

# The Tannery

121-151 Charles Street W  
Kitchener, ON  
[www.cbre.ca](http://www.cbre.ca)



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**CBRE**



[alliedreit.com](http://alliedreit.com)

# The Building

Prime office space is available at The Tannery, located at Centre Ice in Downtown Kitchener (DTK). Flexible zoning allows for a wide range of commercial and office uses. The Tannery is in the heart of the Innovation District, surrounded by DTK amenities a short walk away, and steps from the new ION LRT Hub.

# The Neighbourhood

The Tannery is surrounded by 2,500+ condos within walking distance, 44,000 residents and a projected 18,000 employees within the Downtown core. The site is situated in a heavy pedestrian traffic zone offering great street exposure and benefits from numerous parking options nearby.



## NEIGHBOURHOOD SCORES

- 89 Transit Score
- 96 Walk Score
- 92 Bike Score

## PREMIER BRICK AND BEAM OFFICE SPACE FOR LEASE

- First Class | Premier Character space
- For modern office/retail users
- Various turnkey options
- Starting from 1197 SF
- Now available



# Leasing Details

NET RENT	Contact Listing Broker
ADDITIONAL RENT	\$12.81 PSF (2024) *Does Not Include Hydro or Janitorial
OCCUPANCY	Immediate
TERM	Minimum 2 Years
ZONING	D6
PARKING	2 Hr Free Public Parking & Off-Site Options <a href="#">*See DTK Parking Map</a>
FIBRE INTERNET	Rogers, Bell, and Atria

# Available Suites

FLOOR	SUITE	SF	OCCUPANCY
Ground	C130	3,757	Immediate
Ground	R20	5,309 1,197 (R20A) 4,284 (R20B)	Immediate
Second	C224 + C122	12,631	Immediate
Second	C229	2,493	Immediate
Second	C230	5,052	Immediate
Second	Y250	24,227	Immediate
Third	C300*	17,293	Immediate
Third	C330	7,170	Immediate
Third	Y350	23,376	Immediate
Fourth	C420*	5,711	Immediate
Fourth	C430	12,249	Immediate
Fourth	Y450	20,969	Immediate
Fifth	C500*	6,976	Immediate

\*Suite is fully furnished



# Stacking Plan

121 CHARLES STREET W

## AVAILABLE SUITES

- Ground Floor - Up to 13,441 SF
- Second Floor - Up to 15,801 SF
- Third Floor - Up to 24,463 SF
- Fourth Floor - Up to 17,960 SF
- Fifth Floor - 6,976 SF



