



For Lease

4 Cataraqui St, Suite 115, Kingston, On

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**Rockwell Commercial
Real Estate, Brokerage**
78 Brock St. Kingston, ON K7L 1R9
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Property Details

Available Space ± 1,687.11 sf

Monthly Net Rent \$2,249.48/monthly + HST

Budgeted Additional Rent (2024) \$2,007.66 + HST (including property taxes, operating costs, management and utilities)

Parking Abundant on-site

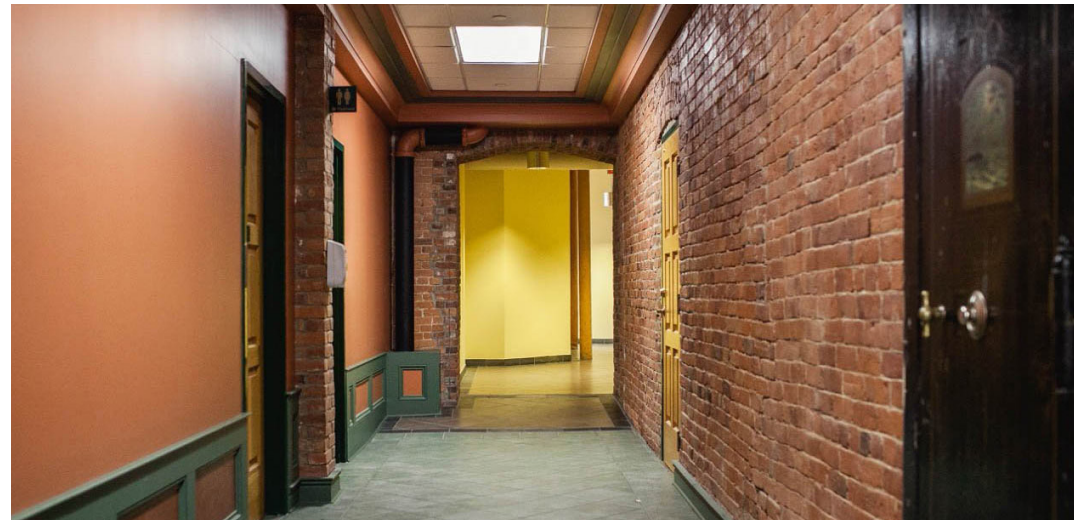
Availability February 1, 2025

Space Description

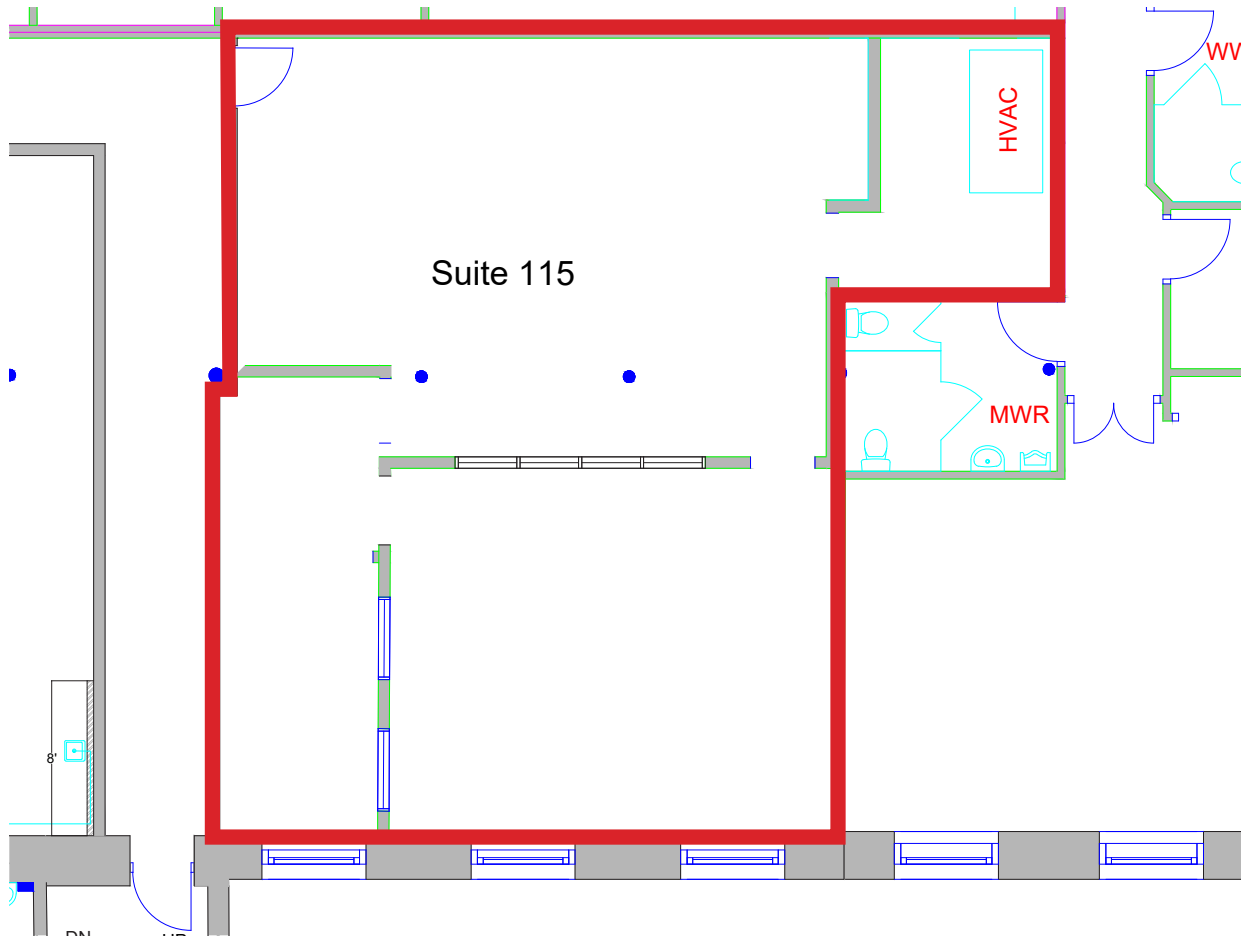
