions with industry colleagues.



Key Features of 305

Central Innovation District Location

Great City Views from Floor to Ceiling Glass

Flexible Unit Sizes

Expansion Potential Within Building

In-House Design and Construction Assistance, if Required

On-Site Fitness Room

Building Signage Available



Recent Building Upgrades

Renovated Lobby and Floor Common Areas

New Boilers, Chillers, Cooling Tower and Building Automation System

Secure Indoor Bike Storage

High Speed Fiber Trunk

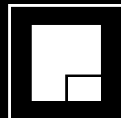


The spot where business meets pleasure



Local Amenities

- | | | | | | |
|----|--------------------------|----|-----------------------|----|-------------------------|
| 01 | Breithaupt Block | 10 | The Beer Store | 19 | Kinkaku Izakayo |
| 02 | LCBO | 11 | Rana Taste of Turkish | 20 | Kitchener City Hall |
| 03 | Communtech | 12 | Golden Turtle | 21 | Center in the Square |
| 04 | Balzac's, The Firkin Pub | 13 | McCabes Pub & Grill | 22 | Victoria Park |
| 05 | The Tannery | 14 | KW Bookstore | 23 | Transit Terminal |
| 06 | Future Transit Hub | 15 | Union Burger | 24 | THE MUSEUM |
| 07 | VIA Rail & GO Transit | 16 | Shoppers Drug Mart | 25 | The Walper Hotel |
| 08 | Kaufman Lofts | 17 | 271 West Restaurant | 26 | TWH Social Bar & Bistro |
| 09 | TD Canada Trust | 18 | The Guanaquita | 27 | Kitchener Market |



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