FOR LEASE

WHITNEY
Commercial Real Estate Services

100 AHRENS ST W, KITCHENER - UNIT 103



OFFICE / RETAIL / STUDIO SPACE

Main-level 'brick-and-beam' retail/office space available with ample natural light and high ceilings, located in the same building as Smile Tiger Coffee Roasters.

Multiple parking spaces can be provided and the Landlord is willing to provide a Tenant Improvement Allowance dependent on lease terms.

The unit has two private washrooms as well as access to the common area washrooms of the building.

AVAILABLE SPACE | 2,680 SF

NET RENT | $16.00 / SF Net

ADDITIONAL RENT | $12.96 / SF

ZONING | MU-2

Transit Nearby

Highway 7/8 Nearby

Nearby Amenities

Parking Options Available

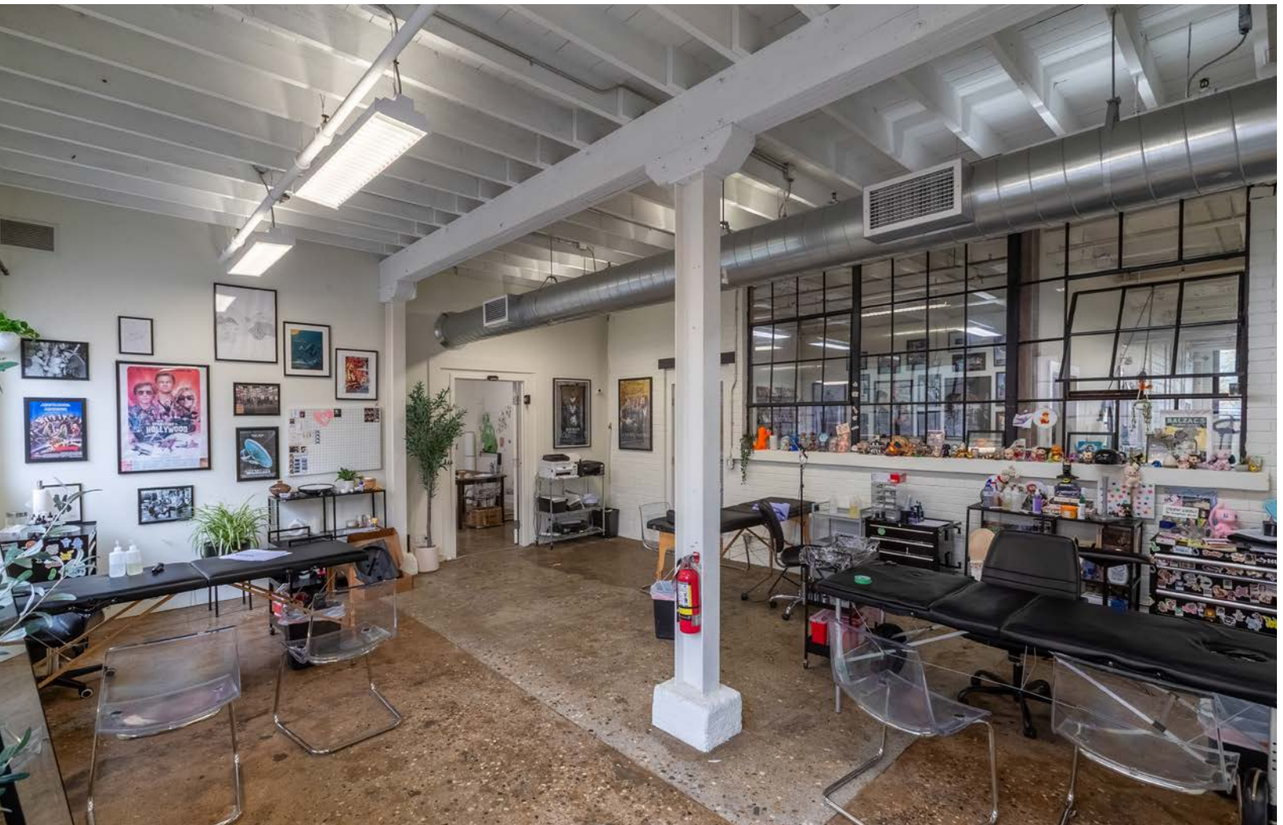
Downtown Kitchener





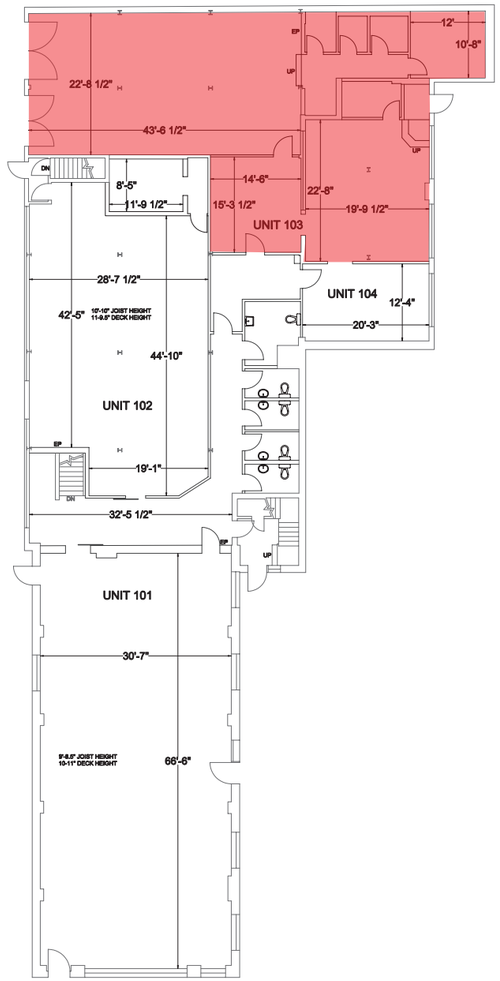






FLOOR PLAN

2,680 SF



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
- Parking available with close proximity
- 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