

The Tannery

121-151 Charles Street W
Kitchener, ON
www.cbre.ca



ALLIED

CBRE



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 users
- Various turnkey options
- Starting from 2,494 Sq. Ft.
- Now available



Leasing Details

NET RENT	Contact Listing Broker
ADDITIONAL RENT	\$17.08 Per Sq. Ft. (2026) *Includes Utilities
OCCUPANCY	Immediate / 90 Days
TERM	Minimum 2 Years
ZONING	SGA-4 (18H), (19H)
PARKING	2 Hr Free Public Parking & Off-Site Options *See DTK Parking Map
FIBRE INTERNET	Rogers, Bell, and Atria

Available Suites

FLOOR	SUITE	SQ. FT.	OCCUPANCY
Ground	C130	3,757	Immediate
Ground	J180-188-190	25,555	90 Days
Ground	Y100 + Y140	12,308	Immediate
Ground	Y150	12,750	Immediate
Ground	Y100, 140, 150**	25,057	Immediate
Second	C224 + C122	12,633	Immediate
Second	C229	2,494	Immediate
Second	C230*	5,054	90 Days
Second	Y250	24,237	Immediate
Third	C300*	17,293	Immediate
Third	C330	7,170	Immediate
Third	Y350	23,376	Immediate
Fourth	C420	5,823	Immediate
Fourth	Y450	21,378	Immediate

*Suite is fully furnished

** Optional combination



Stacking Plan

121 CHARLES STREET W

AVAILABLE SUITES

- Ground Floor - Up to 8,132 Sq. Ft.
- Second Floor - Up to 15,806 Sq. Ft.
- Third Floor - Up to 24,463 Sq. Ft.
- Fourth Floor - Up to 5,823 Sq. Ft.



Stacking Plan

151 CHARLES STREET W

AVAILABLE SUITES

- Ground Floor - Up to 50,612 Sq. Ft.
- Second Floor - Up to 24,237 Sq. Ft.
- Third Floor - Up to 23,376 Sq. Ft.
- Fourth Floor - Up to 21,378 Sq. Ft.



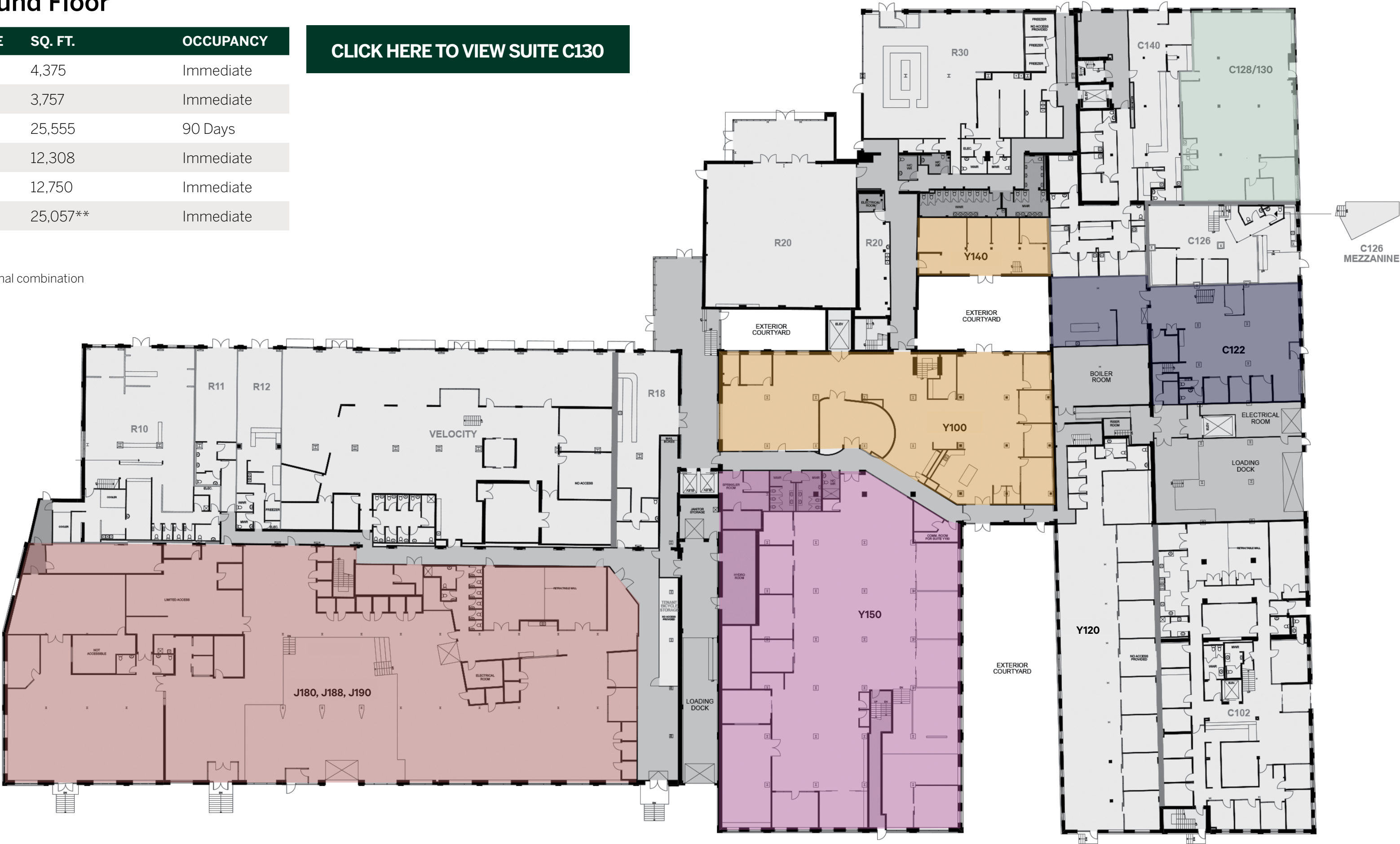
Floor Plan

Ground Floor

SUITE	SQ. FT.	OCCUPANCY
	4,375	Immediate
	3,757	Immediate
	25,555	90 Days
	12,308	Immediate
	12,750	Immediate
	25,057**	Immediate

