



## 307 Wall St

307 Wall St, Kingston, NY 12401

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# 307 Wall St

\$22.00 - \$24.00 /SF/YR

Located in the heart of Uptown Kingston's thriving Stockade District, this professionally maintained three-story building blends historic character with modern functionality. With multiple suites available, it offers a unique opportunity for businesses of all sizes to plant roots in one of the Hudson Valley's most desirable commercial hubs.

## Building Highlights:

Elevator-serviced upper floors for easy access

Modern systems including high-efficiency HVAC

Professionally managed and maintained

Steps from Kingston's best restaurants, shops, cafes, and municipal buildings

Easily accessible from Route 32, I-587, and NYS Thruway...

- Accessible units
- Big windows offering tons of light



Rental Rate: \$22.00 - \$24.00 /SF/YR

Property Type: Office

Property Subtype: Loft/Creative Space

Building Class: C

Rentable Building Area: 21,529 SF

Year Built: 1920

Walk Score ®: 92 (Walker's Paradise)

Rental Rate Mo: \$1.83 /SF/MO

## 2nd Floor Ste Suite 2

Space Available	1,500 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Set your business up for success in vibrant Uptown Kingston—the Hudson Valley's premier shopping and professional district. This newly renovated, move-in ready office suite at the beautifully maintained 307 Wall Street building combines historic charm with modern functionality. Key Features: Approx. 1,500 SF of office space with a flexible layout4 versatile rooms: 2 private offices + 2 conference/meeting roomsKitchenette for added convenienceElevator and stair access in the building2 shared restrooms on the floorWith its unbeatable location in Uptown Kingston's main walking district, Suite 2 at 307 Wall Street offers a polished, light-filled environment perfect for growing companies, established professionals, or collaborative teams looking for a central, professional presence.

## 2nd Floor Ste Suite 5

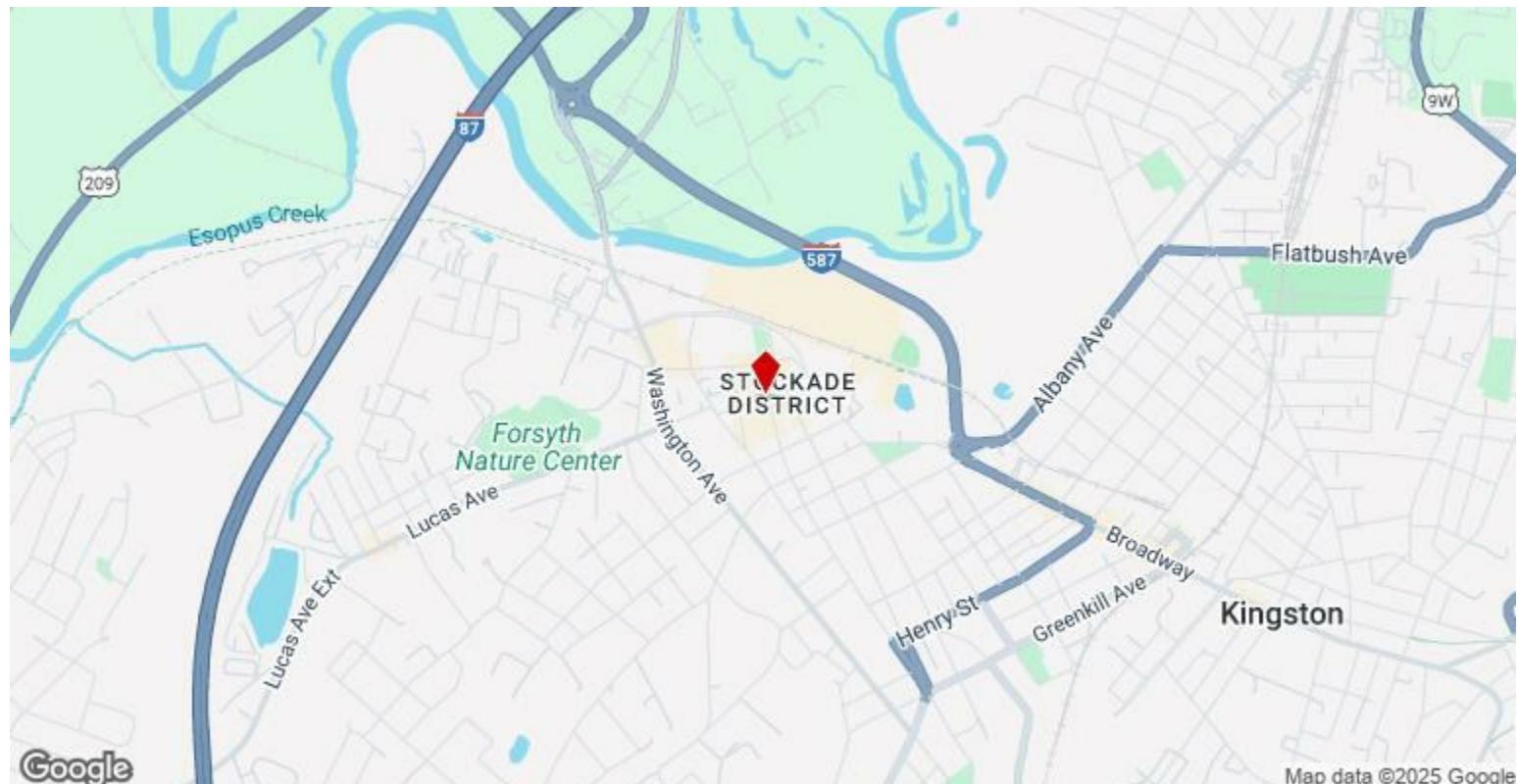
Space Available	1,500 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Prime Creative or Collaborative Space in the Heart of UptownStep into Suite 5, a stunning 1,500 SF open-concept studio located in the heart of Kingston's vibrant Uptown District. Situated on the second floor of a professionally maintained, historic building, this space is designed to inspire.Key Features:Expansive open layout with unlimited potentialFull wall of oversized windows overlooking historic Wall StreetGleaming hardwood floors and high ceilingsTremendous natural light creating a warm, energizing environmentPerfect for a creative studio, collaborative workspace, or professional officeProfessionally managed building with elevator accessThis suite offers the perfect blend of character, light, and location—ideal for artists, designers, architects, or any business looking for a bright, flexible space in a walkable, historic district full of shops, restaurants, and energy.

