

THE WOOLEN MILL

4 CATARAQUI ST
SUITE 110

THE WOOLEN MILL

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



Available Space Suite 110

± 2,082.23 sf rentable (± 1,846.03 usable 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

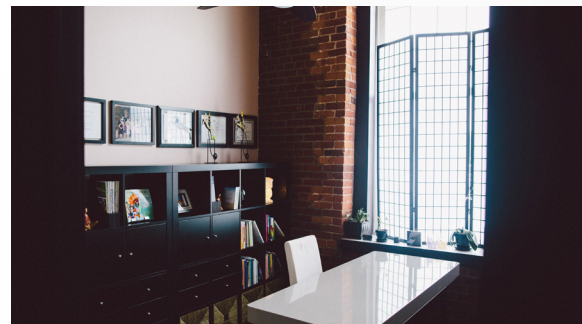
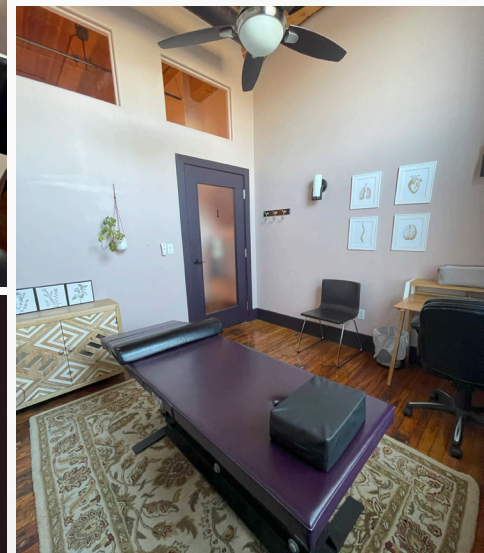


Availability

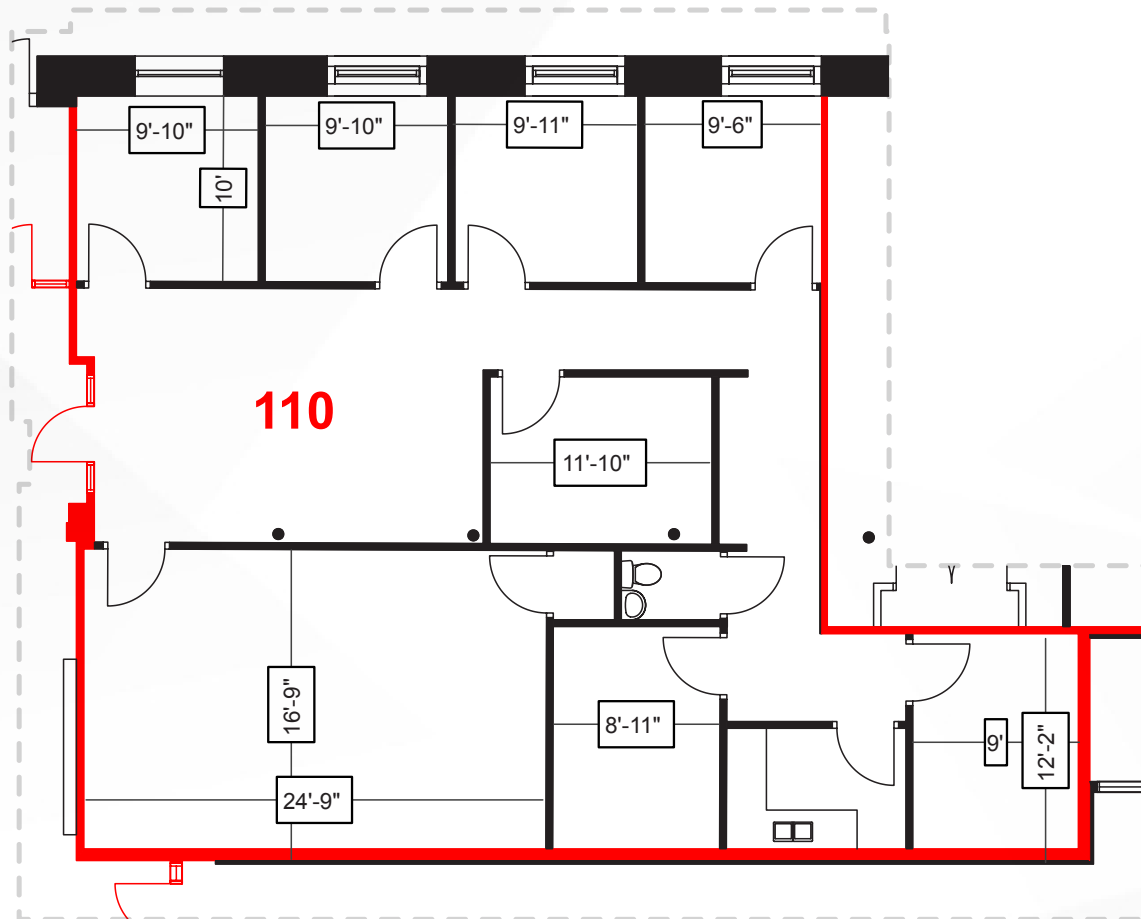
June 1, 2024



4-6 CATARAQUI ST, SUITE 110



EXISTING FLOOR PLAN | SUITE 110 ± 2,012 sf



SPACE DESCRIPTION

Unique historic office space on the ground floor in the sought after Woolen Mill. Premises consist of high exposed wood ceilings, large windows filling the space with plenty of natural light, hardwood floors, wood posts and exposed brick. 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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