** Optional combination

[CLICK HERE TO VIEW SUITE C130](#)





Floor Plan

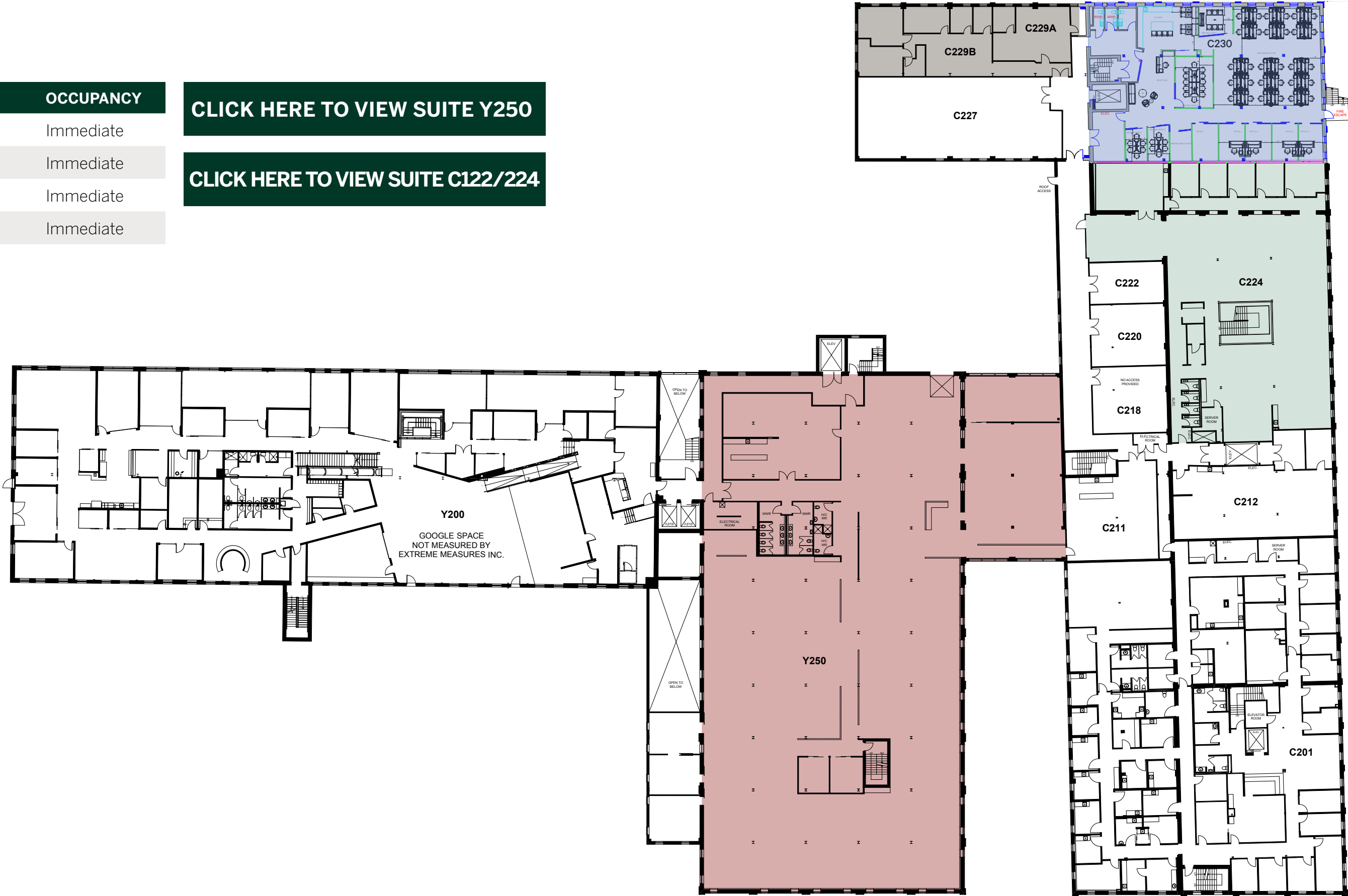
Second Floor

SUITE	SQ. FT.	OCCUPANCY
	2,494	Immediate
	8,258	Immediate
	24,237	Immediate
	5,054*	Immediate

