



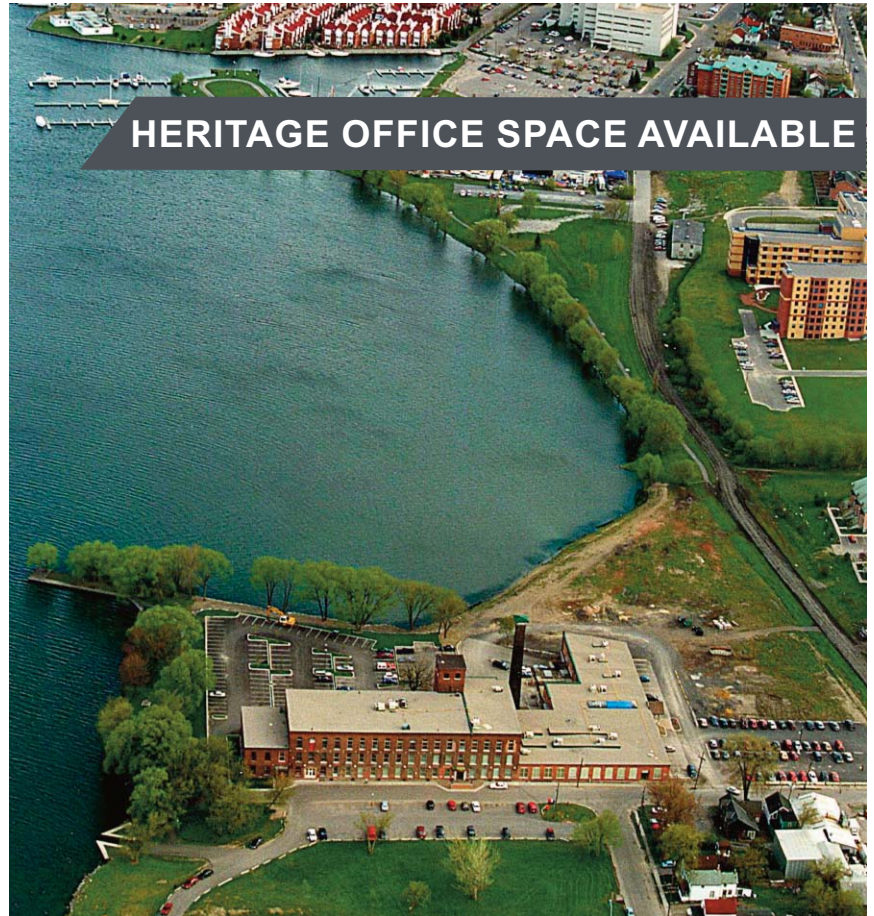
**CUSHMAN &  
WAKEFIELD**  
Kingston

## FOR LEASE The Woolen Mill

4 Cataraqui Street, Suite 103, Kingston, ON

### Property Details

Available Space	3,237.3 +/- sf (Can be demised)
Rental Rate	\$15.00 psf
Budgeted Additional Rent	\$12.55 psf (including property taxes, operating costs, and utilities)
Parking	Abundant on-site parking
Availability	Space is under renovation and is expected to be ready for occupancy in May 2022 +/-
Comments	A very unique heritage space currently under renovation. Space will have opportunity for both an interior and exterior suite entrance and will have all new large windows filling the space with natural light and water views. Exposed brick and limestone to be restored throughout. Very high ceilings with heritage features. Truly a one-of-a-kind space.



#### Landlord's Base Building

- Existing Limestone and brick repointed and repaired where possible;
- New large building standard windows and window sills installed;
- New gas fired HVAC units installed including connections and digital thermostat but not distributed;
- Building standard lights installed based on open floor plan;
- New structural sub-floor to be installed throughout premises to match lobby elevation. Space will all be at one level;
- New hardwood flooring throughout;
- Broom swept clean, and;
- Potential for new exterior entrance at south west corner of premises.



