



Office Space For Sublease At  CATALYST¹³⁷

137 Glasgow Street, Unit 375

Kitchener, ON

Lennard:

Work Smart, Work Stylish: Redefine Your Office Experience.

lennard.com

137 Glasgow Street

Enjoy being part of the Catalyst137 ecosystem. Invest in your employees well-being and showcase your company's commitment to a modern and progressive workplace culture.



Available Space

Suite 375: 1,694 SF



Net Rent

\$18.00 PSF

Additional Rent

\$9.44 PSF (2024)

(includes in-suite utilities/hydro, but excludes in-suite janitorial services)



Available

Immediate

Sublease Term

April 30, 2029

Location Highlights

- Enjoy all the amenities Catalyst137 has to offer including Stockyards Coffee, Graffiti Market, and F45 Training.
- Ample free parking and bicycle racks.
- Convenient access to public transportation and the Iron Horse Trail.
- Centered between Downtown Kitchener and Uptown Waterloo.
- Walking distance to Belmont Village, a hip commercial area offering dining and shopping.
- Competitive Additional Rent rates!



137 Glasgow Street



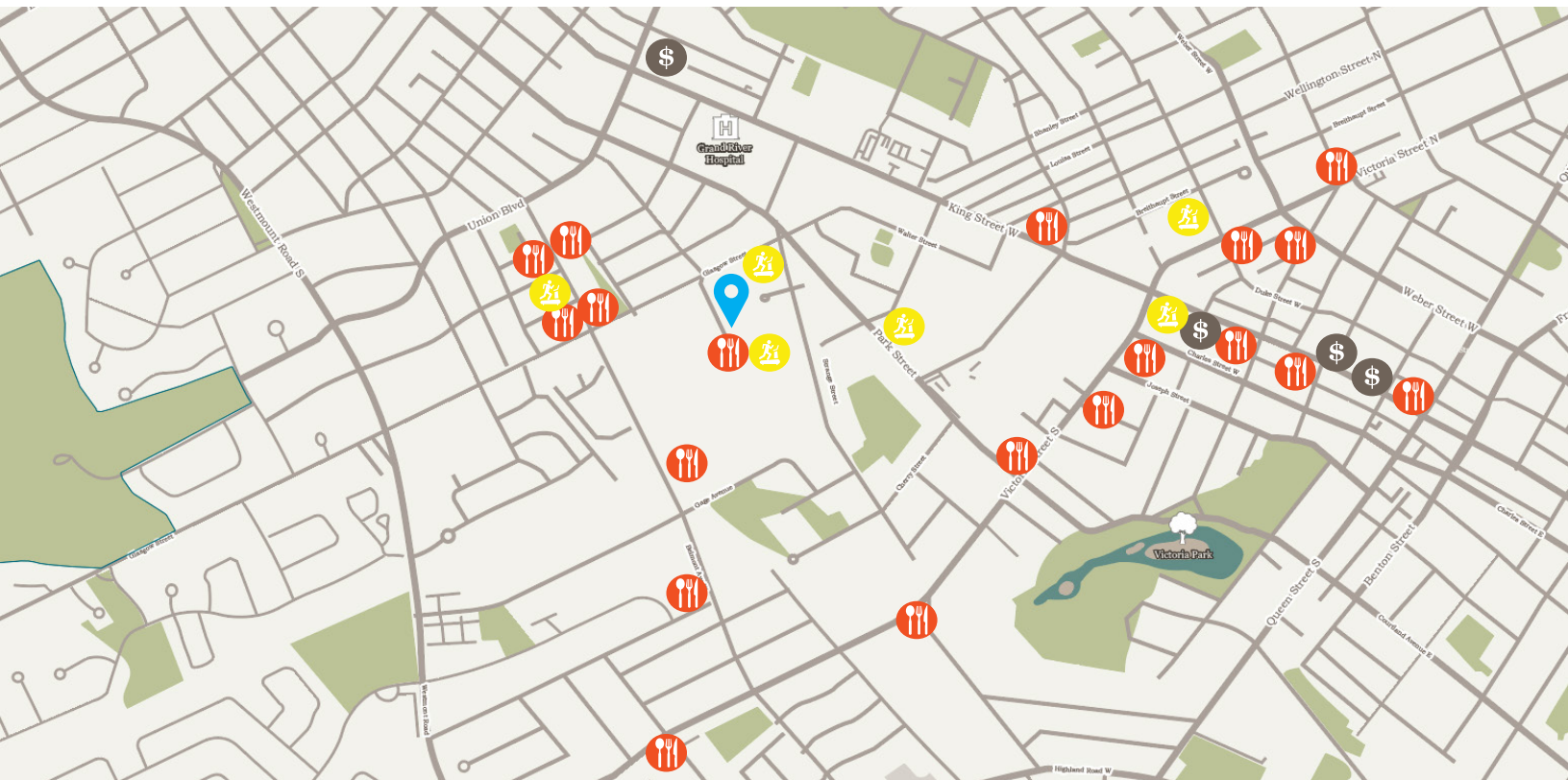
Restaurants



Banks



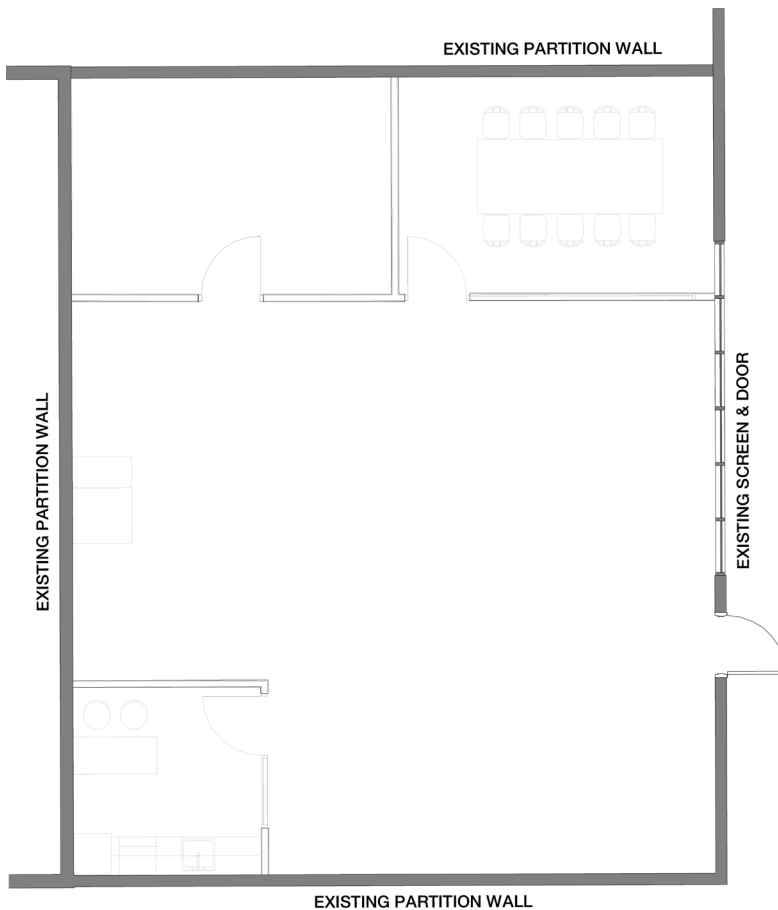
Fitness Facilities



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Create a work environment that supports employee well-being and productivity but also helps build a positive brand image and attracting top talent, leading to greater success and competitiveness in the business world.



