

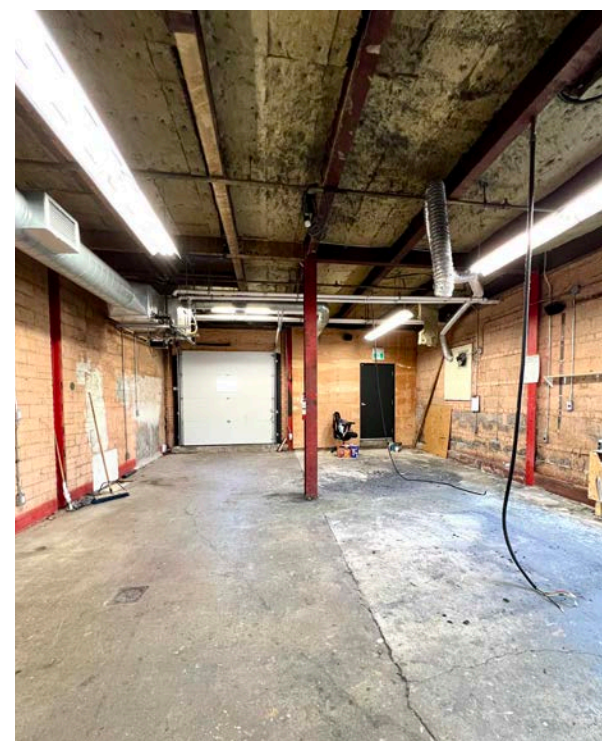
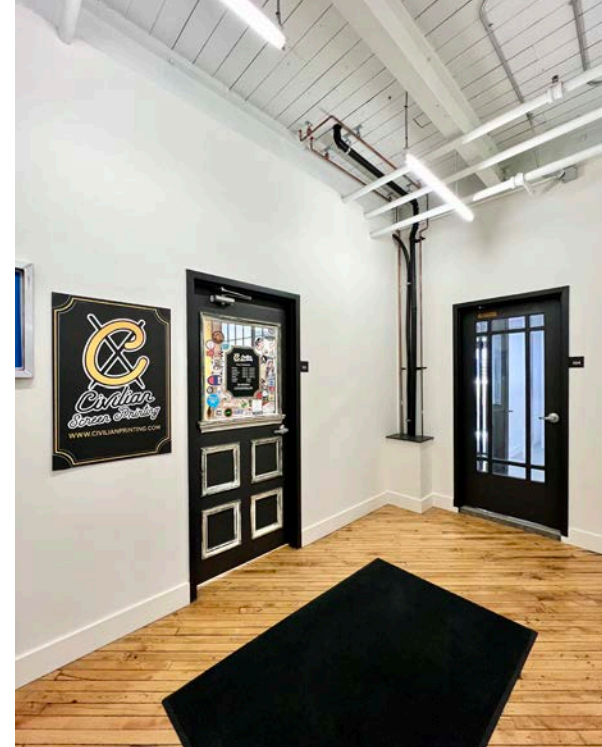
FOR SUBLEASE



