

FOR LEASE

WHITNEY
Commercial Real Estate Services

100 AHRENS ST W, KITCHENER



BEAUTIFULLY FINISHED BRICK AND BEAM OFFICE SPACE

Welcome to 100 Ahrens St W!

This building features brick and beam office space with ample natural light and high ceilings, located above Smile Tiger Coffee Roasters for lease.

The Landlord is to provide parking and a Tenant Improvement Allowance.

AVAILABLE SPACE | 1,089 SF - 3,758 SF

NET RENT | \$16.50 / SF

ADDITIONAL RENT | \$12.96 / SF

ZONING | MU-2



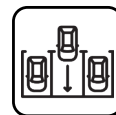
Transit
Nearby



Nearby
Amenities



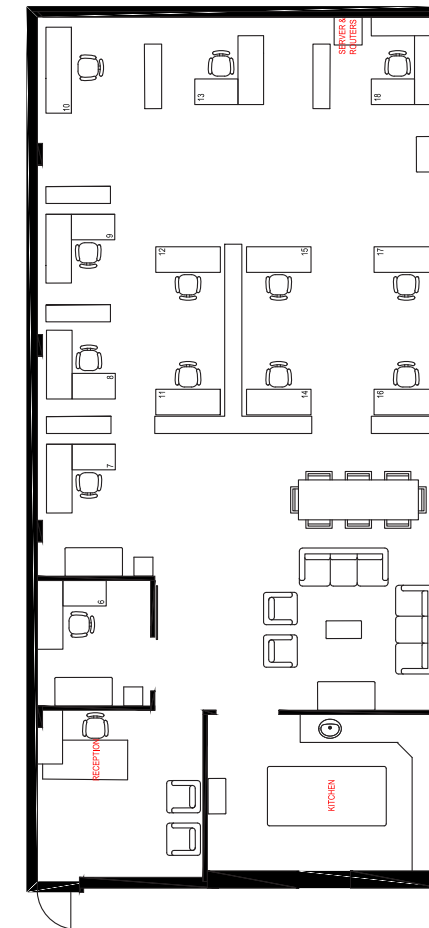
Highway 7/8
Nearby



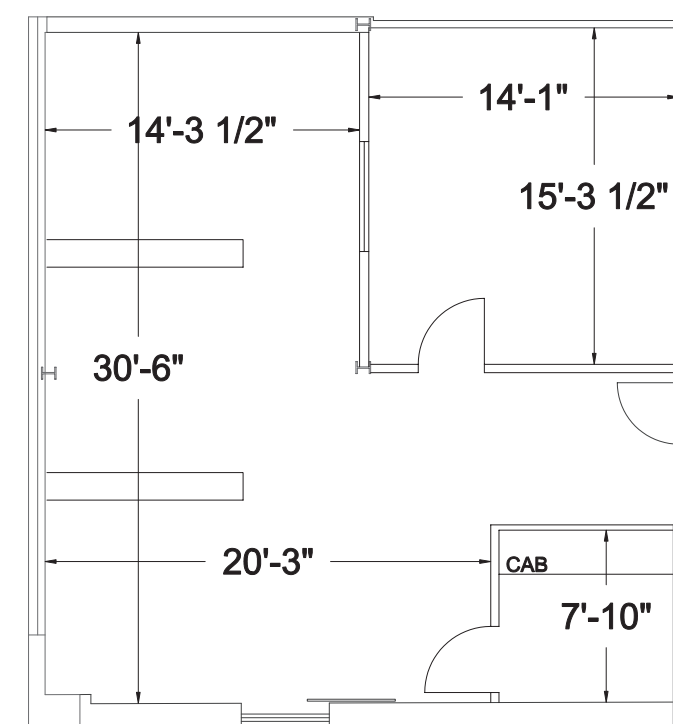
On-site
Parking



UNIT 201

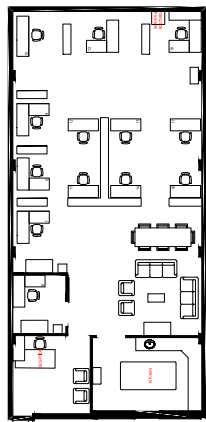


UNIT 202



FEATURES

- Exposed brick walls and high ceilings
- Large windows pour in natural light
- Flexible layout and space for collaboration
- Close proximity to transportation
- Amenities, restaurants and services nearby
- Located in the Smile Tiger coffee shop building, a hub for the local business community
- Customer Parking on-site
- Perfect for a tech or design firm