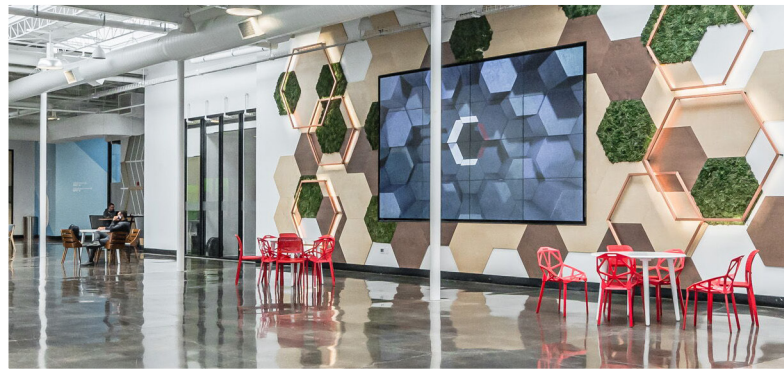
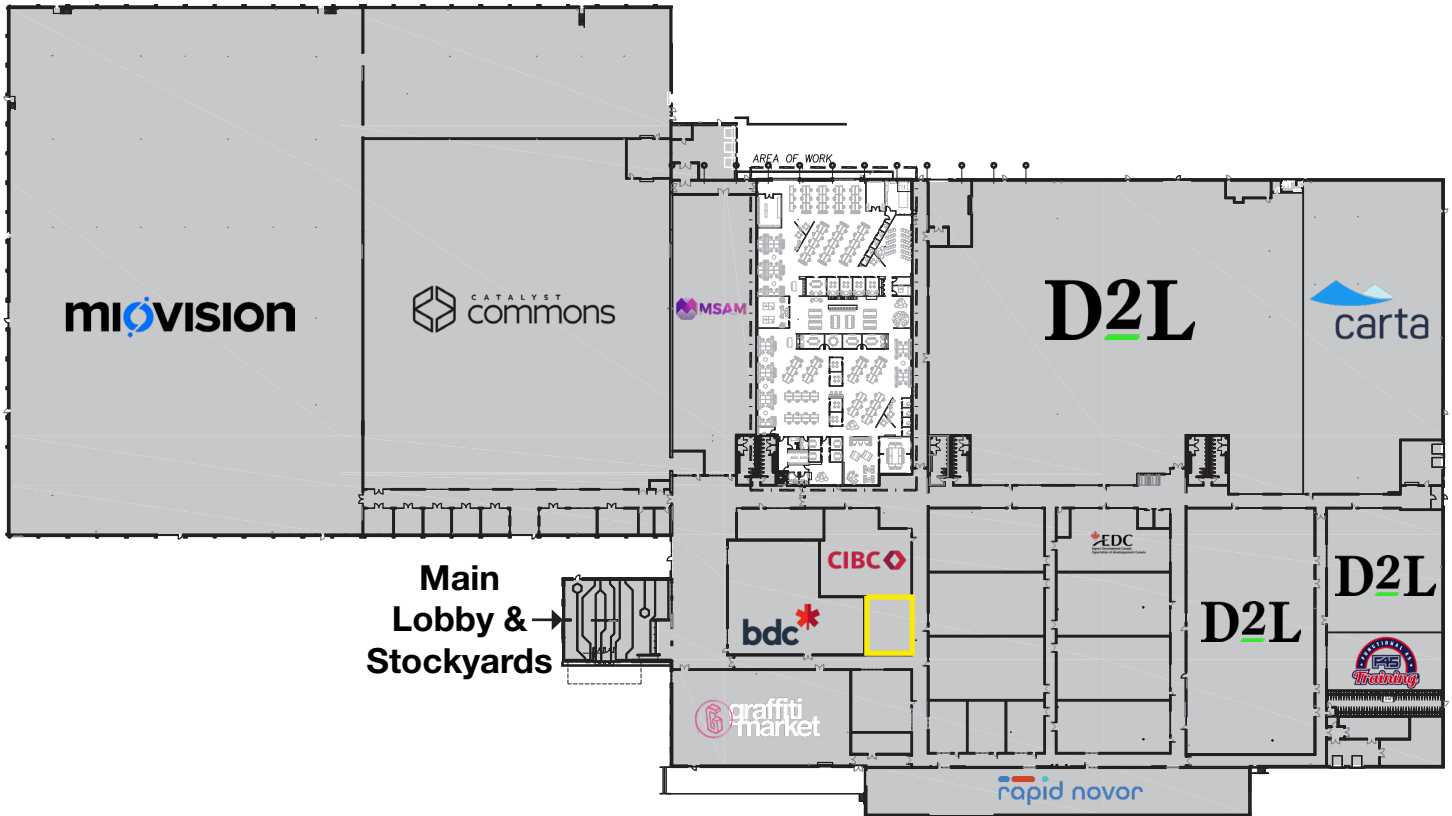
Location Highlights

- A mix of open floor plan and private areas with flexible layout options to accommodate a variety of office setups, from traditional workstations to collaborative and flexible spaces which fosters creativity and teamwork among employees.
- Well-designed common areas, including common area lounges, and breakout spaces that encourage creativity and teamwork.
- Existing kitchenette
- Attract top talent working in an environment that is inviting and inspiring, leading to increased morale and motivation.

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Site Plan







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