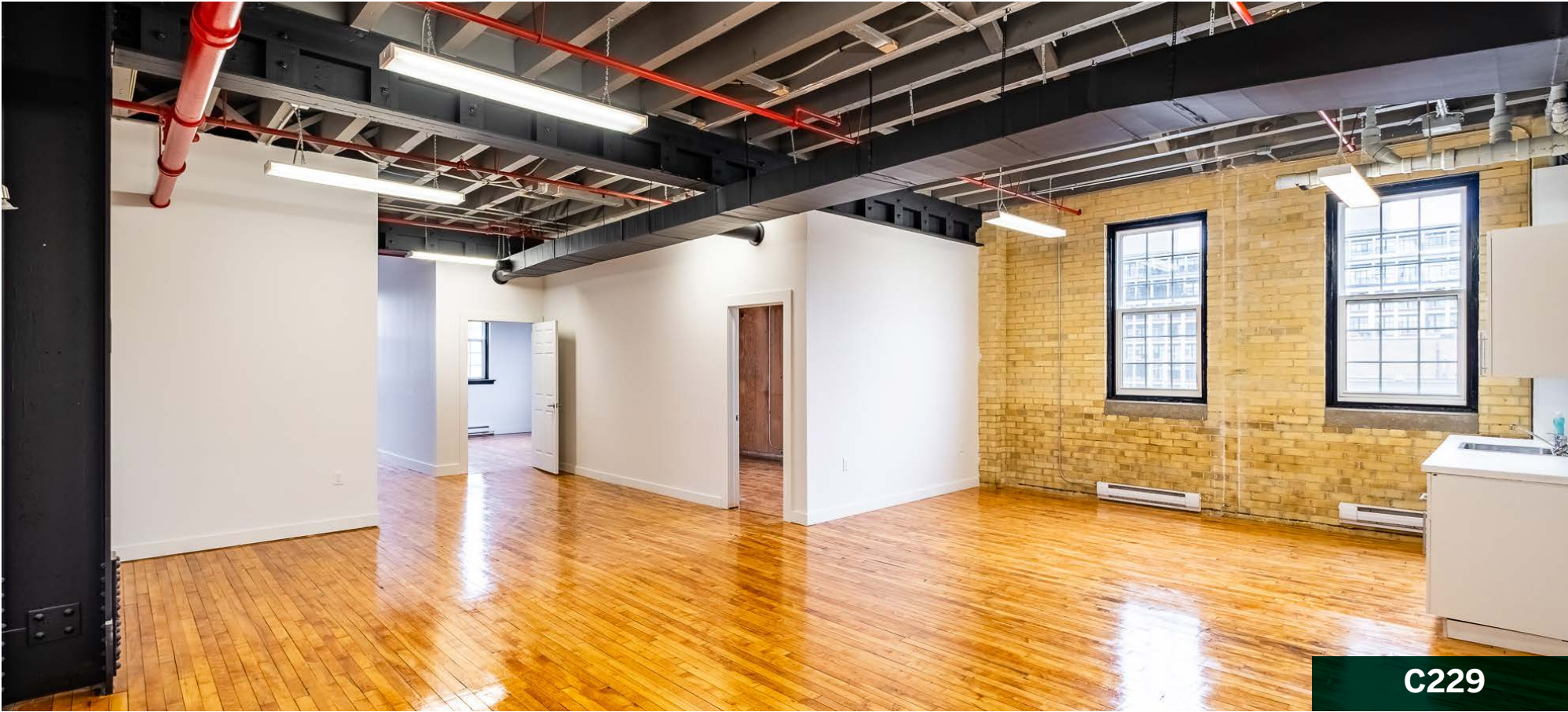
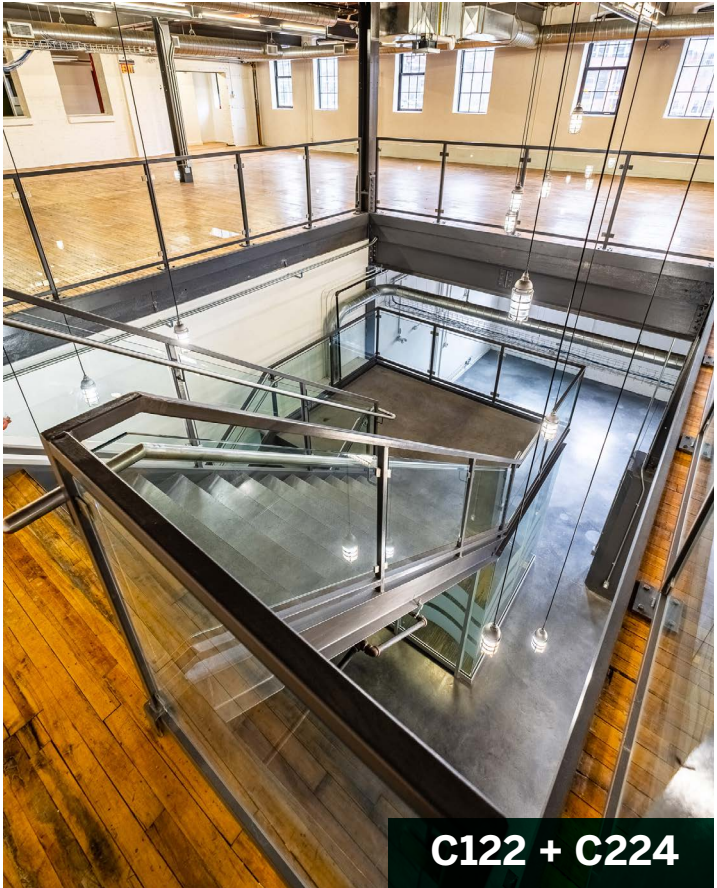