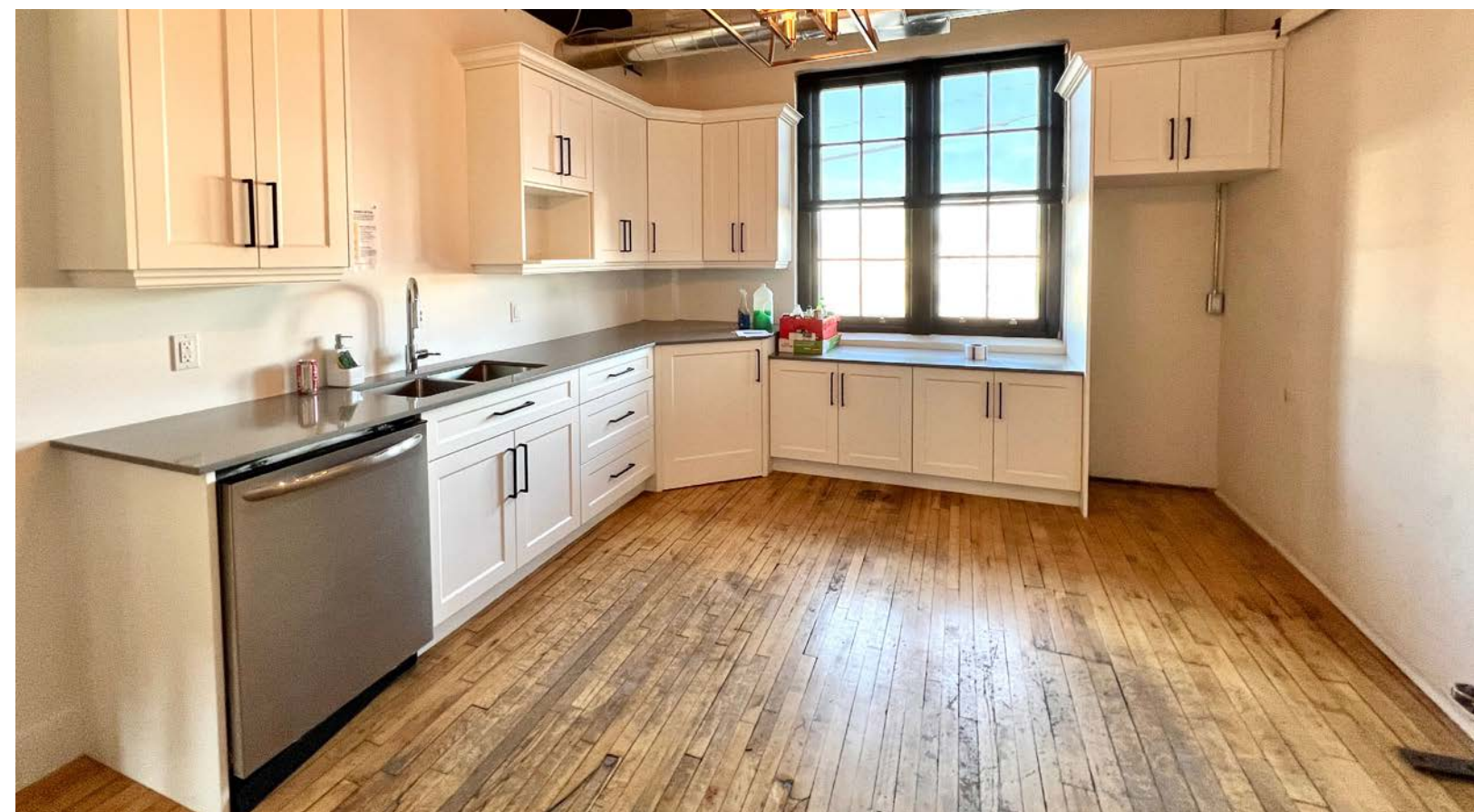