# Stacking Plan

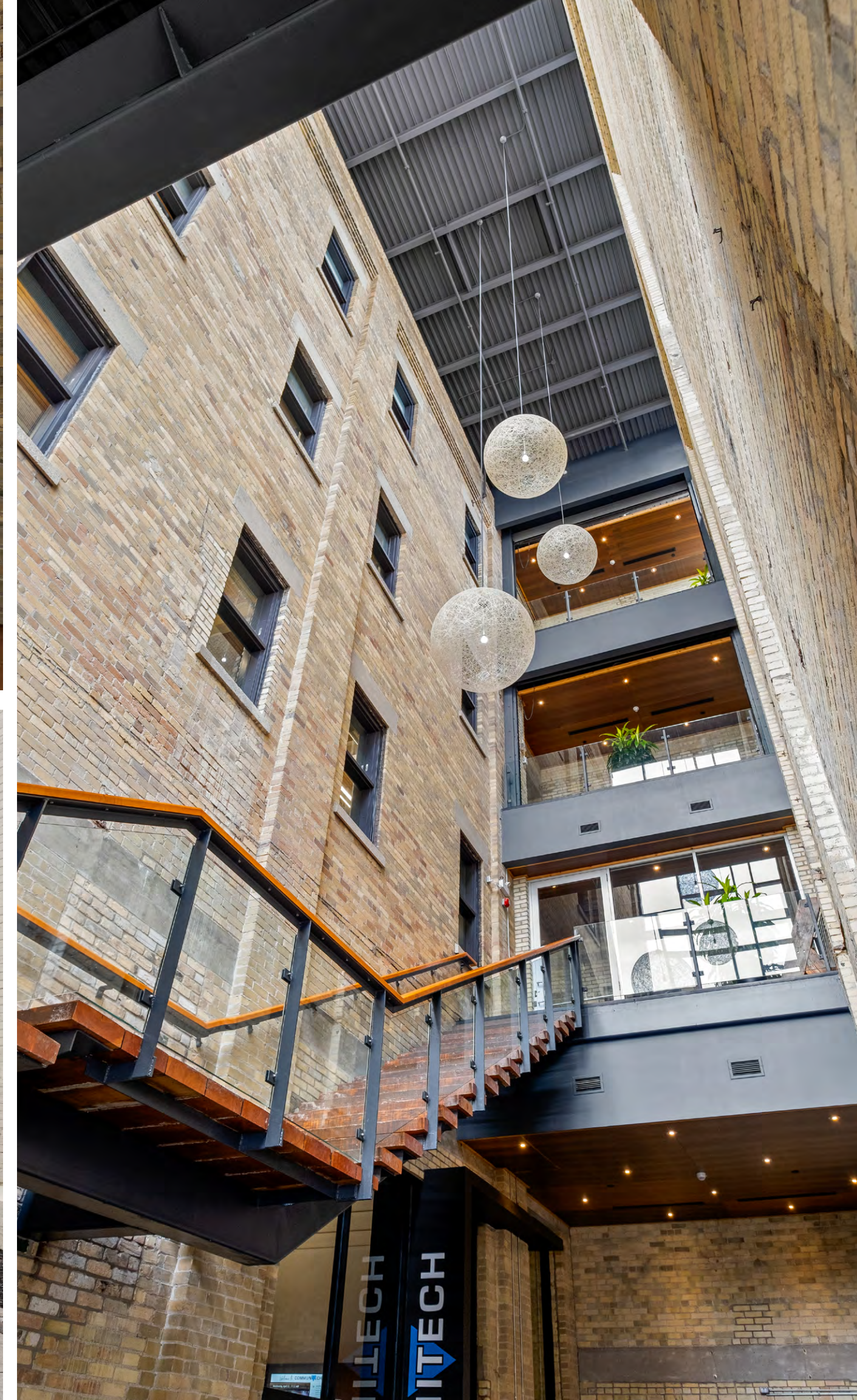
151 CHARLES STREET W

## AVAILABLE SUITES

- Second Floor - Up to 24,227 SF
- Third Floor - Up to 23,376 SF
- Fourth Floor - Up to 20,969 SF










# Floor Plan

## Second Floor

SUITE	SF	OCCUPANCY
	2,493	Immediate
	5,055	Immediate
	12,631	Immediate
	24,227	Immediate