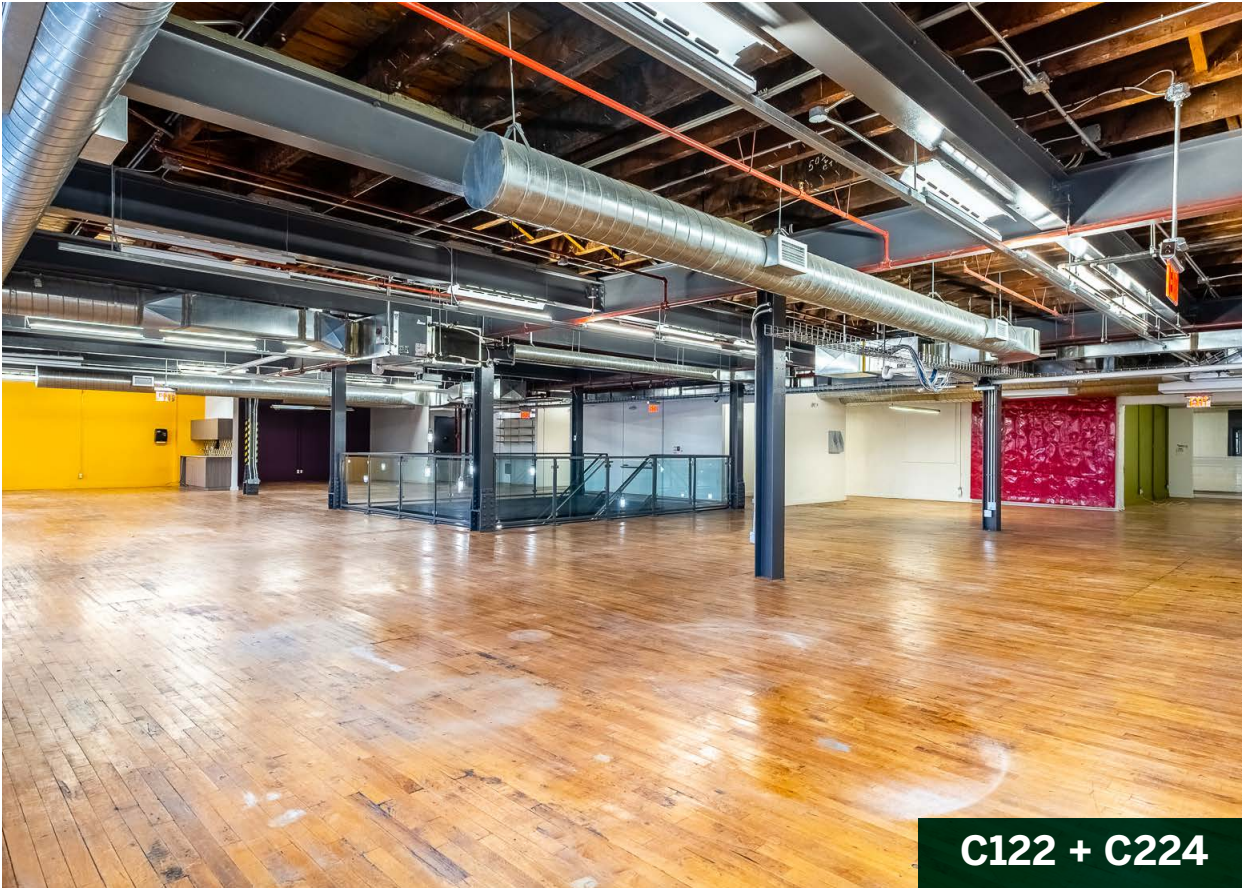
*Suite is fully furnished