Unique historic office space on the ground floor in the sought after Woolen Mill. Currently configured for classrooms but can easily be transformed into prestige offices. Premises consist of high exposed wood ceilings, huge windows overlooking the Cataraqui River and downtown Kingston as the backdrop,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



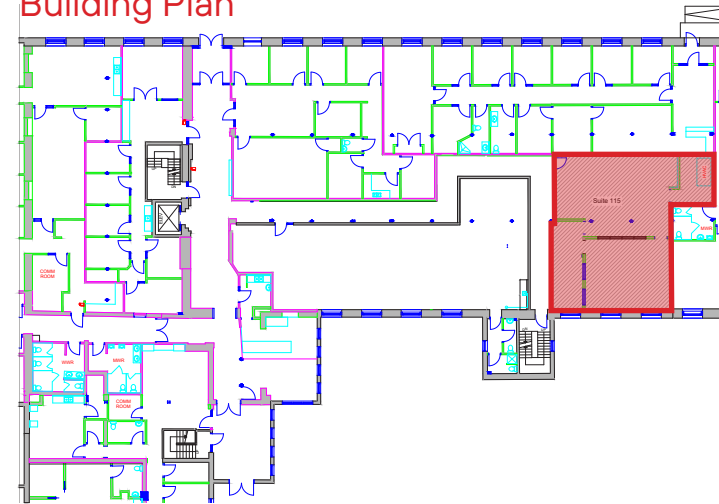
Disclosure: The interior office photos shown above are to provide an example of the buildings typical office fittings and do not depict the subject suite.



 Floor Plan



Building Plan



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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