3,023 SF of Unique and Creative Office Space in Downtown Kitchener

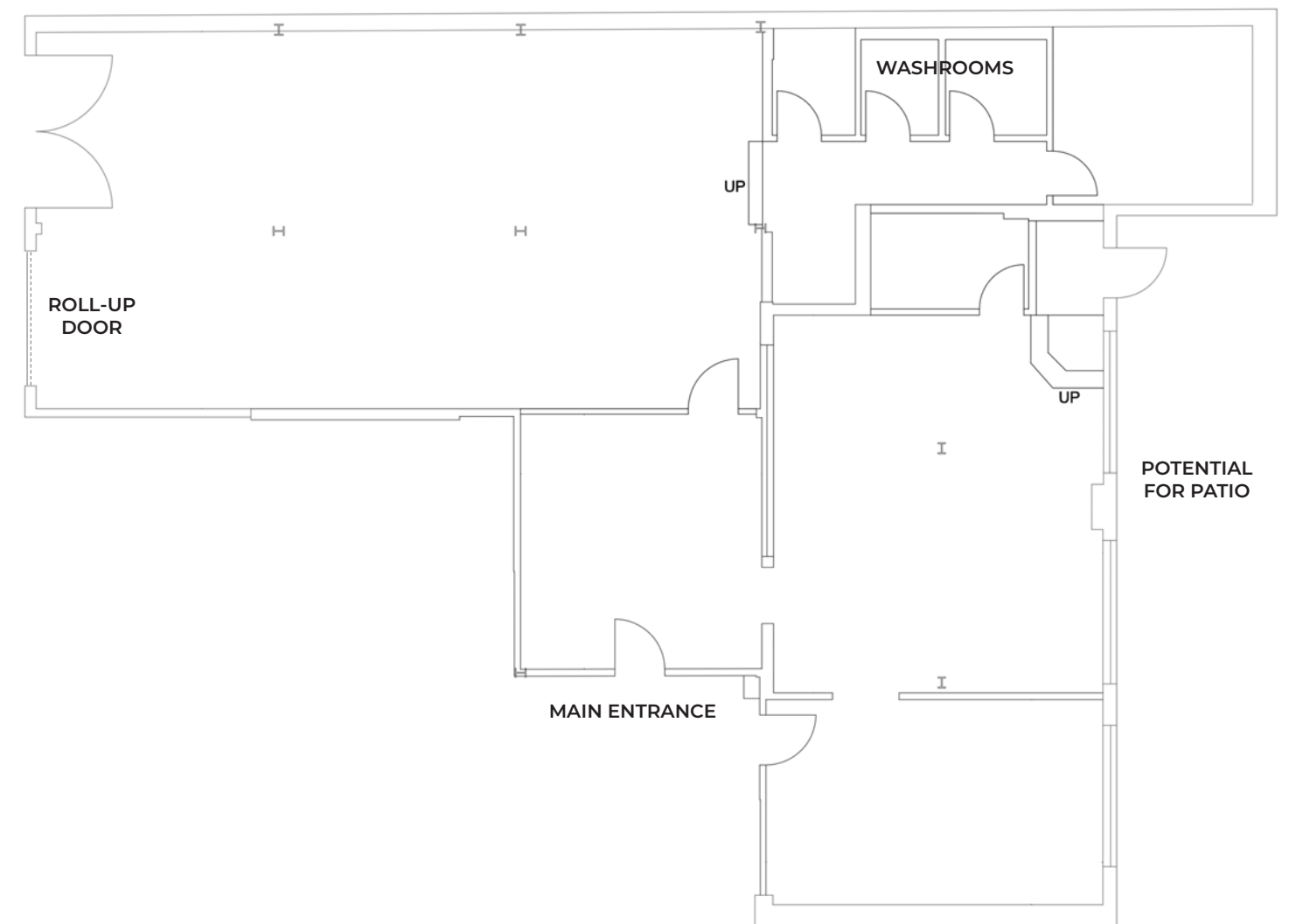
**100** AHRENS STREET W  
KITCHENER, ONTARIO | UNIT 103

**WHITNEY**  
Commercial Real Estate Services



## FLOOR PLAN

MAIN LEVEL: 3,023 SF



Looking for a unique and creative main level office space that will inspire your team? This space features all the charm and character of a historic warehouse building, with exposed brick walls, high ceilings and large windows that pour in natural light. But don't let the vintage aesthetic fool you - this office space is fully equipped with all the latest tech and infrastructure to ensure your business runs smoothly. With a flexible layout and ample space, this office is perfect for tech startups, design firms, or any business looking for a one-of-a-kind workspace. Situated in a building with a thriving coffee shop, Smile Tiger serves as the hub for the local business community. This space is a must see for any business looking to impress clients and foster a creative environment.