[CLICK HERE TO VIEW SUITE Y250](#)

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



Interior Photos
Second Floor



Floor Plan

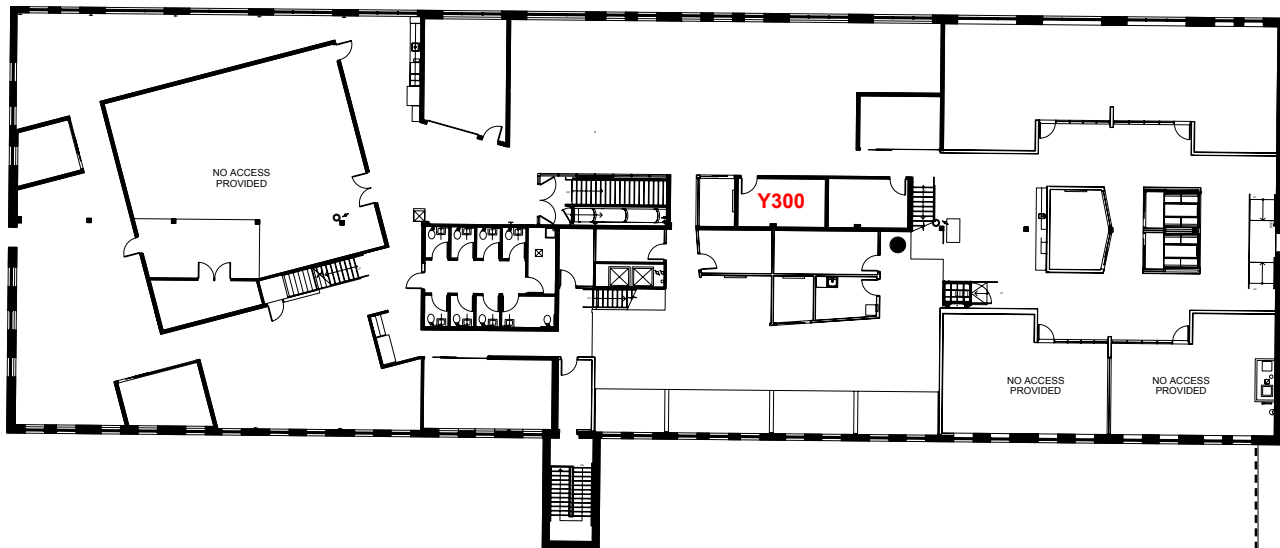
Third Floor

SUITE	SQ. FT.	OCCUPANCY
	23,376	Immediate
	7,170	Immediate
	17,293*	Immediate

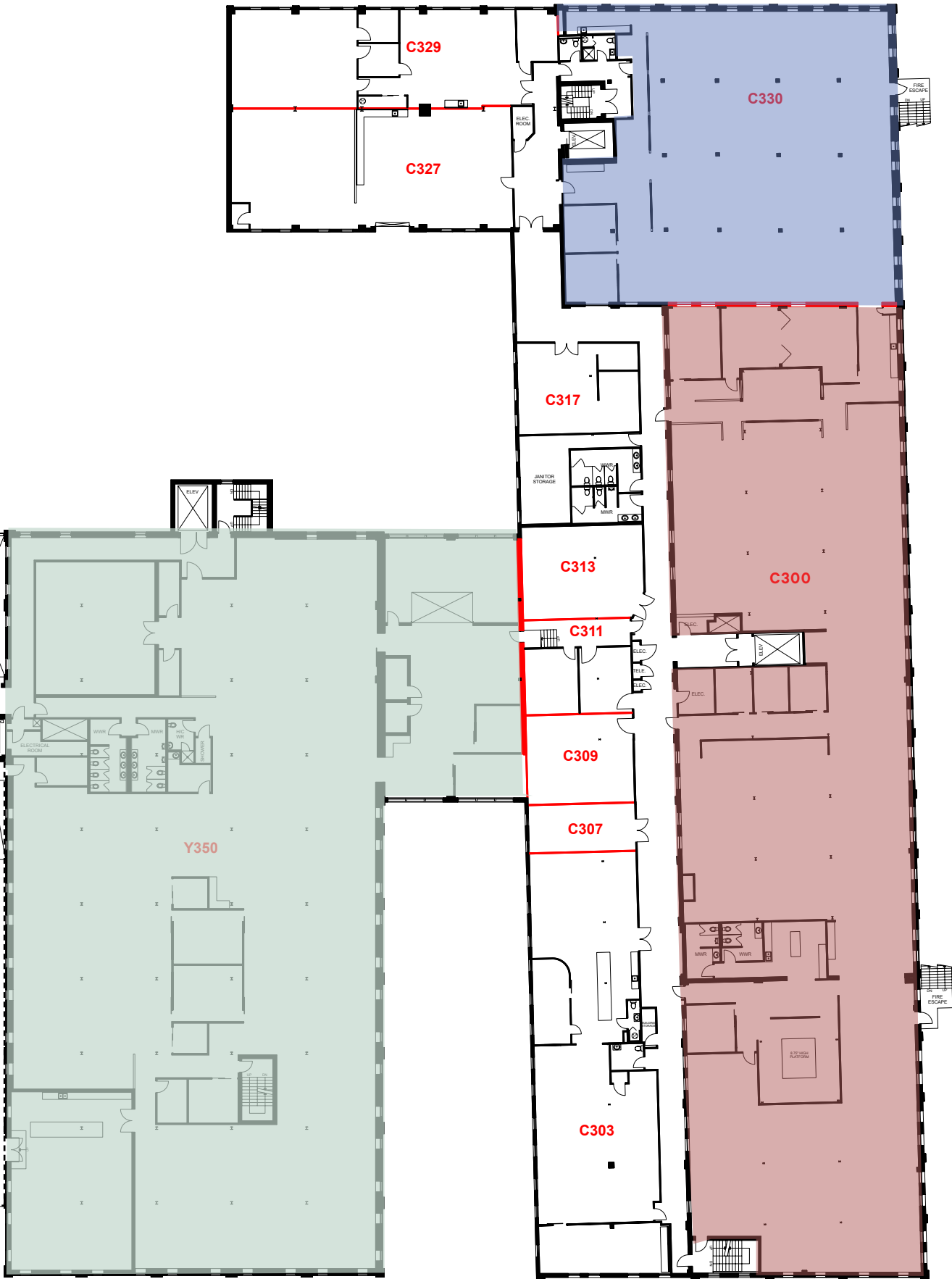
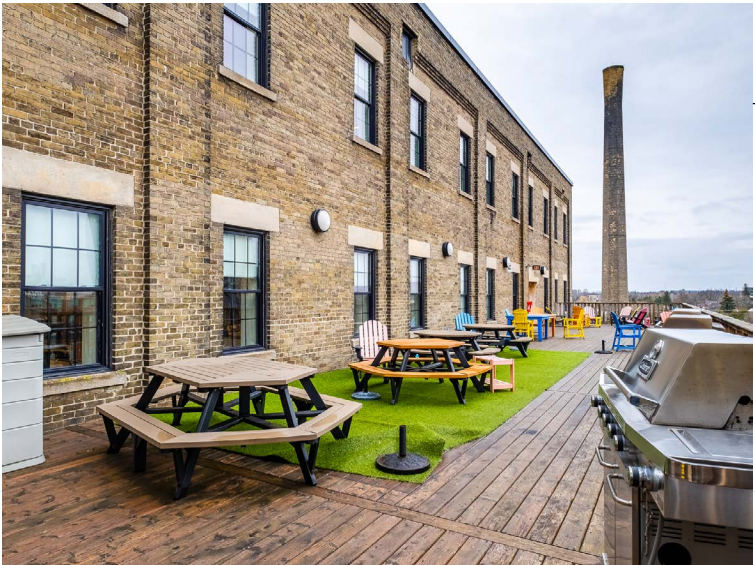
*Suite is fully furnished

[CLICK HERE TO VIEW SUITE C300](#)

