

FOR LEASE



Beautifully Finished Brick & Beam Office Space

100 AHRENS STREET W
KITCHENER, ONTARIO | UNIT 202

WHITNEY
Commercial Real Estate Services



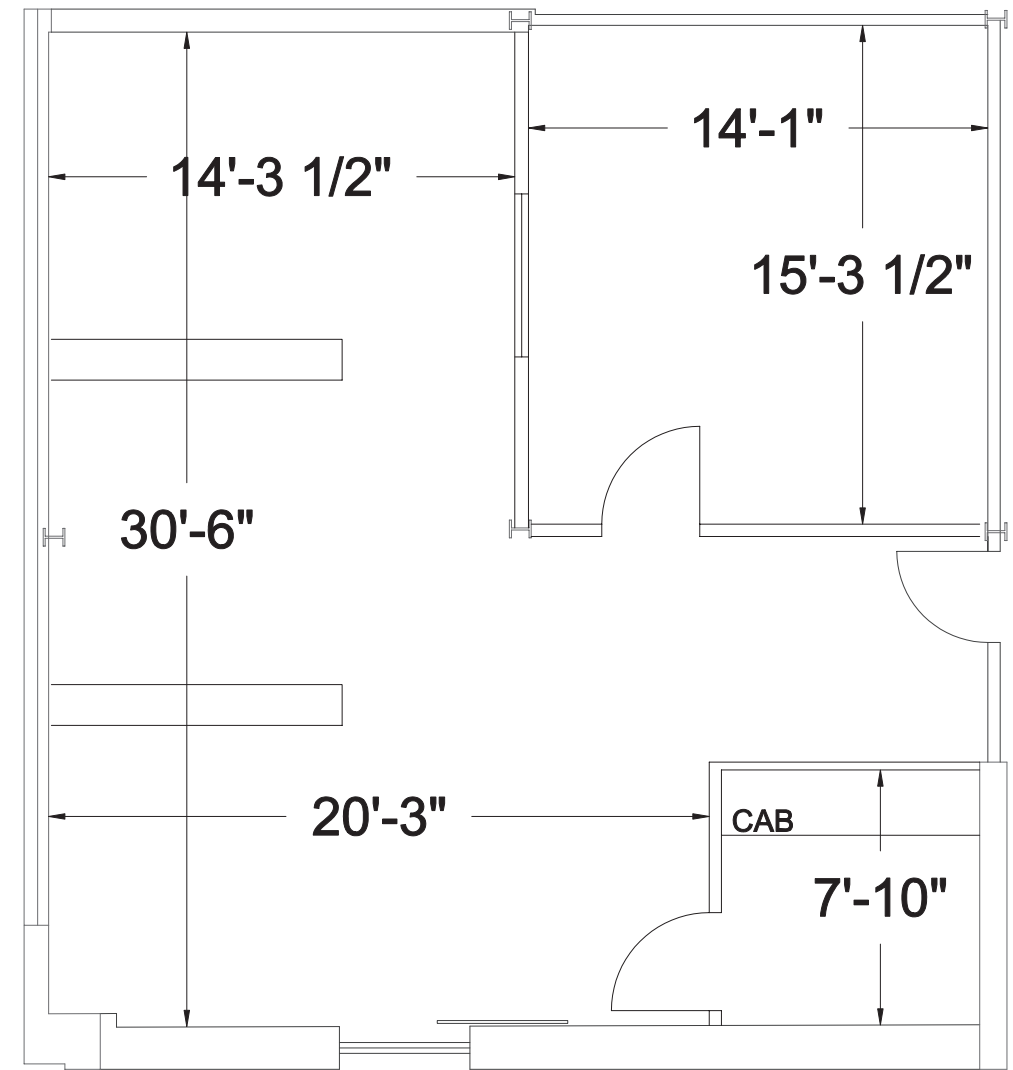
AVAILABLE SPACE
1,089 SF

LEASE RATE
\$2,800 / Month
Gross

Tenant to pay
utilities/in-suite cleaning

- Off-site paid parking is available
- Boardroom can be added for an additional \$550 / month

FLOOR PLAN
UNIT 202: 1,089 SF



Second level office space located at 100 Ahrens Street W, Kitchener. The space has an open concept style that would be perfect for a photography studio or a small creative business. Location-wise, this building is perfectly situated. It's conveniently close to public transportation and major highways, making it easily accessible for both clients and employees.

What sets this office space apart is its unique connection to the local business community. Smile Tiger, a thriving coffee shop, is located on the main floor of the building. Imagine starting your day with a delicious cup of coffee or holding a casual meeting with a client in a relaxed and friendly atmosphere. If you're looking to impress clients and inspire your team, this office space is a must-see. Its blend of historic warehouse charm and modern amenities creates a one-of-a-kind environment that will leave a lasting impression.

Don't miss out on the opportunity to rent this exceptional office space in an old warehouse building. To experience the magic of this space for yourself, contact us today to schedule a tour. We can't wait to show you around!

FEATURES

- Exposed brick walls, high ceilings
- Large windows pour in natural light
- Flexible layout and space for collaboration
- 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



Perfectly situated & conveniently located near public transportation (VIA Rail, GO, & ION) and major highways, making it a central location.

Its unique connection to the local business community - Smile Tiger, a thriving coffee shop, is located right in the building. Accessible to the downtown core. Very Walkable location. Google Headquarters and Communitech in close proximity.

Contact Listing Agents to Schedule a Tour



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