

# FOR LEASE

# WHITNEY

Commercial Real Estate Services

## 100 AHRENS ST W, KITCHENER - UNIT 201 & 204



### 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.



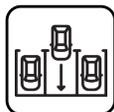
Transit  
Nearby



Highway 7/8  
Nearby



Nearby  
Amenities



On-site  
Parking

#### AVAILABLE SPACE

**UNIT 201:** 2,669 SF

**UNIT 204:** 878 SF

#### NET RENT

**UNIT 201:** \$16.50 / SF Net

**UNIT 204:** \$1,550 / Month Net

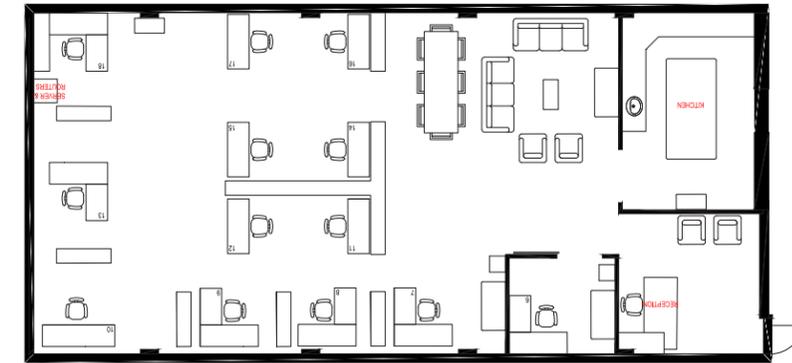
**ADDITIONAL RENT |** \$12.96 / SF

**ZONING |** MU-2

## UNIT 201



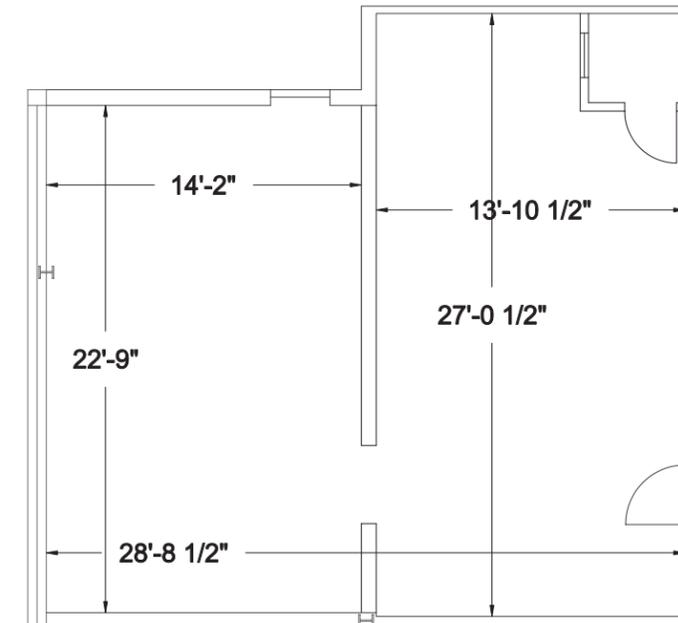
## UNIT 201



## UNIT 204



## UNIT 204



### 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



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\*\*Broker \*Sales Representative