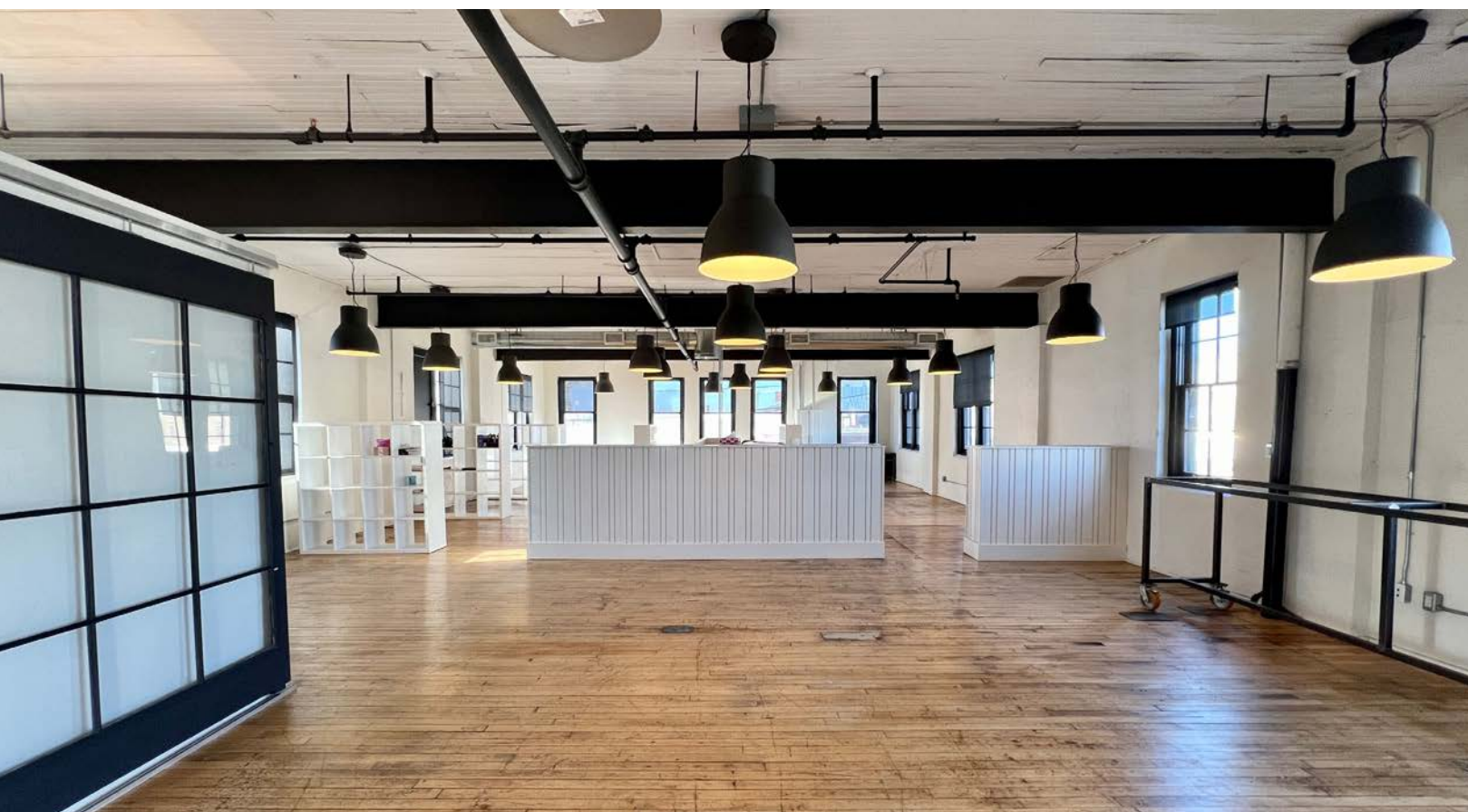
UNIT 201

