

THE WOOLEN MILL

4 CATARAQUI ST
SUITE 114

Rockwell
COMMERCIAL

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THE WOOLEN MILL

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



Available Space Suite 114

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

Demising option	Suite 114 ± 2,468.79 sf	Suite 115 ± 2,500.49 sf
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Asking Rent

\$15.00 psf + HST



2024 Budgeted Additional Rent

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



Parking

Abundant on-site parking



Availability

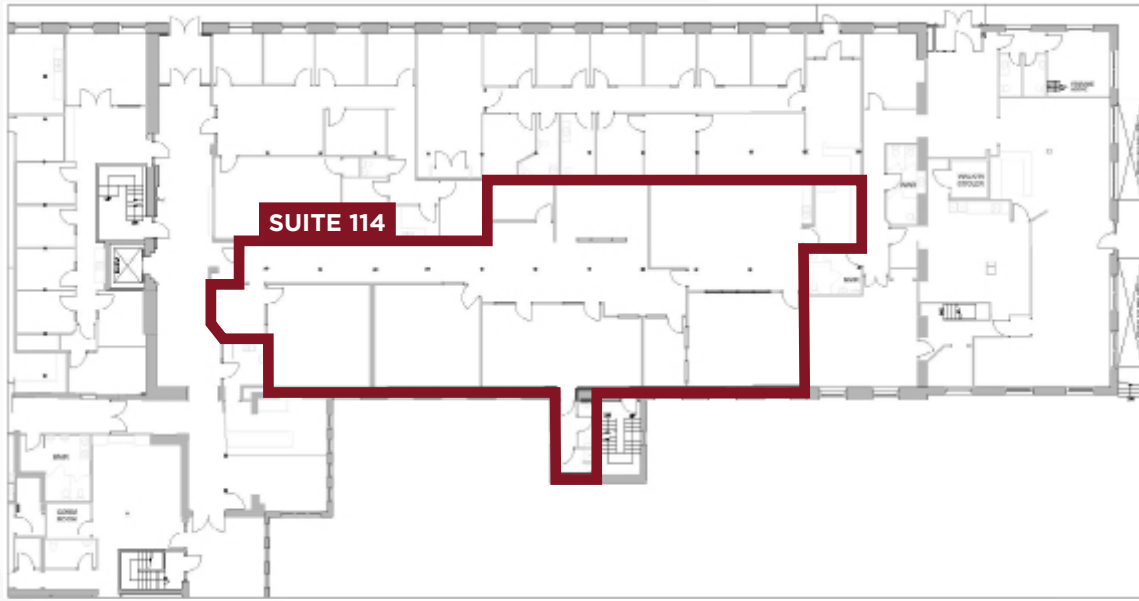
September, 2024 (If demised add 60 days)



4-6 CATARAQUI ST, SUITE 114



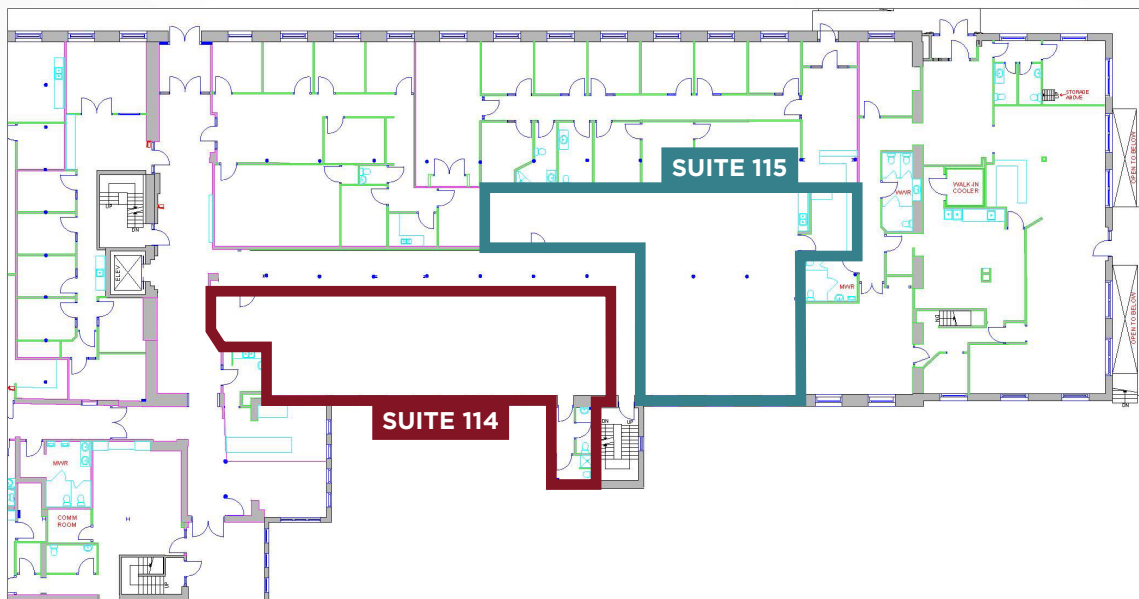
EXISTING FLOOR PLAN | SUITE 114 ± 4,969.28 sf



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.

DEMISING PLAN | SUITE 114 ± 2,468.79 sf SUITE 115 ± 2,500.49 sf



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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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