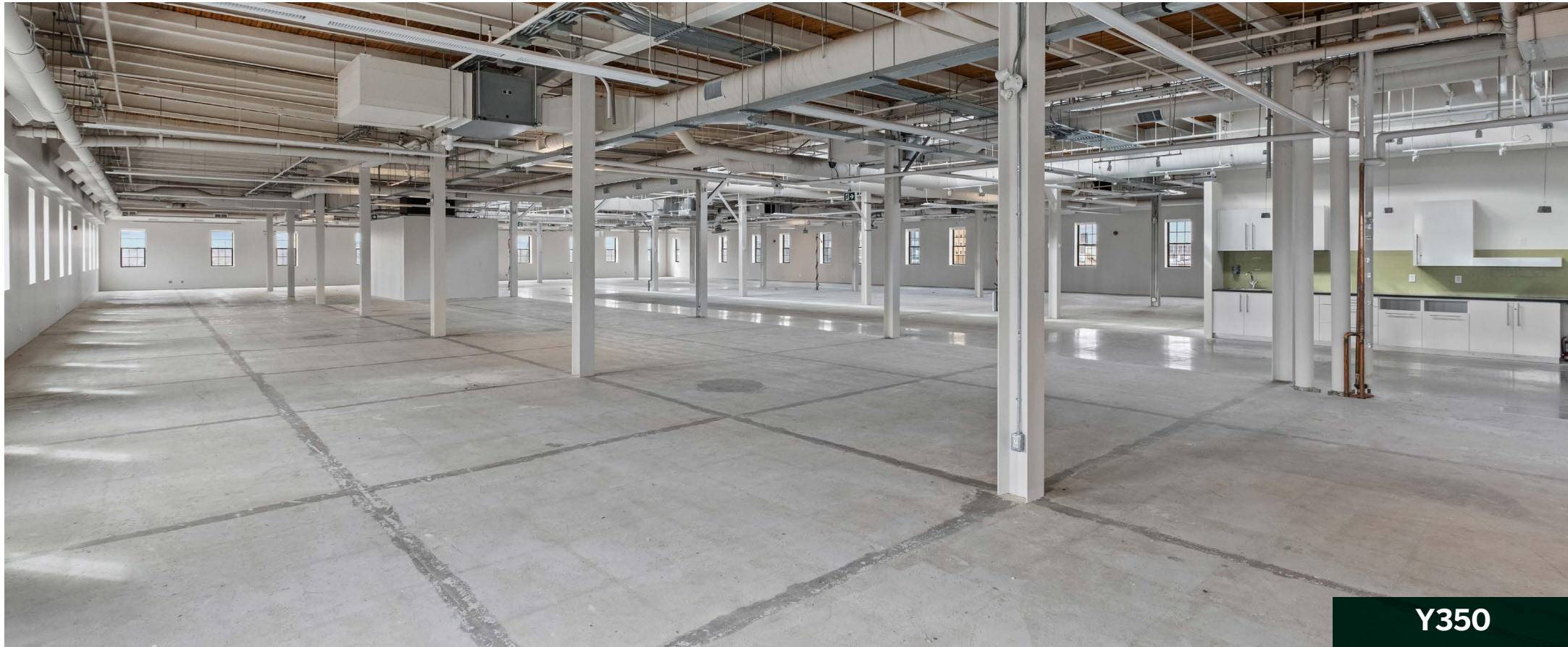
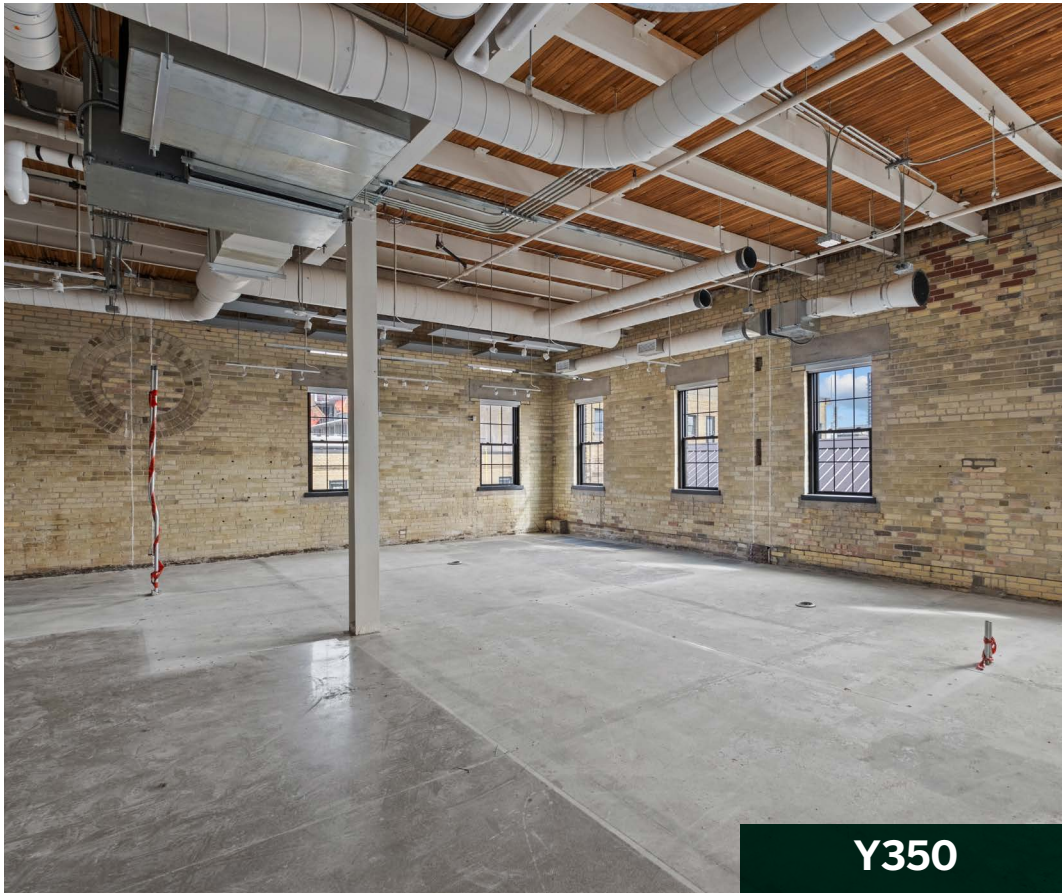
