



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



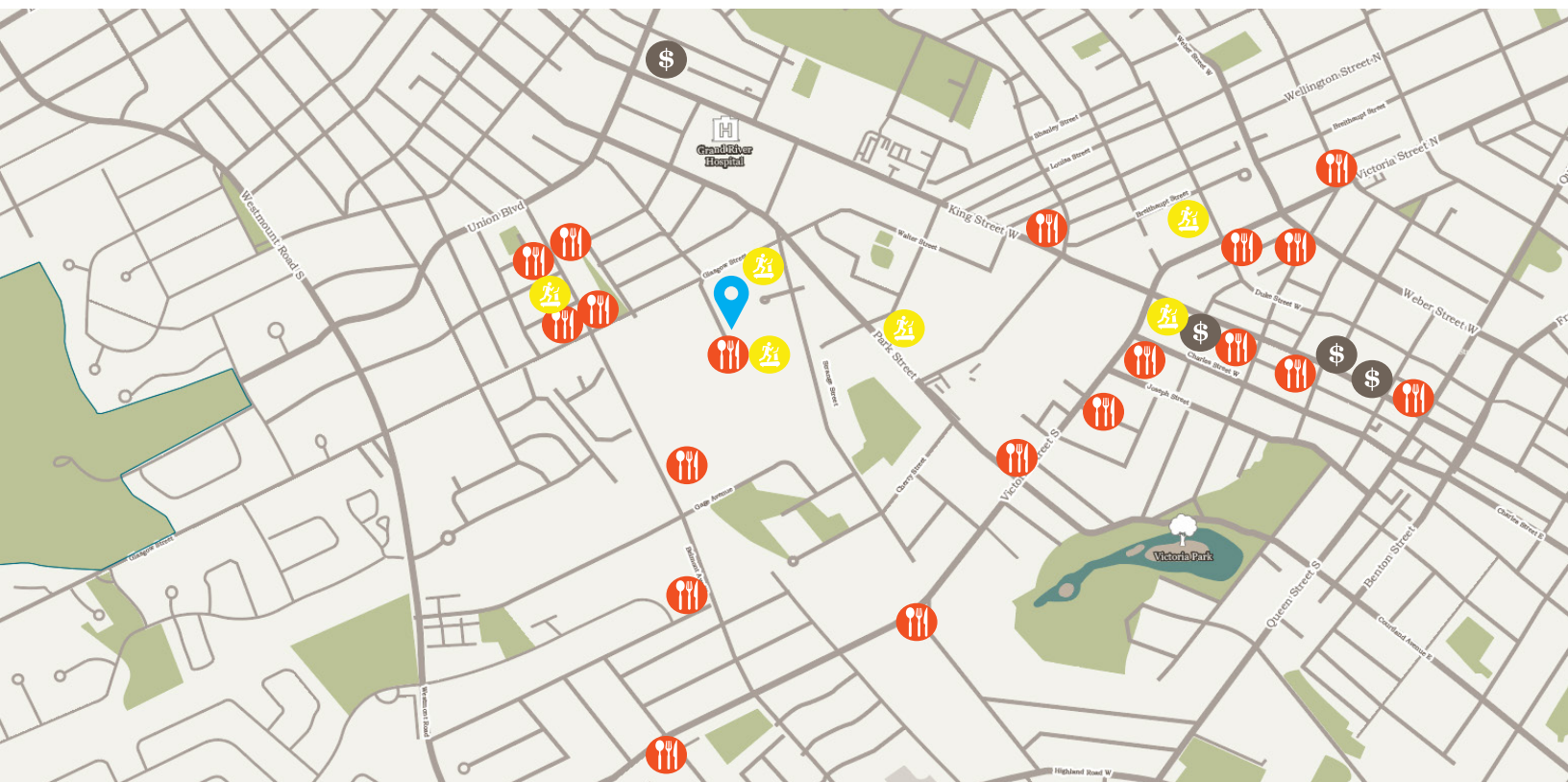
Restaurants



Banks



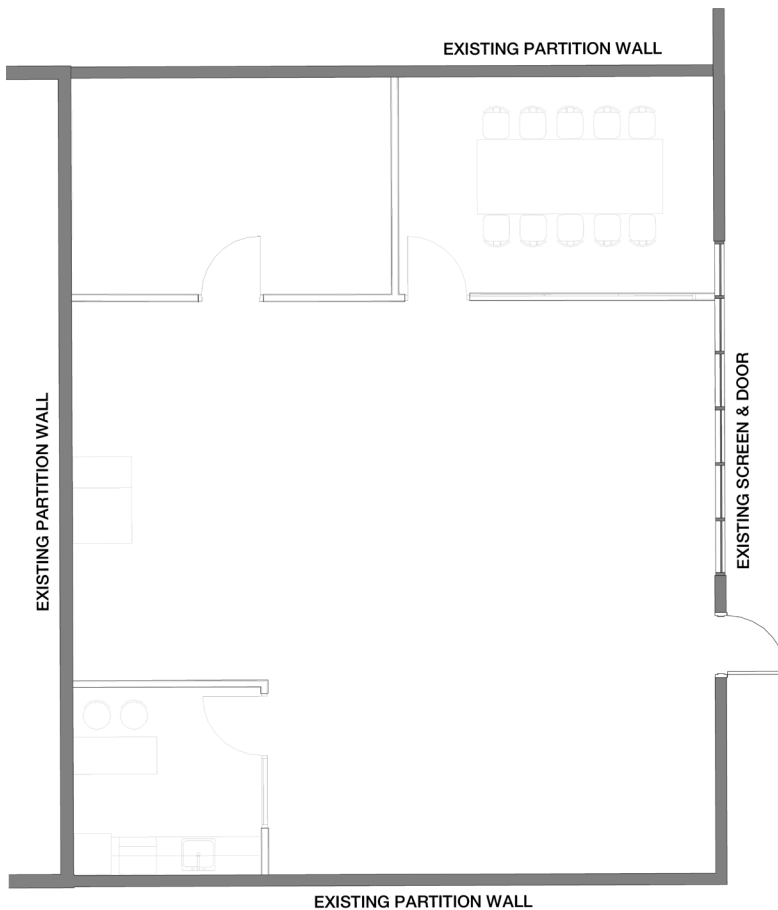
Fitness Facilities



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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.

