

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 (subject to deal terms).

10 parking spots available.

AVAILABLE SPACE | 2,669 SF

NET RENT | \$16.50 / SF Net

ADDITIONAL RENT | \$12.96 / SF

ZONING | MU-2



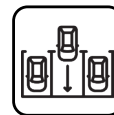
Transit
Nearby



Highway 7/8
Nearby



Nearby
Amenities



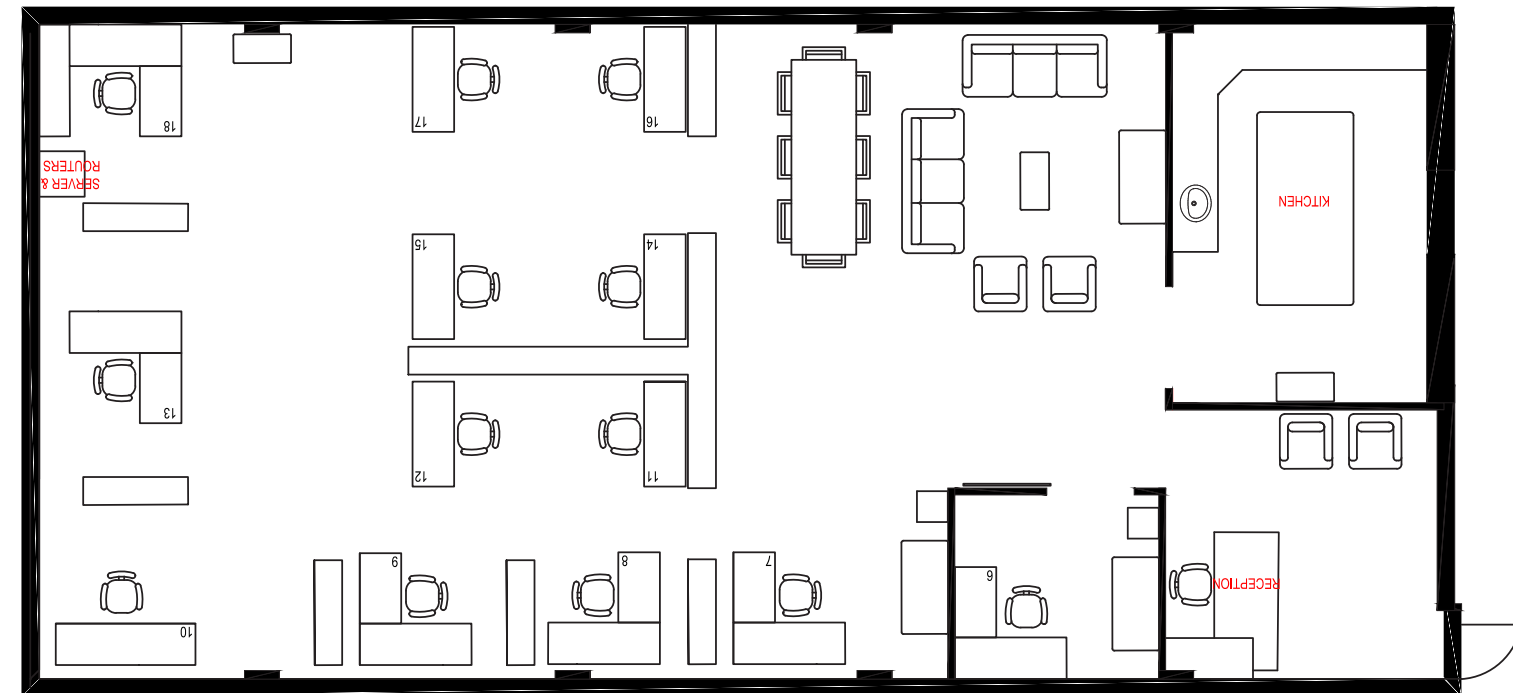
On-site
Parking



Downtown
Kitchener



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