

# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

## 100 AHRENS ST W, KITCHENER - UNIT 201



### 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. 10 parking spots available.

**AVAILABLE SPACE** | 2,669 SF

**NET RENT** | \$16.50 / SF

**ADDITIONAL RENT** | \$12.96 / SF

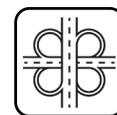
**ZONING** | MU-2



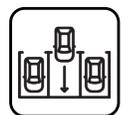
Transit  
Nearby



Nearby  
Amenities



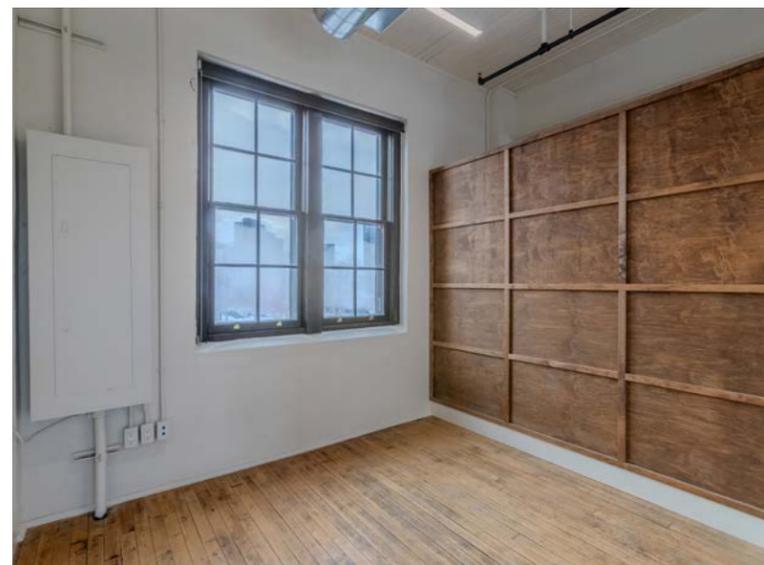
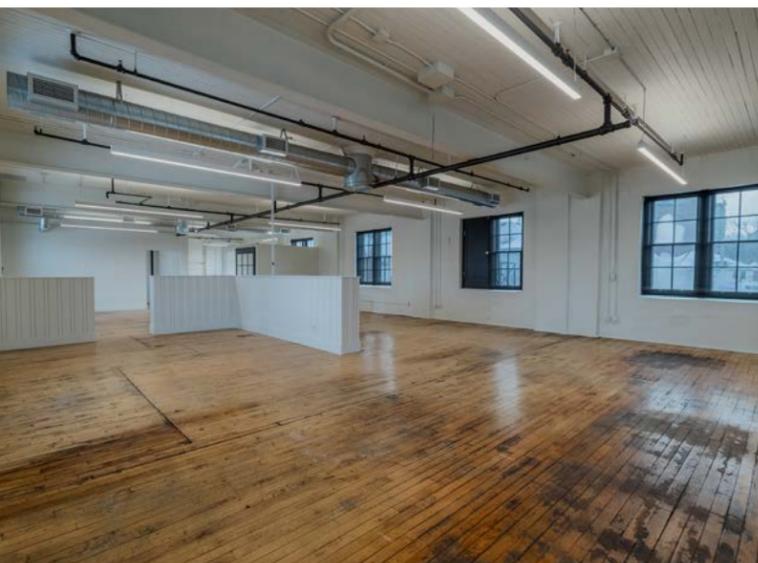
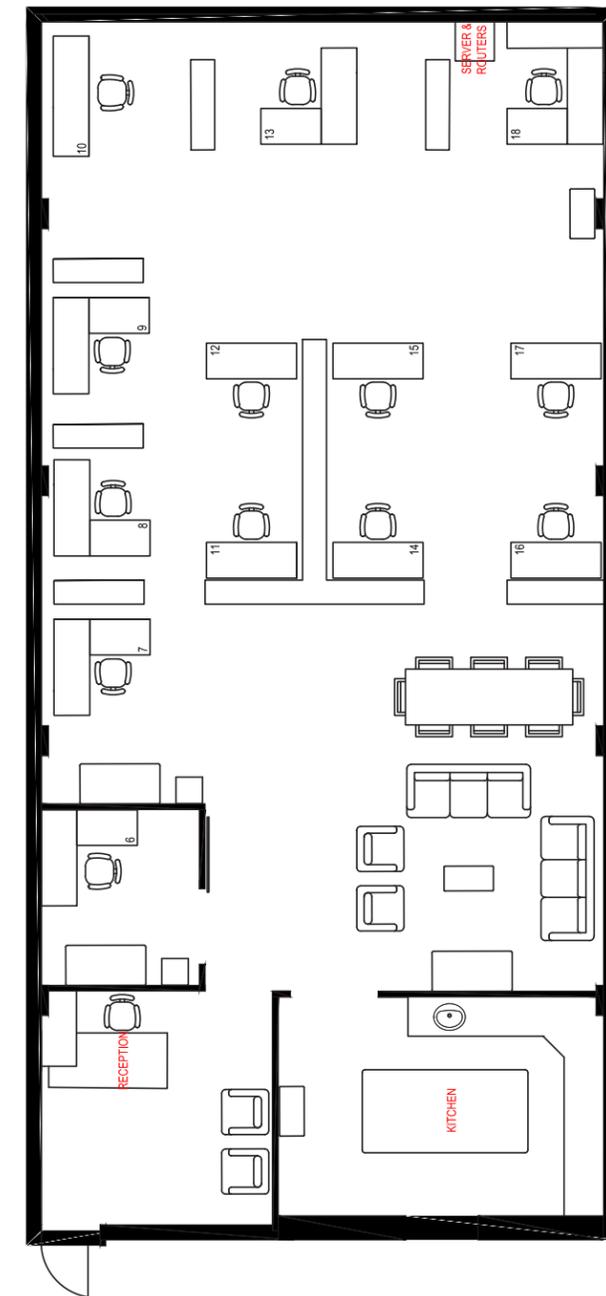
Highway 7/8  
Nearby



On-site  
Parking



# UNIT 201



## 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
- 10 parking spots available
- Perfect for a tech or design firm



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

Contact us for more information



**Xavier Ayora**  
Sales Representative  
226.929.4667  
xavier.ayora@whitneyre.com



**Jack Hayward**  
Sales Representative  
519.270.3314  
jack.hayward@whitneyre.com



**Ginger Whitney, SIOR, CCIM**  
Broker, Partner, Vice President  
519.590.5242  
ginger.whitney@whitneyre.com

**WHITNEY**  
Commercial Real Estate Services

WHITNEY & Company Realty Limited, Brokerage  
103 Bauer Place, Suite 2, Waterloo, ON N2L 6B5

**519.746.6300 | www.whitneyre.com**

The information provided herein, including but not limited to images, assumptions, estimates, and descriptions (the "Information"), is obtained from sources considered reliable. However, WHITNEY & Company Realty Limited ("Whitney") and its representatives, agents, or brokers do not warrant, guarantee, or make any representations as to the accuracy, correctness, or completeness of the Information. Whitney disclaims any liability or responsibility for the Information or for any reliance the recipient places upon it. Recipients are advised to perform their own due diligence to verify the Information before relying on it. The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice. Property outlines are approximate and may not represent actual boundaries. All Rights Reserved. © Whitney & Company Realty Limited, Brokerage - 2026 MLS

\*\*Broker \*Sales Representative