

A very unique heritage building nestled on the water front overlooking Kingston's downtown core



For Lease

4 Cataraqi St, Units 114 & 115, Kingston, On

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**Rockwell Commercial
Real Estate, Brokerage**
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Property Details

Available Space Suite 114 & 115

± 4,969.28 sf rentable (Landlord willing to demise)

Demising option	Plan A	Suite 114	Suite 115
		± 2,068.64 sf	± 1,302.54 sf
	Plan B	Suite 114	Suite 115
		± 870 sf	± 3,344 sf

Asking Rent

\$16.00 psf + HST

2024 Budgeted Additional Rent

\$14.28 psf (including property taxes, operating costs, management and utilities)

Parking

Abundant on-site parking

Availability

September, 2024 (If demised add 60 days)

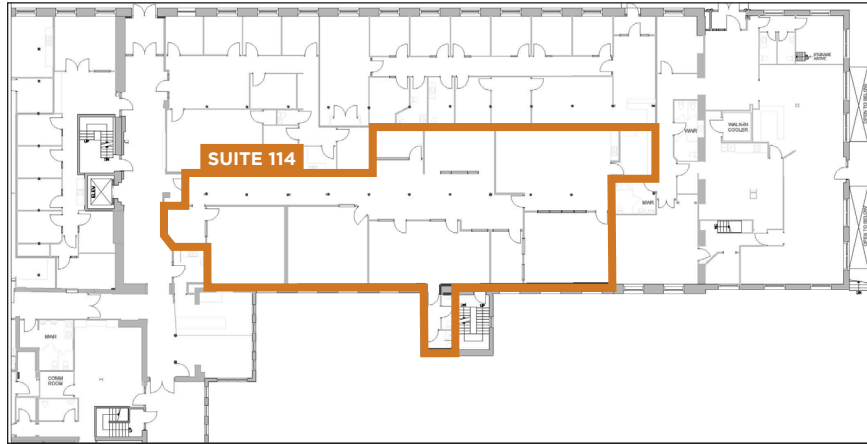
Leasehold Improvement Allowance

Landlord willing to provide a \$25.00 psf leasehold improvement allowance to a financially qualified tenant with a minimum initial lease term of five years and Landlord completing the leasehold improvements



Existing Floor Plan

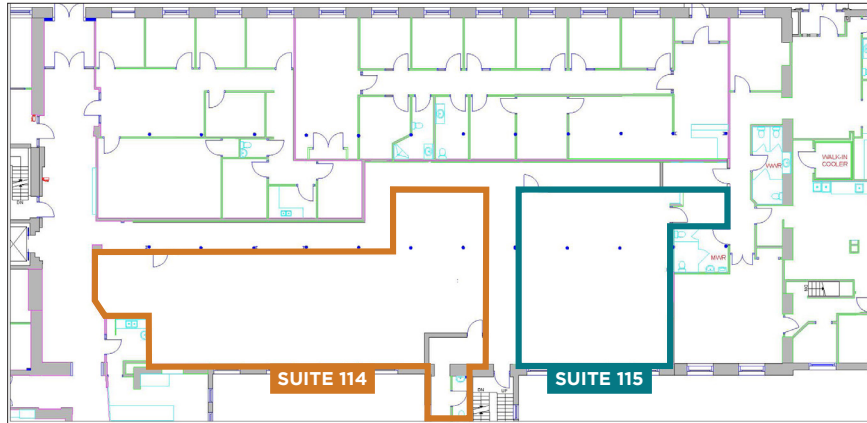
SUITE 114
± 4,969.28 sf



Demising Plan A

SUITE 114
± 2,068.64 sf

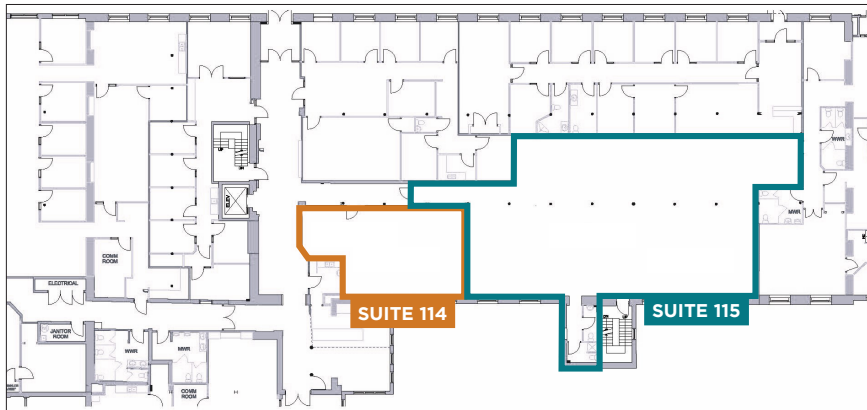
SUITE 115
± 1,302.54 sf



Demising Plan B

SUITE 114
± 870 sf

SUITE 115
± 3,344 sf



Space Description

Unique historic office space on the ground floor in the sought after Woolen Mill. Currently configured for classrooms but can easily be transformed into prestige offices or event space. Premises consist of high exposed wood ceilings, huge windows overlooking the Cataraqui River and downtown Kingston as the backdrop, hardwood floors, wood posts and exposed brick. Premises can be demised into two units only. On-site parking included and connected to the waterfront municipal pathway system.



Zoning

CN-L378 allowing for a broad range of uses.

Comments

- Waterfront walking path at your doorstep.
- 5 minute walk to downtown.
- Common washrooms
- Security card access and security cameras throughout.
- Spectacular water views and heritage charm throughout building

Parking

Ample on-site and provided in common for tenants, employees, and visitors.

Amenities

A spa, storage lockers, personal trainers, coffee/lunch counter and a fine dining restaurant are all located within the same building.

The Kingston Rowing Club and Cataraqui Canoe Club are located across the street.



Contact Information

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