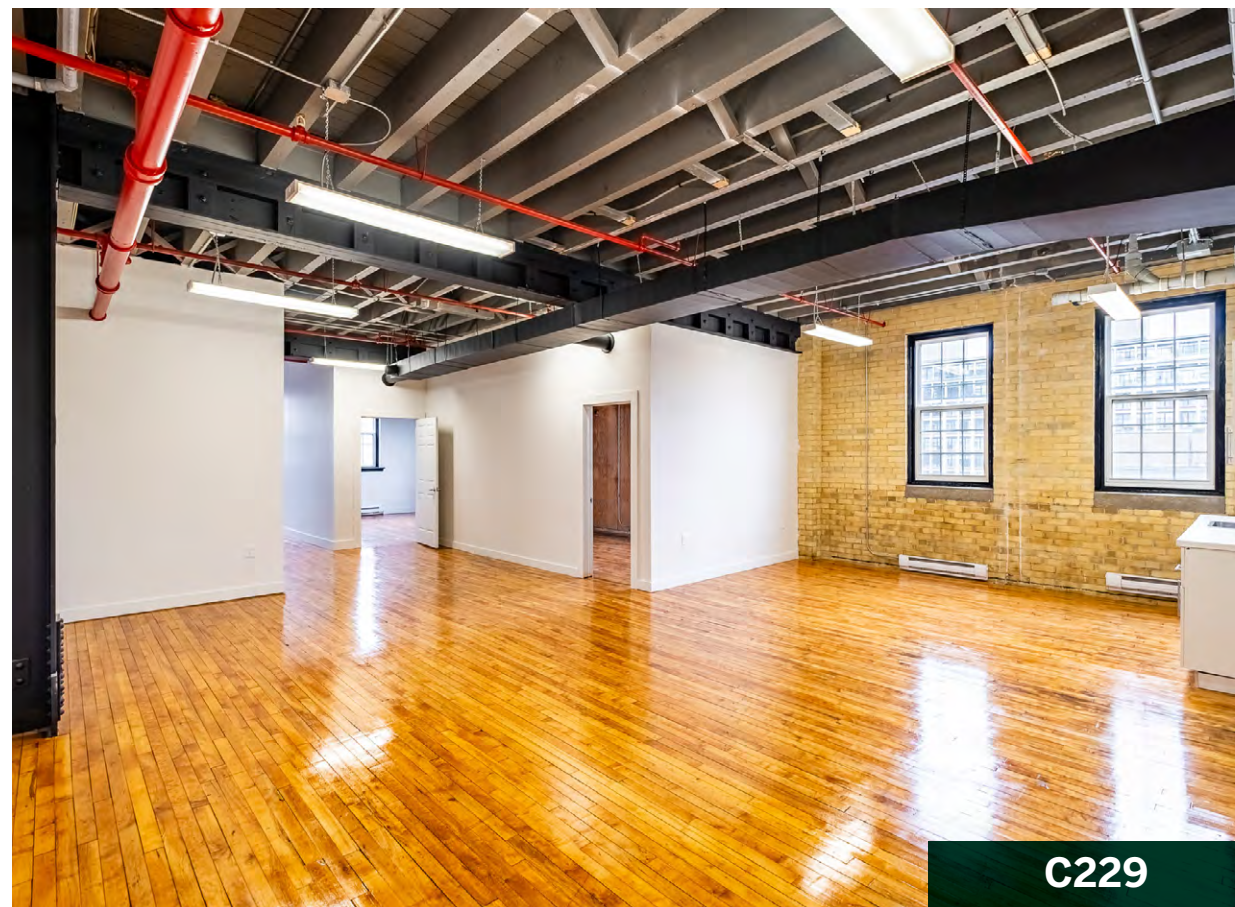
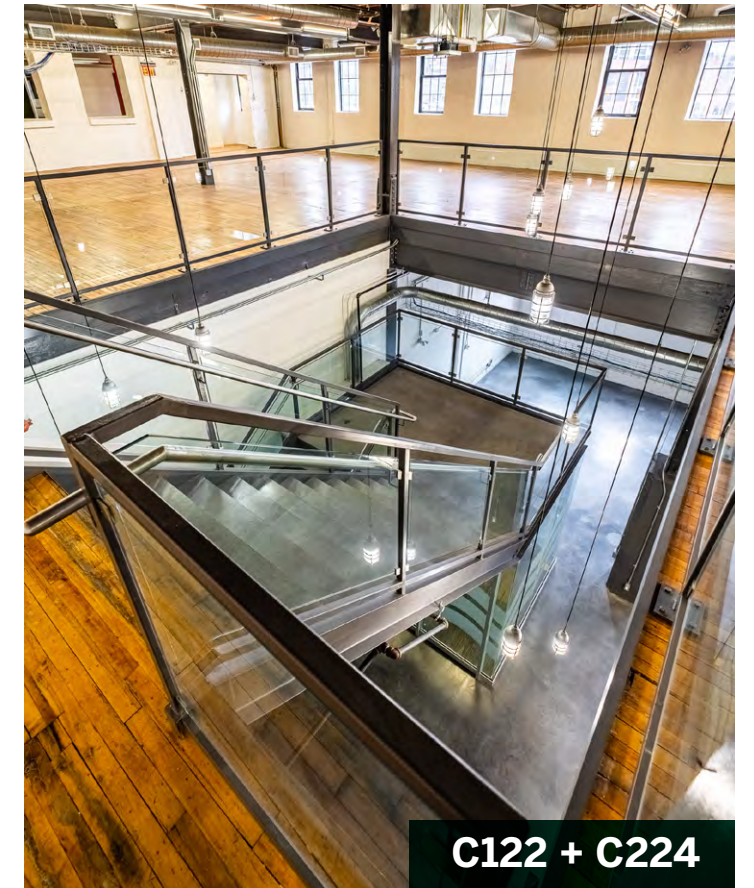
[CLICK HERE TO VIEW SUITE Y250](#)