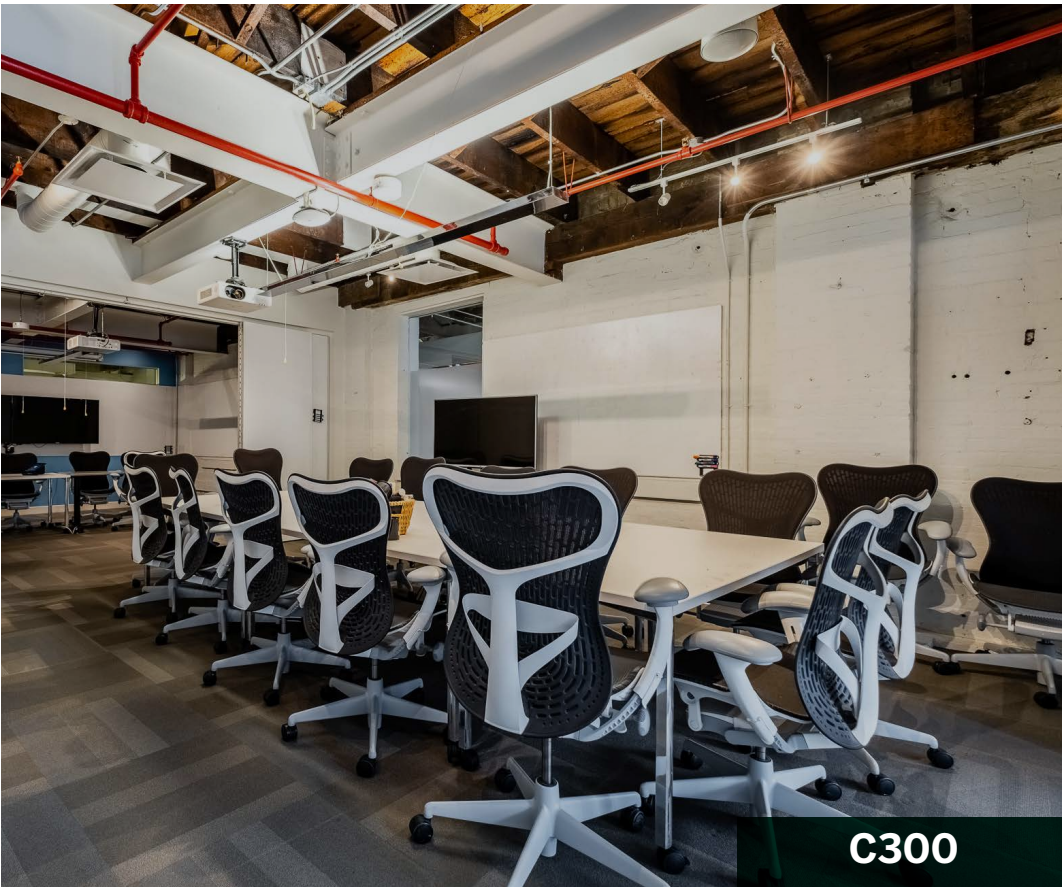
[CLICK HERE TO VIEW SUITE Y350](#)



