

OFFICE SPACE FOR LEASE

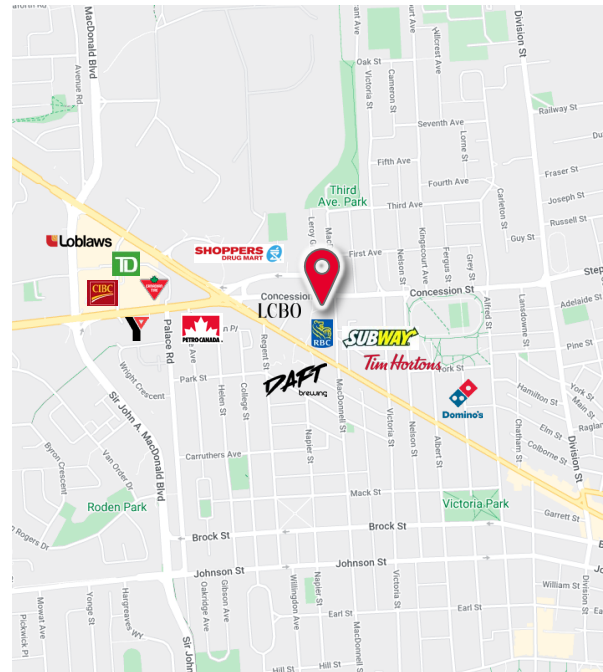
234 CONCESSION STREET, SUITE 304

KINGSTON, ON



PROPERTY HIGHLIGHTS

Available Space	6,520 +/- sf (can be demised)
Base Rent	\$9.50 psf
Additional Rent	\$11.70 psf (2023 estimate)
Utilities	In-suite hydro consumption paid separately by tenant
Signage	Pylon signage
Building	The Cornell Tower Offices building offers professional office space with high quality improvements. Current building occupants include: Providence Care, PCA Adjusters, CaraCo Group of Companies, etc.
Zoning	Arterial Commercial Zone (CA)
Parking	On-site parking available
Availability	Immediate



SCOTT BOTTING, B.COMM
 Broker
 613-542-2724 x 33
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CUSHMAN & WAKEFIELD KINGSTON
 78 Brock Street
 Kingston, ON K7L 1R9
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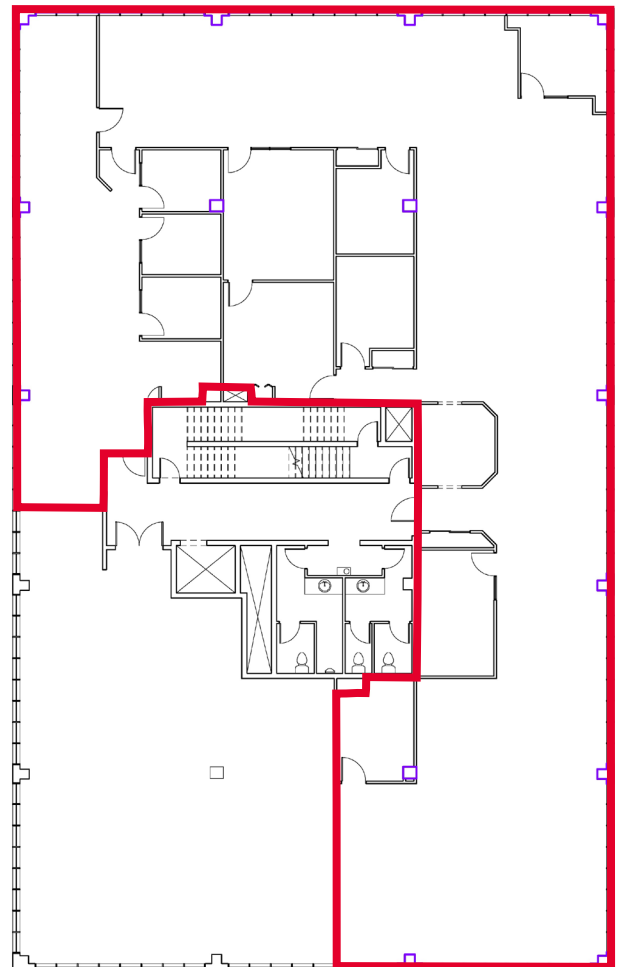
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SIGNAGE



FLOOR PLAN



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