[CLICK HERE TO VIEW SUITE C122/224](#)







# Interior Photos

## Second Floor



# Floor Plan

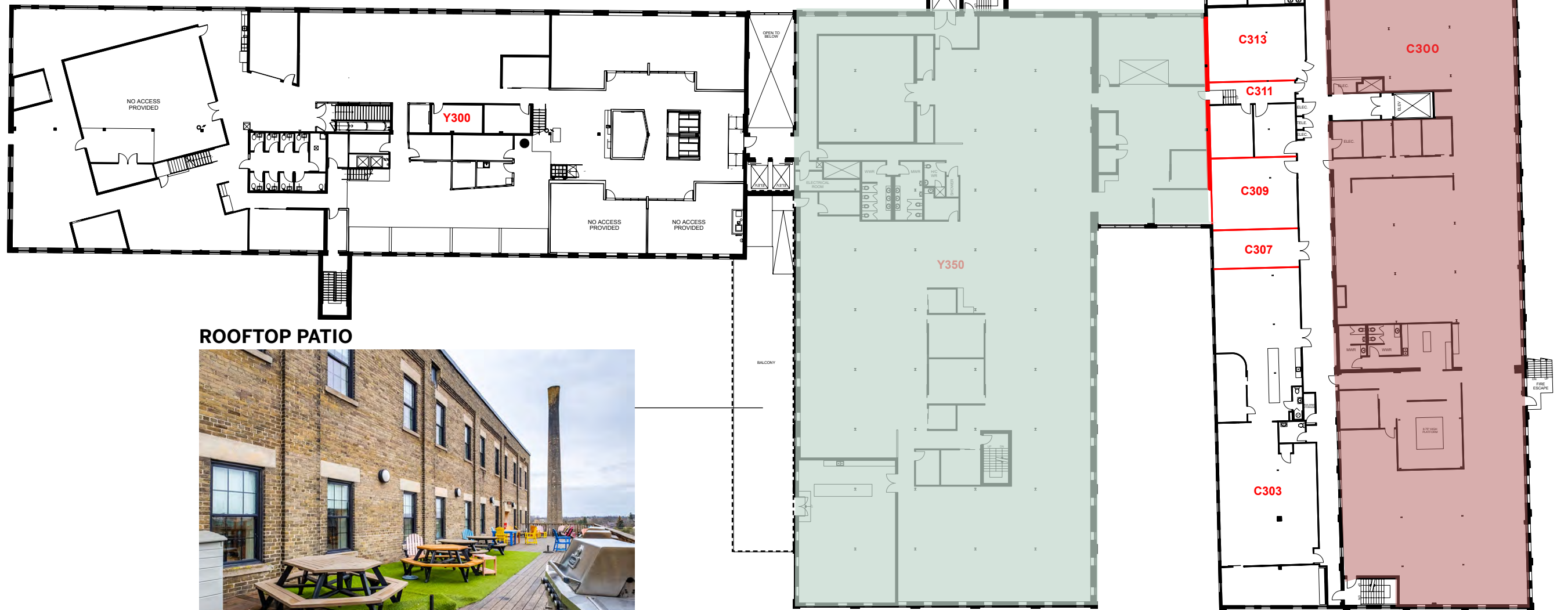
## Third Floor

SUITE	SF	OCCUPANCY
	24,215	Immediate
	22,185	Immediate
	7,170	Immediate
	17,293*	Immediate

\*Suite is fully furnished

[CLICK HERE TO VIEW SUITE C300](#)

[CLICK HERE TO VIEW SUITE Y350](#)

