



**CUSHMAN &
WAKEFIELD**
Kingston

FOR LEASE
108 Perth Street
Brockville, ON



Property Details

- Full 4,000+/- sf stand alone building available - or can be demised to two units of 2,093+/-sf and 1,907+/- sf
- Ample windows for natural light
- Close proximity to the downtown core
- Overhead door 10' x 12"

Rental Information

Net Rent
\$7.75 psf

Utilities
Included

Additional Rent
\$7.45 psf (2018 estimated)

Stacey MacDonald
Broker
613-542-2724 ext. 34
stacey.macdonald@cwkingston.com

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

Cushman & Wakefield Kingston / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



**CUSHMAN &
WAKEFIELD**
Kingston

FOR LEASE
108 Perth Street
Brockville, ON

City of Brockville

Population (CMA)
38,553 (Statistics Canada
2016)

Location

- Metro Toronto - 340 km west
- Kingston - 75 km west
- Montreal - 210 km east
- Ottawa - 110 km northeast

Quality of life

- 1000 Islands
- Unique historic city
- Fresh water diving
- World class rowing
- VIA Rail

Available space

4,000+/- sf

Frontage

76 ft (to be verified)

Depth

45 ft (to be verified)

Ceiling height

10'6" to 11'10" ft

Electrical

400 amp

Mechanical

Gas-fired rooftop HVAC

Zoning

C1-7

Parking

Ample parking in common

Comments

Situated on a north/south arterial route between Highway 401 and downtown Brockville with easy access to Highway 401

TRAFFIC COUNTS AADT 2012

Perth Street @ Brock Street

North: 7,808 South: 5,407 East: 1,436 West: 3,564



Stacey MacDonald
Broker
613-542-2724 ext. 34
stacey.macdonald@cwkingston.com

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

Cushman & Wakefield Kingston / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. CW2