**Martin L. Skolnick**  
Broker/Vice President  
613-542-2724 ext. 27  
martin.skolnick@cwkingston.com

**Cushman & Wakefield Kingston**  
78 Brock Street  
Kingston, ON K7L 1R9  
www.cushmanwakefieldkingston.com

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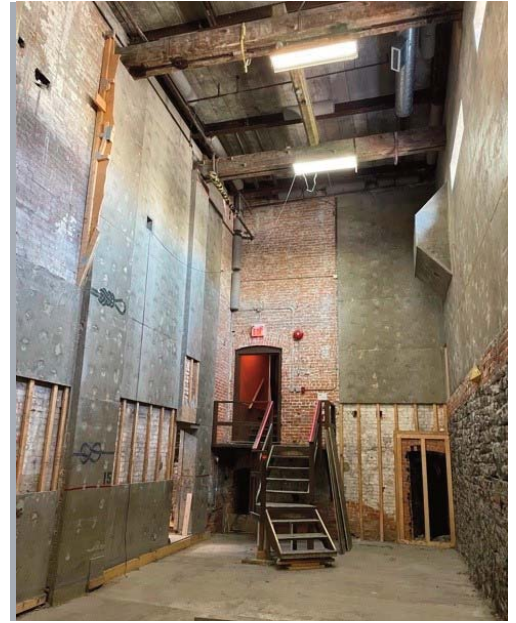
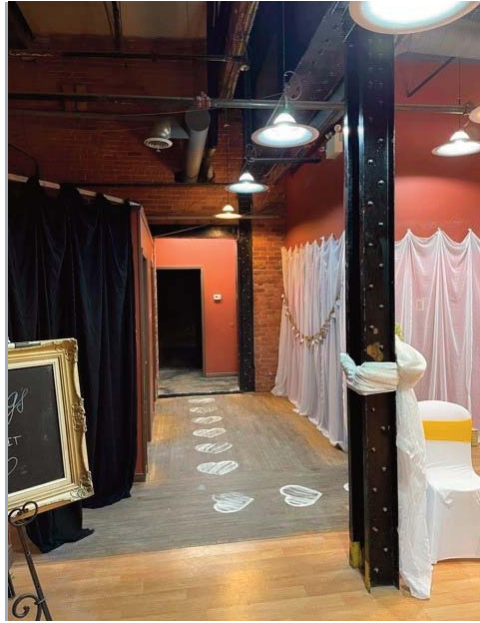
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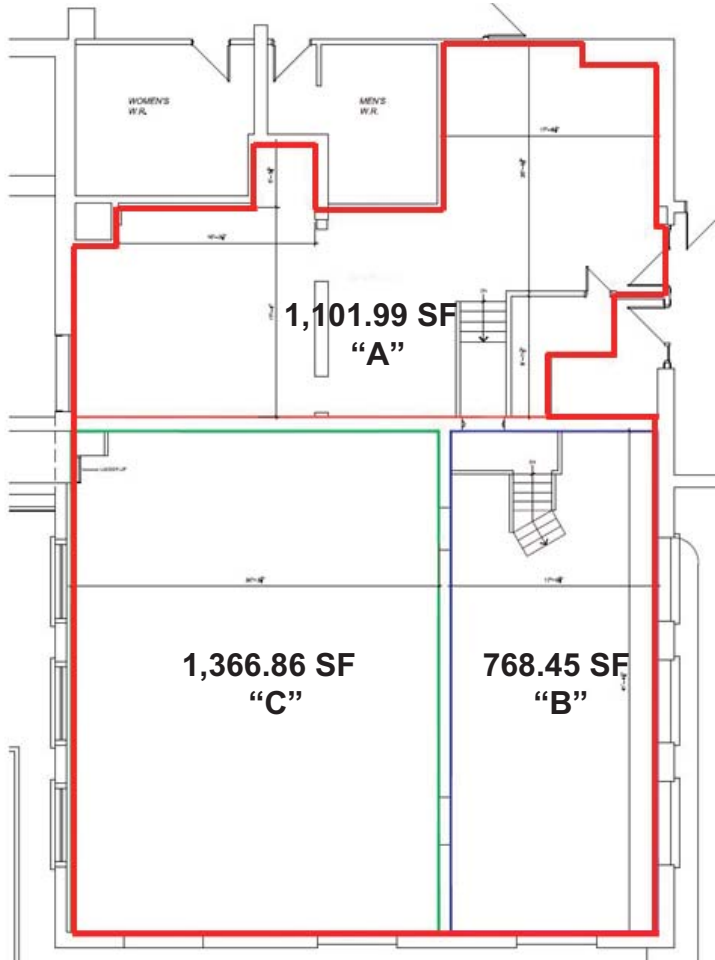
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**SUITE 103 FLOOR PLAN**



**Zoning**

C1.318 allowing for a broad range of uses.

**Comments**

- Waterfront walking path at your doorstep.
- 5 minute walk to downtown.
- Common washrooms in lobby area.
- Security card access and security cameras throughout.

**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 Cataraqi Canoe Club are located across the street.

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