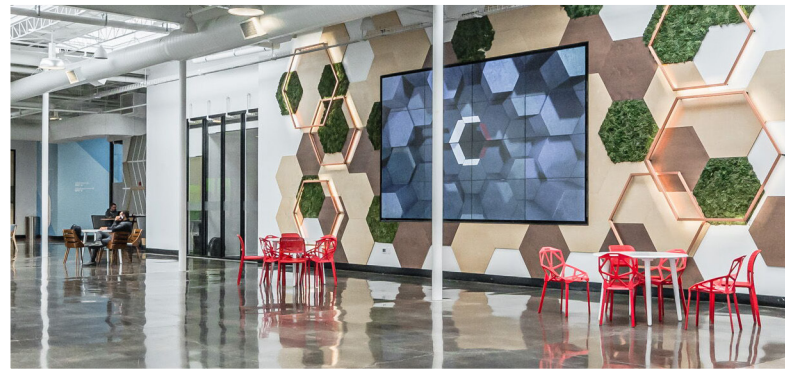
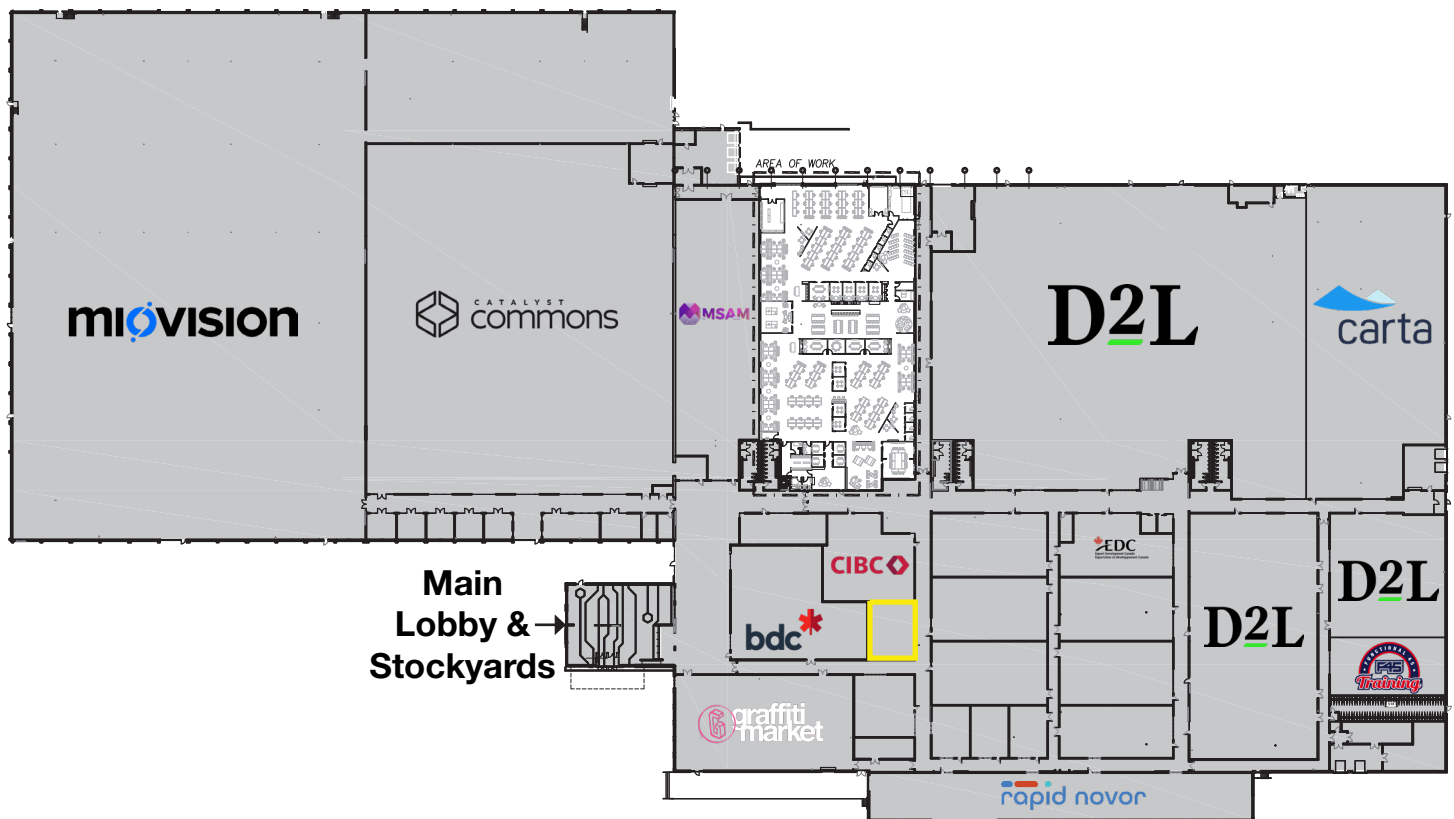


Location Highlights

- 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







Charlie Parsons*, Partner
519.514.3361
cparsons@lennard.com

John Lind*, Partner
519.514.3363
jlind@lennard.com

Tim Priamo
Sales Representative
519.514.3372
tpriamo@lennard.com

210-137 Glasgow Street, Kitchener
519.340.5900
lennard.com

*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

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