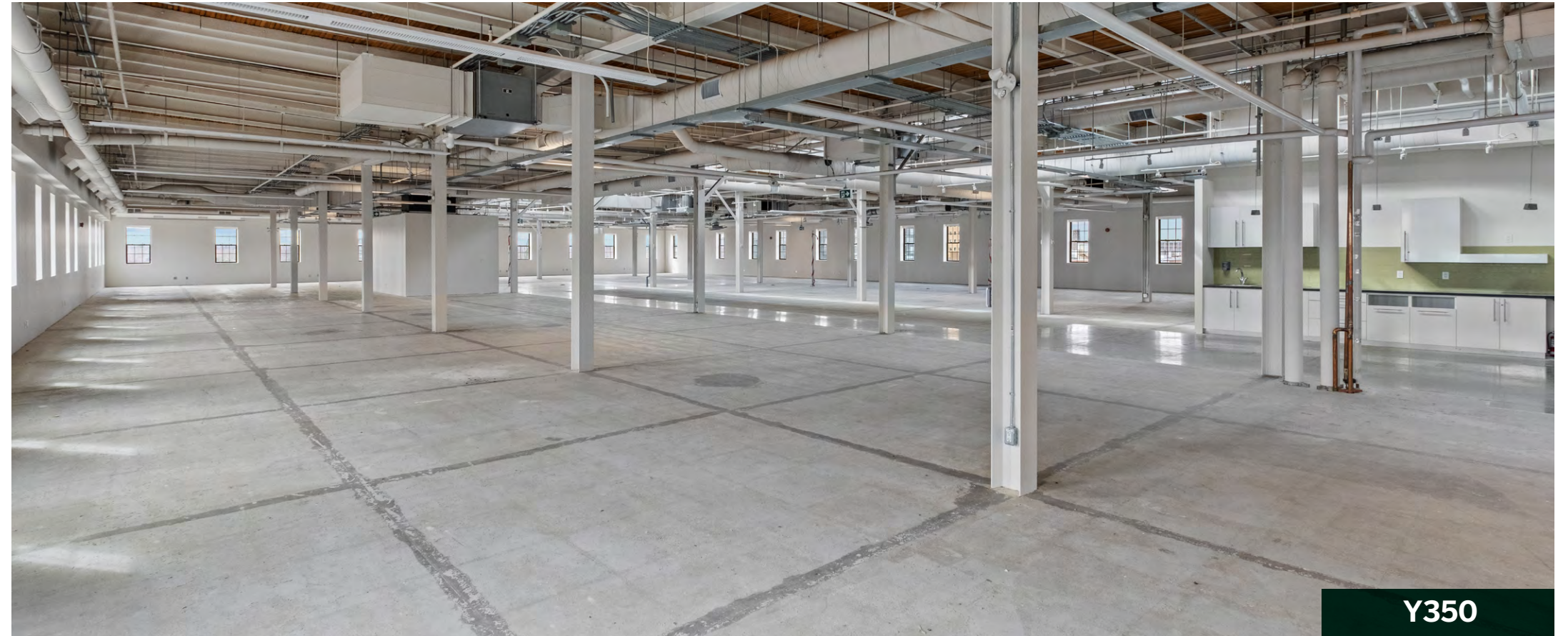