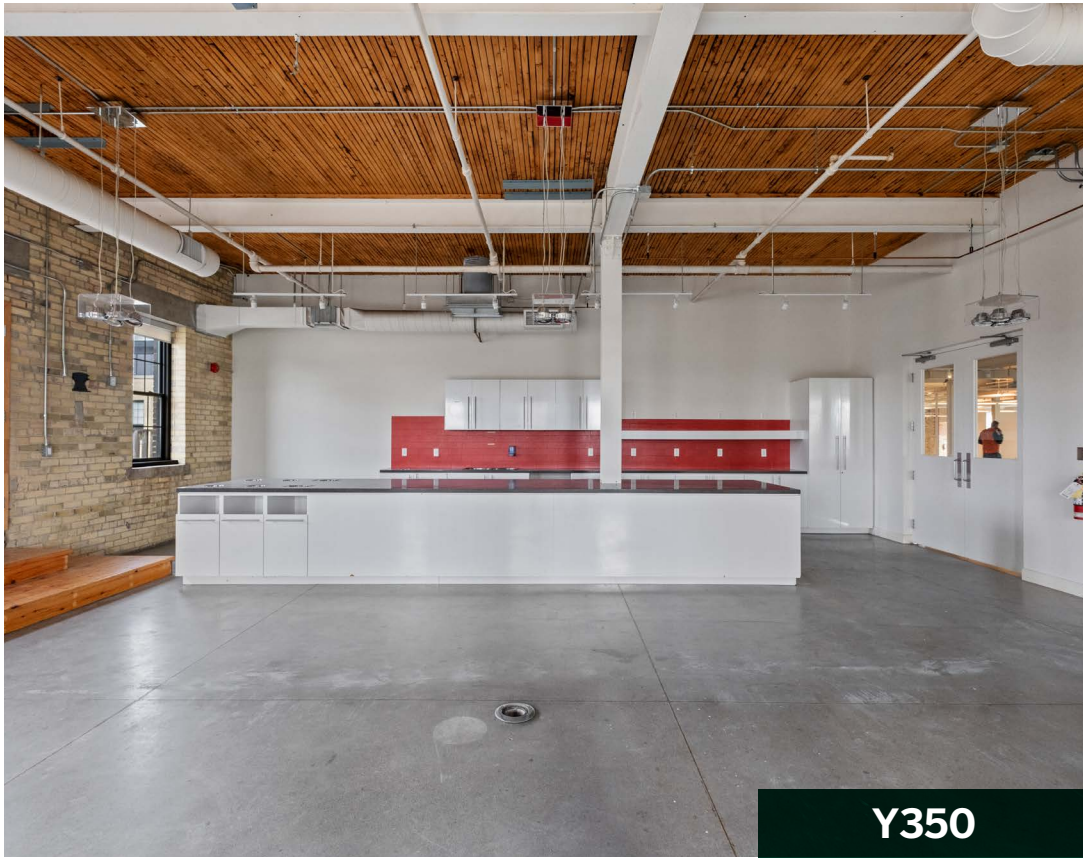
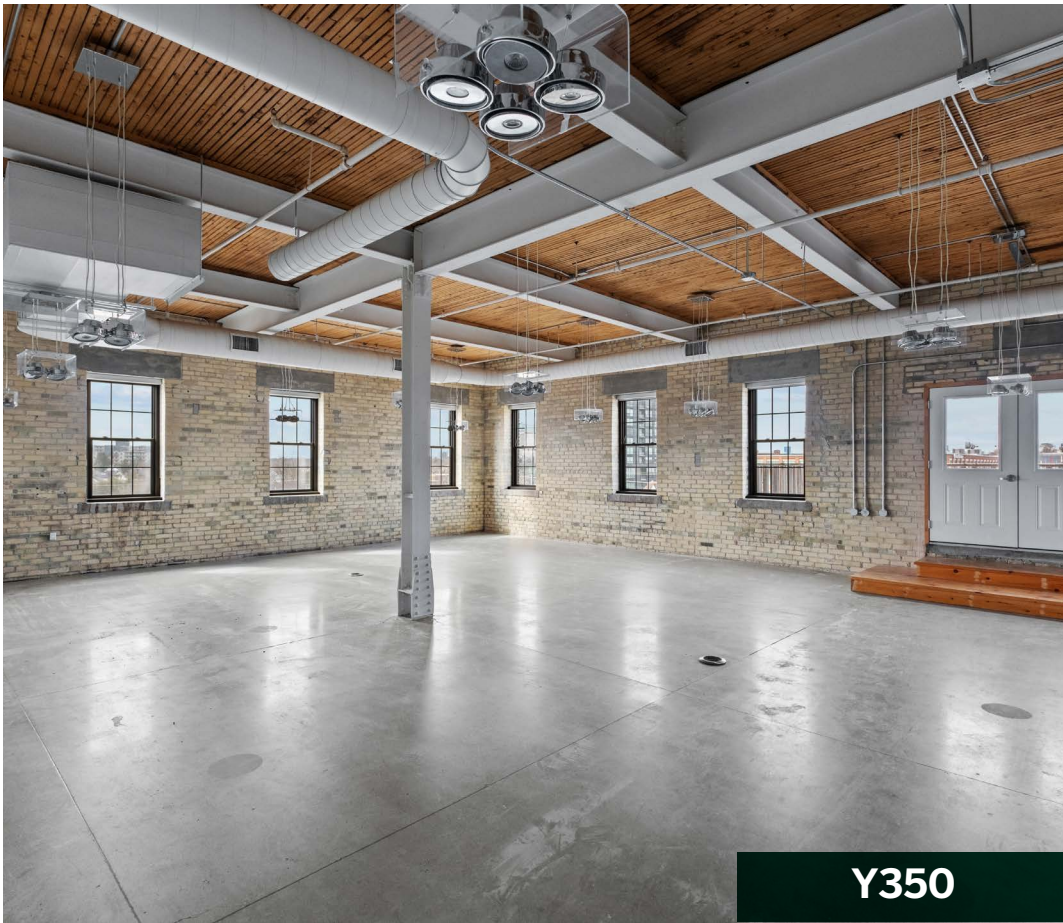
ROOFTOP PATIO



Interior Photos
Third Floor



Interior Photos
Third Floor



Floor Plan

Fourth Floor

SUITE	SQ. FT.	OCCUPANCY
	21,378	Immediate
	5,823	Immediate

CLICK HERE TO VIEW SUITE C450

CLICK HERE TO VIEW SUITE Y450



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	Café Pyrus
Abe Erb	Putt Social
The Civil	Crafty Ramen
The Lab Street Eats	271 West
La Cucina	Taste of Seoul

FITNESS

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



CONTACT US

Todd Cooney**, SIOR
Senior Vice President
+1 519 340 2315
todd.cooney@cbre.com

Dean Mariani*
Associate Vice President
+1 519 340 2308
dean.mariani@cbre.com

Jessica Kouleas*
Sales Brokerage Associate
+1 519 340 2328
jessica.kouleas@cbre.com

**Broker, *Sales Representative

CBRE Limited, Real Estate Brokerage
72 Victoria Street S, Suite 200, Kitchener, ON N2G 4Y9

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

ALLIED

CBRE

