



**CUSHMAN &  
WAKEFIELD**  
Kingston

**FOR LEASE**  
**108 Perth Street**  
Brockville, ON

**QUALIFY  
& RECEIVE**  
**6 MONTHS FREE  
NET RENT**  
BASED ON A 5-YEAR  
LEASE & LANDLORD  
APPROVAL  
CONTACT BROKER  
FOR DETAILS



## Property Details

- 2,093 sf+/- corner unit available
- Ample windows for natural light
- Close proximity to the downtown core
- Building is under New Ownership!
- Landlord is "on-site" - with their business (Four-O-One Security) in the south end of the building

## Rental Information

**Net Rent**  
\$9.50 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  
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## City of Brockville

### Population

39,024 (Statistics Canada 2011)

### 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

2,093+/- sf

### Frontage

39 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**



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