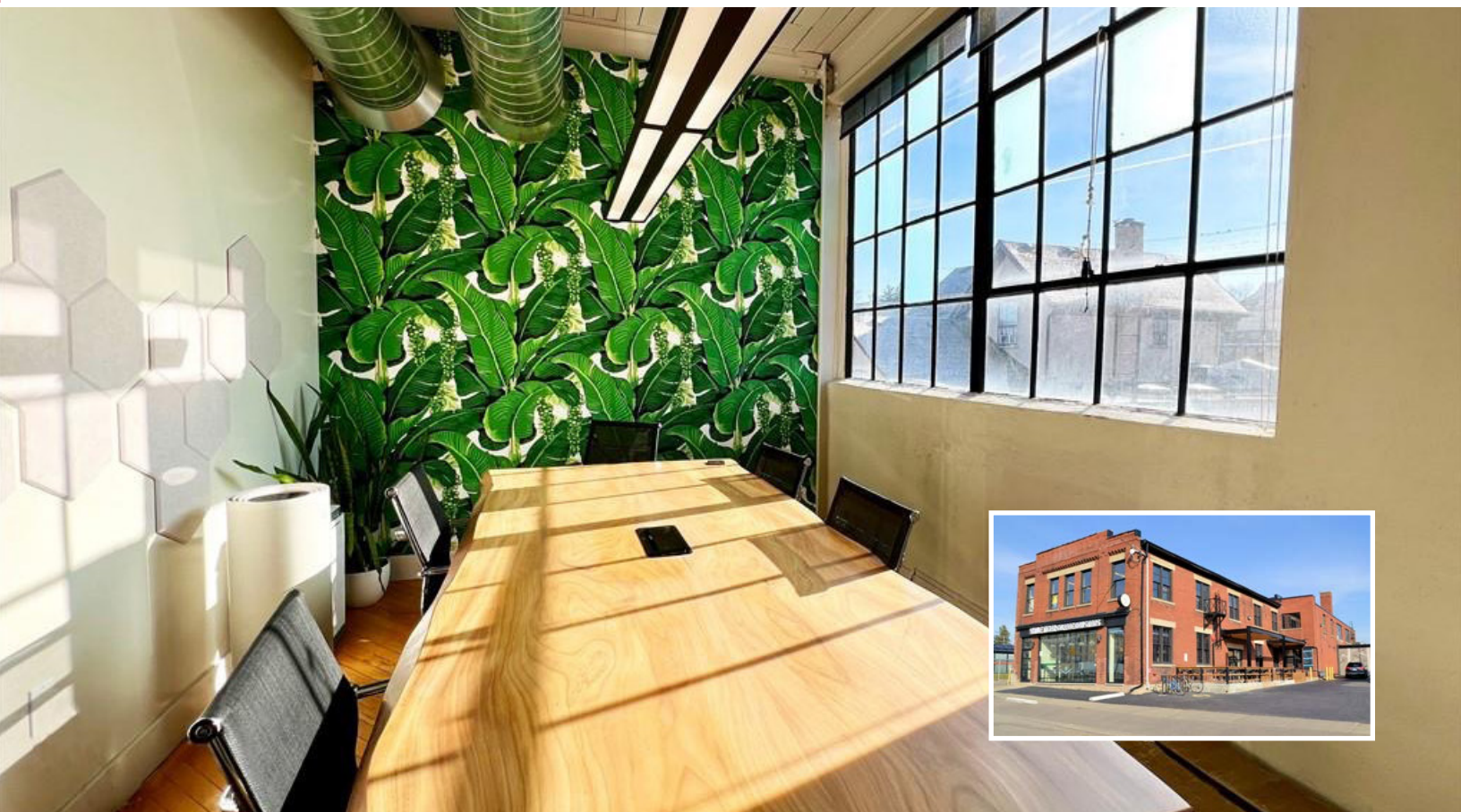


# FOR LEASE

**WHITNEY**  
Commercial Real Estate Services

100 AHRENS ST W, KITCHENER - UNIT 206



## 200 SF OFFICE AVAILABLE FOR LEASE

Brick and beam office space with ample natural light and high ceilings located above Smile Tiger Coffee Roasters for lease.

Shared washroom and kitchenette. Ready for immediate possession

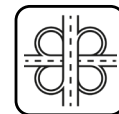
**AVAILABLE SPACE | 200 SF**

**LEASE RATE | \$950 / Month Gross**

**ZONING | MU-2**



Transit  
Nearby



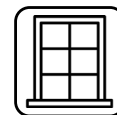
Highway 7/8  
Nearby



Nearby  
Amenities



Shared Kitchenette



Natural  
Light



Downtown  
Kitchener



**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 The Information is subject to change, and any property referenced herein may be withdrawn from the market at any time without prior notice.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