## 3rd Floor Ste Suite 6

Space Available	412 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

This charming 412 SF office suite offers a bright, private workspace in the heart of Uptown Kingston's historic Stockade District. Located on the third floor of a well-maintained professional building, Suite 6 features:An open space with a separate private office or meeting roomViews overlooking vibrant Wall Street, full of shops, cafes, and historic architectureA mini split system providing efficient heating and air conditioningElevator access to the third floor for convenience and accessibilityNatural light and a clean, professional finish throughoutThis sunlit suite balances professional comfort with Uptown charm in a building that impresses clients and supports productivity.



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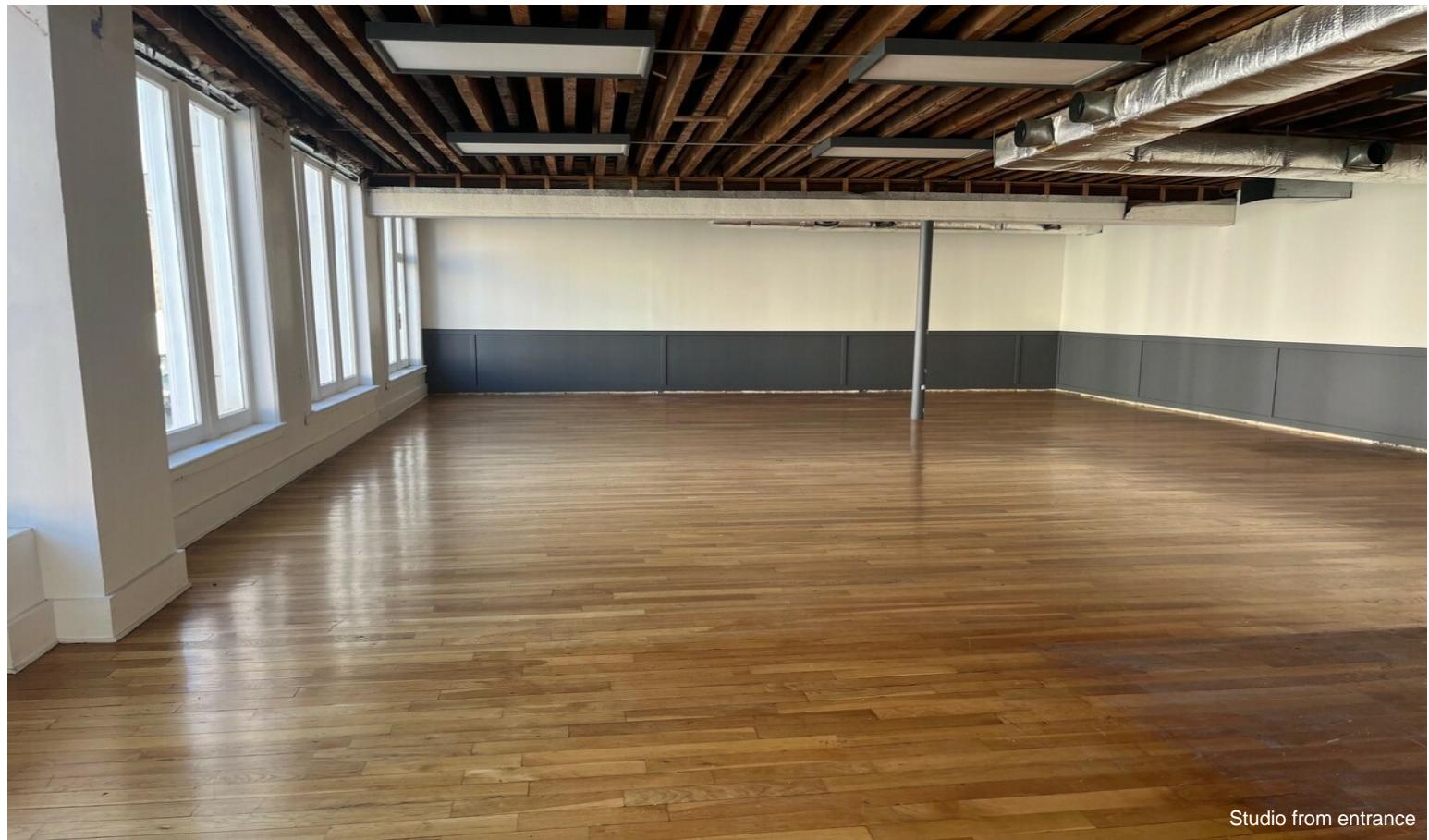
Steps from Kingston's best restaurants, shops, cafes, and municipal buildings