**AVAILABLE SPACE**  
3,023 SF

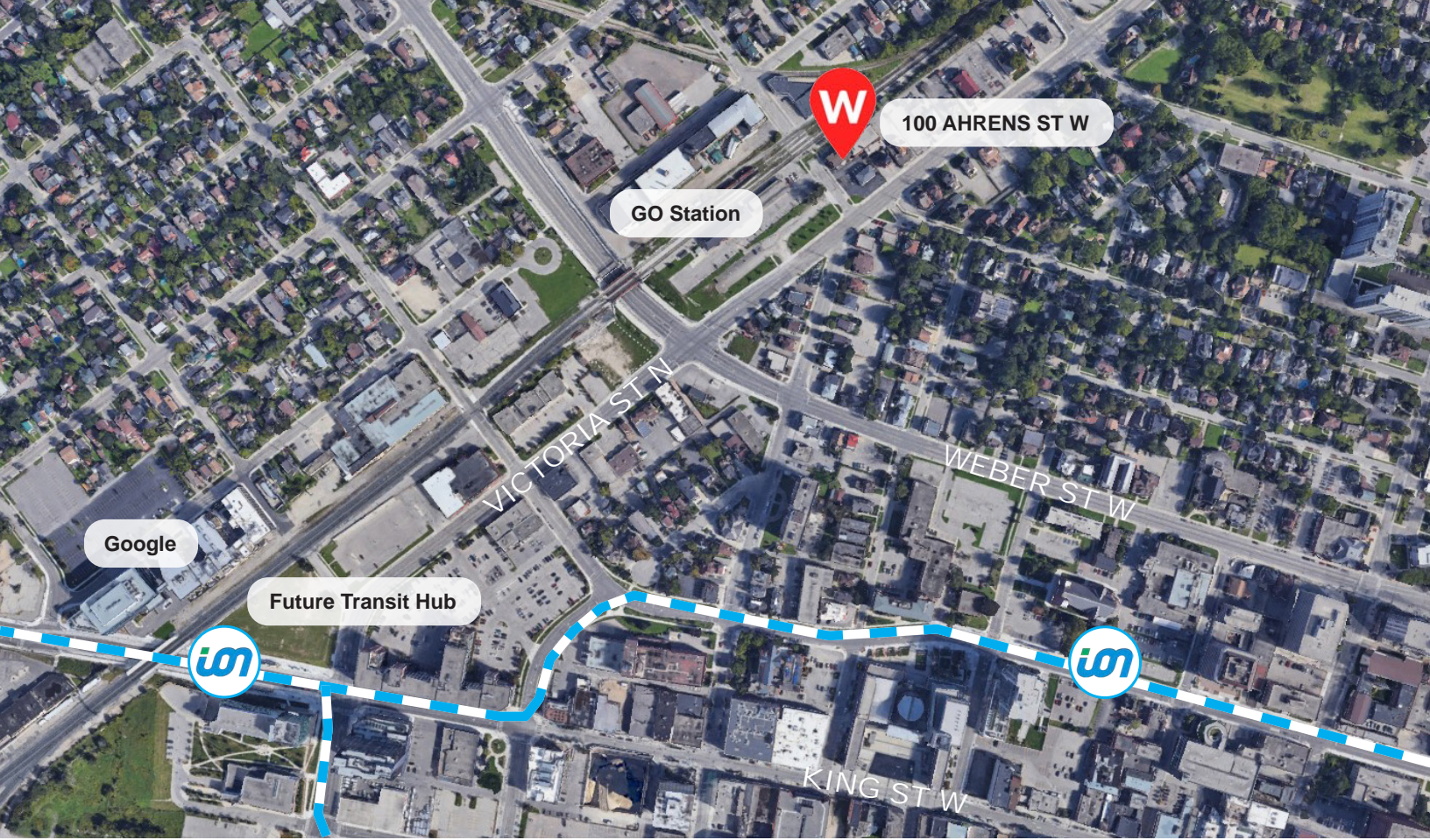
**LEASE RATE**  
\$17.50 SF

**ADDITIONAL RENT**  
\$10.25 SF

Tenant pays utilities/cleaning

## ONE-OF-A-KIND WORKSPACE IN A CHARMING BUILDING

- Sublease expires February 28, 2026
- Landlord will consider a direct lease
- Exposed brick walls, high ceilings
- Large windows pour in natural light
- Equipped with latest tech infrastructure
- Flexible layout and space for collaboration
- Roll-up door for equipment loading
- Close proximity to transportation
- Amenities, restaurants, services nearby
- Located in the Smile Tiger coffee shop building, a hub for the local business community
- Customer parking on site
- Perfect for tech or design firm



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