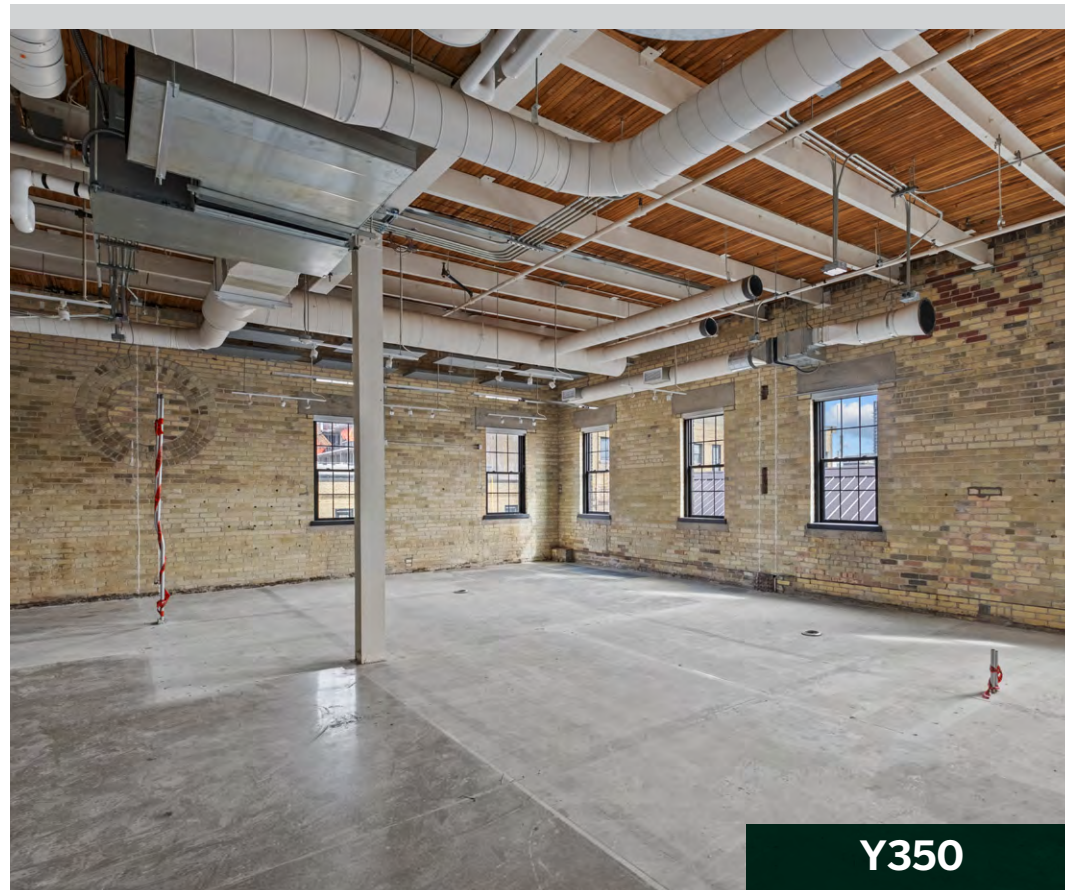