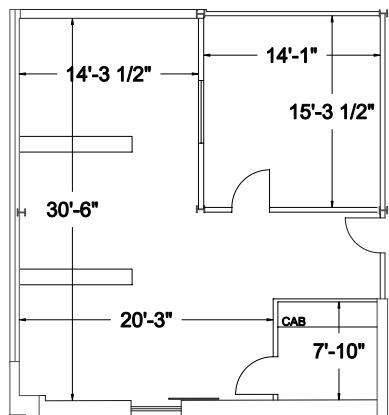
AVAILABLE SPACE | 2,669 SF

LEASE RATE | \$16.50 / SF Net

ADDITIONAL RENT | \$12.96 / SF

▪ 10 Parking Stalls Included





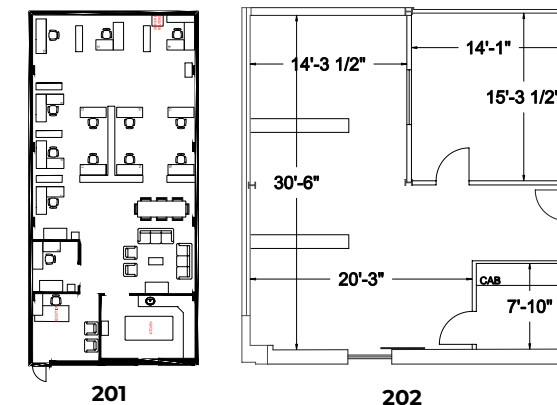
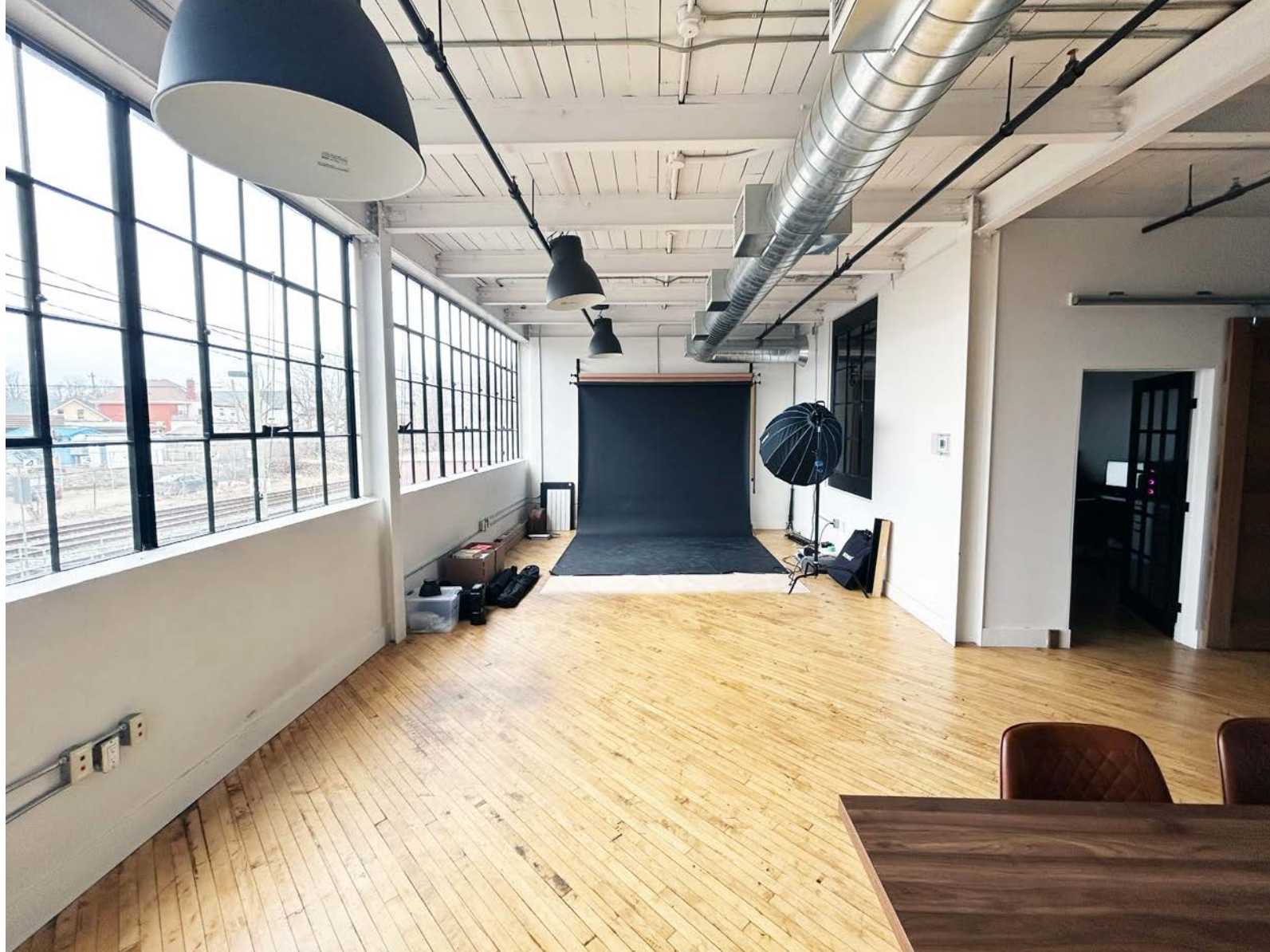
UNIT 202