ROOFTOP PATIO



# Interior Photos

## Third Floor



# Interior Photos

## Third Floor



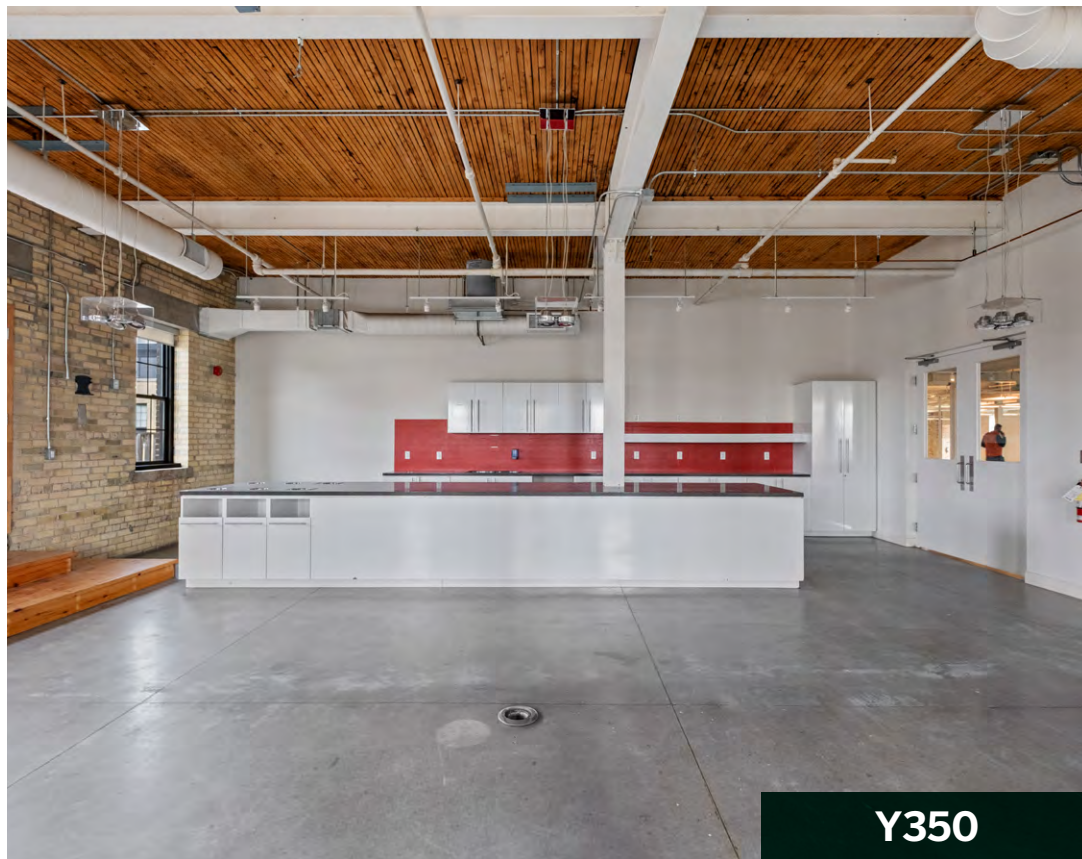
Y350



Y350



Y350



Y350






Y350



Y350

# Floor Plan

## Fourth Floor

SUITE	SF	OCCUPANCY
	20,969	Immediate
	5,711*	Immediate
	12,249	Immediate

\*Suite is fully furnished

[CLICK HERE TO VIEW SUITE C450](#)

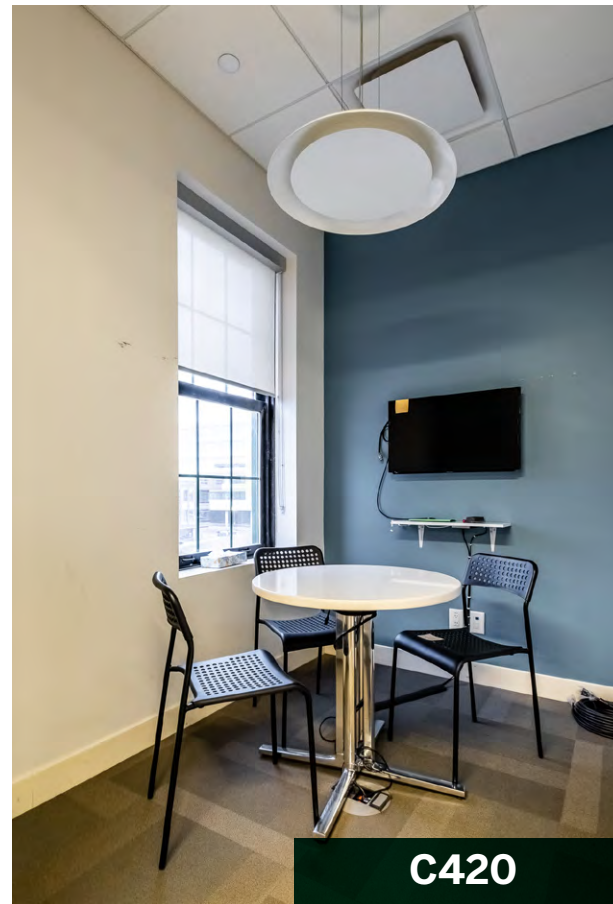
[CLICK HERE TO VIEW SUITE C420](#)

[CLICK HERE TO VIEW SUITE Y450](#)



# Interior Photos

## Fourth Floor



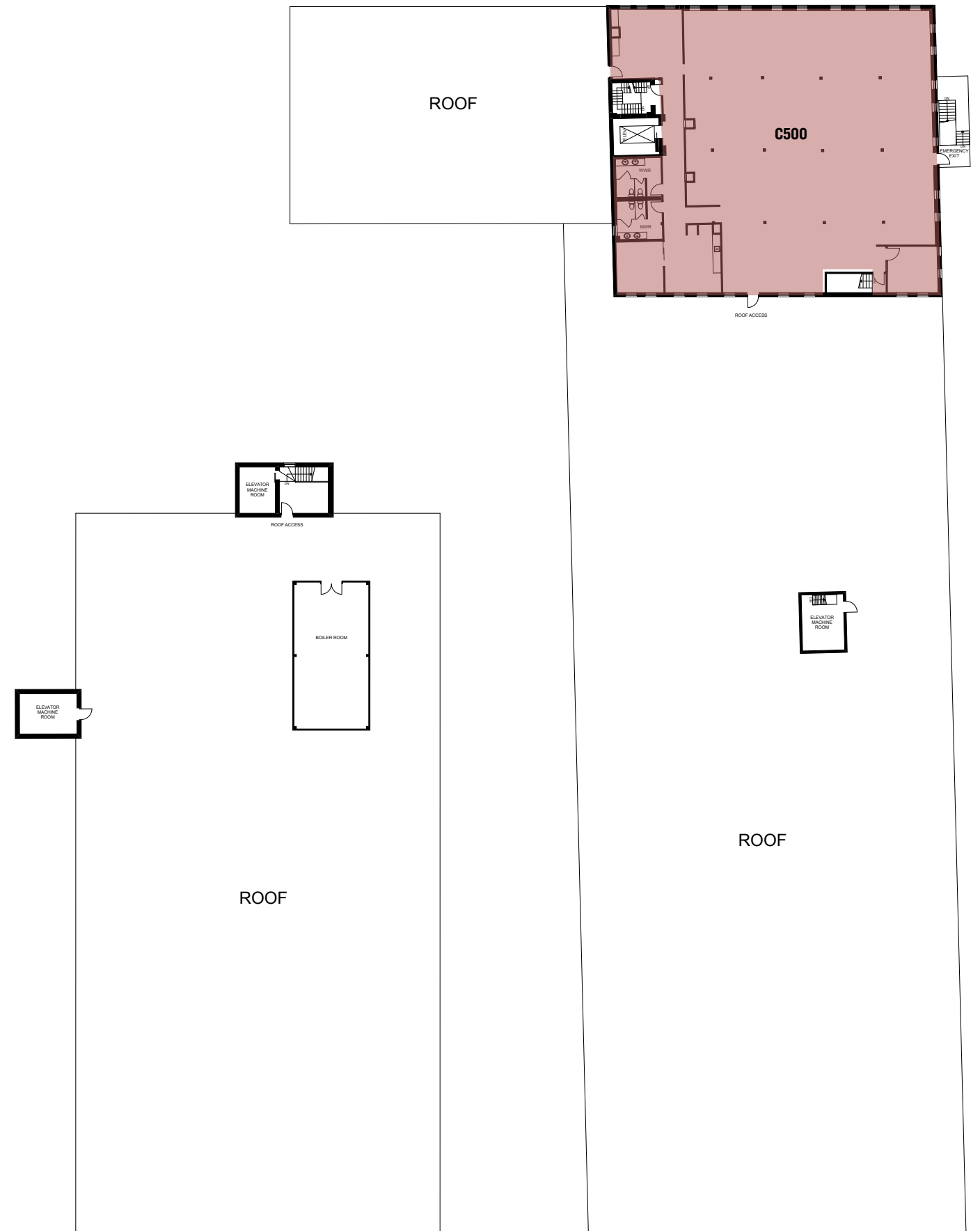
# Floor Plan

## Fifth Floor

SUITE	SF	OCCUPANCY
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■ 6,976\*  
\*Suite is fully furnished

[CLICK HERE TO VIEW SUITE C500](#)



# Interior Photos

## Fifth Floor



# Local Amenities

## BANKS

TD Canada Trust  
Scotiabank  
RBC  
CIBC

## LOCAL SIGHTS

Victoria Park  
THEMUSEUM  
City Hall  
Conrad Centre for the Performing Arts

## HOTELS

The Walper  
Crowne Plaza

## SHOPPING

Shopper's Drug Mart  
LCBO  
Kitchener Market  
PharmaSave  
Marche Leo's

## CAFES AND RESTAURANTS

Balzac's Coffee  
Abe Erb  
The Civil  
The Lab Street Eats  
La Cucina  
Café Pyrus  
Kinkaku Izakaya  
Crafty Ramen  
271 West  
Taste of Seoul

## FITNESS

Personal Edge Training  
Cyclone Spin  
Big Bliss Yoga + Barre  
Templ Fitness  
Strapped Fitness  
The Attic Yoga  
Lil's Gym



## CONTACT US

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