AVAILABLE SPACE | 1,089 SF

LEASE RATE | \$1,500 / Month Net

ADDITIONAL RENT | \$12.96 / SF

- 2 Parking Stalls Included



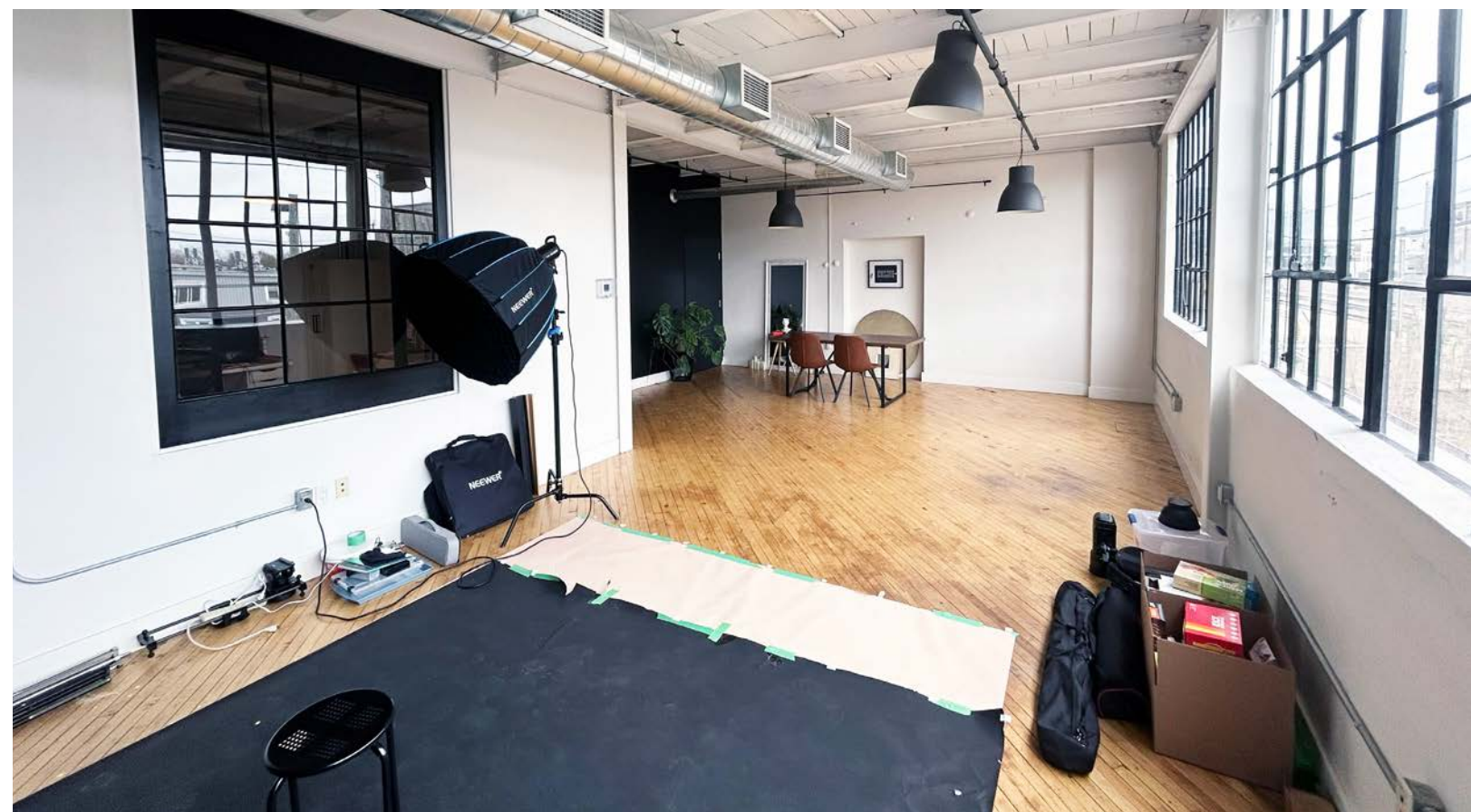
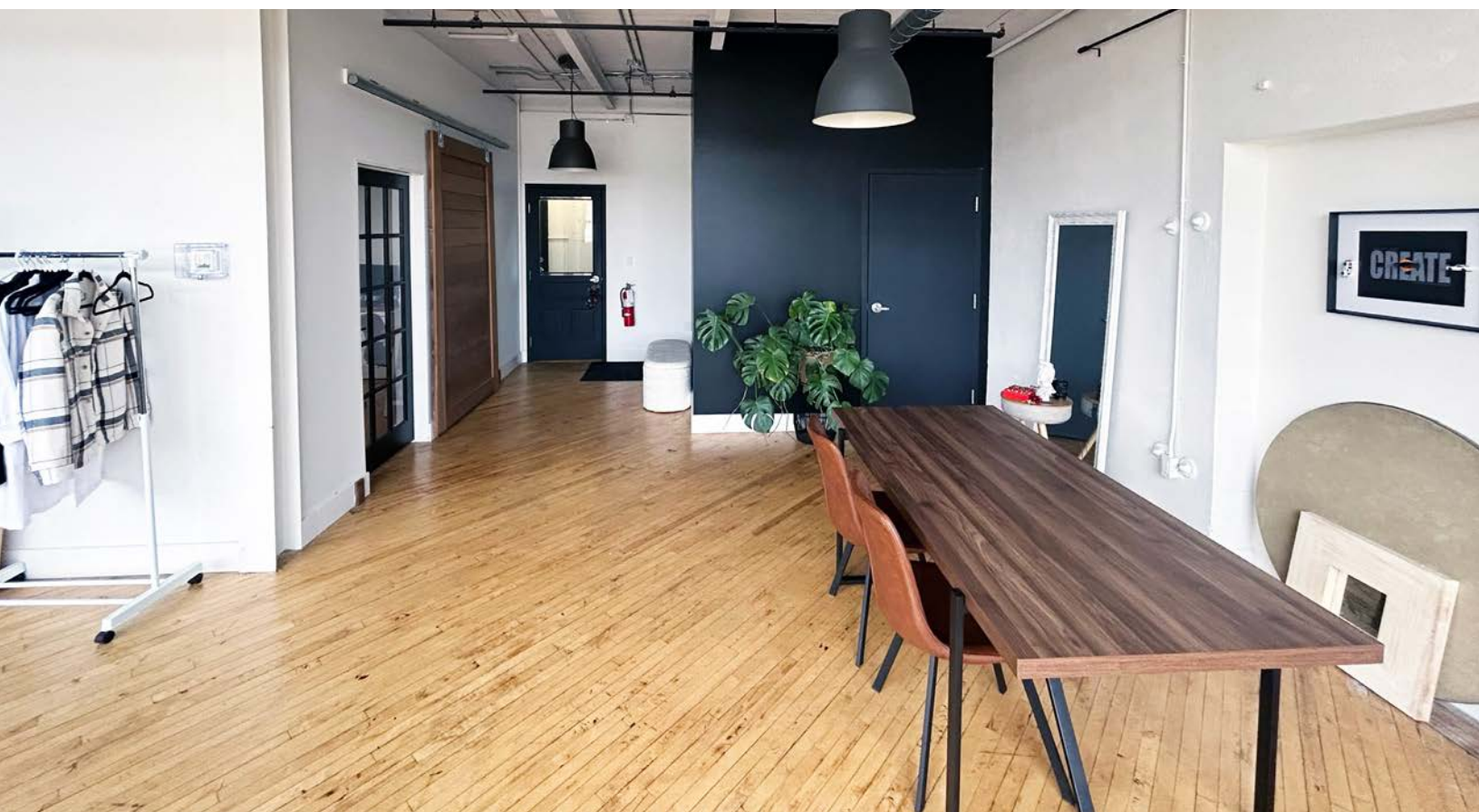
UNIT 201 & 202

AVAILABLE SPACE | 3,758 SF

LEASE RATE | \$16.50 / SF Net

ADDITIONAL RENT | \$12.96 / SF

- 12 Parking Stalls Included





ONLY 2 KM (5 MINUTES) TO HIGHWAY 85 / 7 ACCESS

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**Broker *Sales Representative