Easily accessible from Route 32, I-587, and NYS Thruway (I-87)

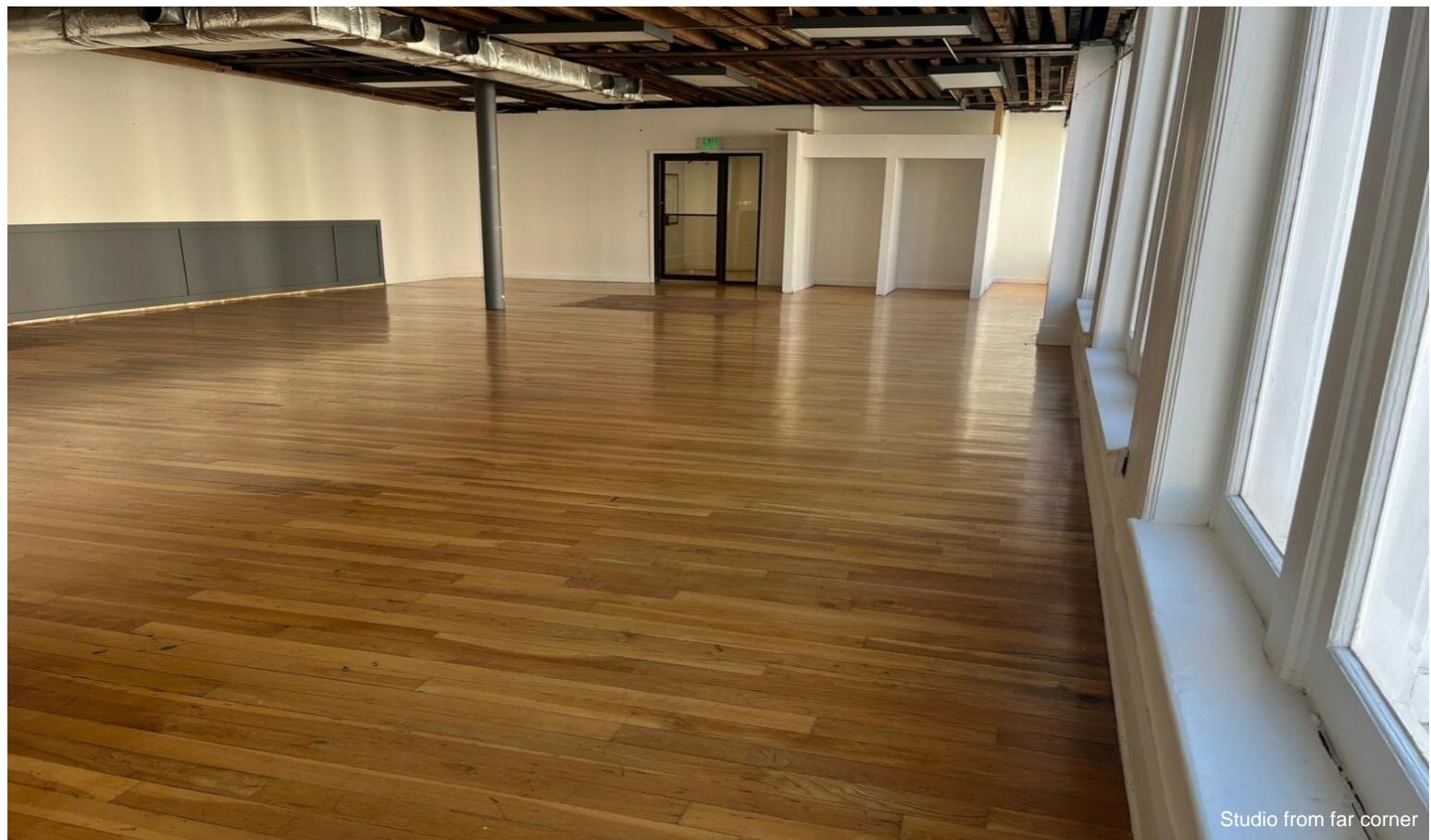
Flexible lease terms available

Whether you're a solo professional or a growing team, 307 Wall Street delivers location, convenience, and charm all in one.

## Property Photos

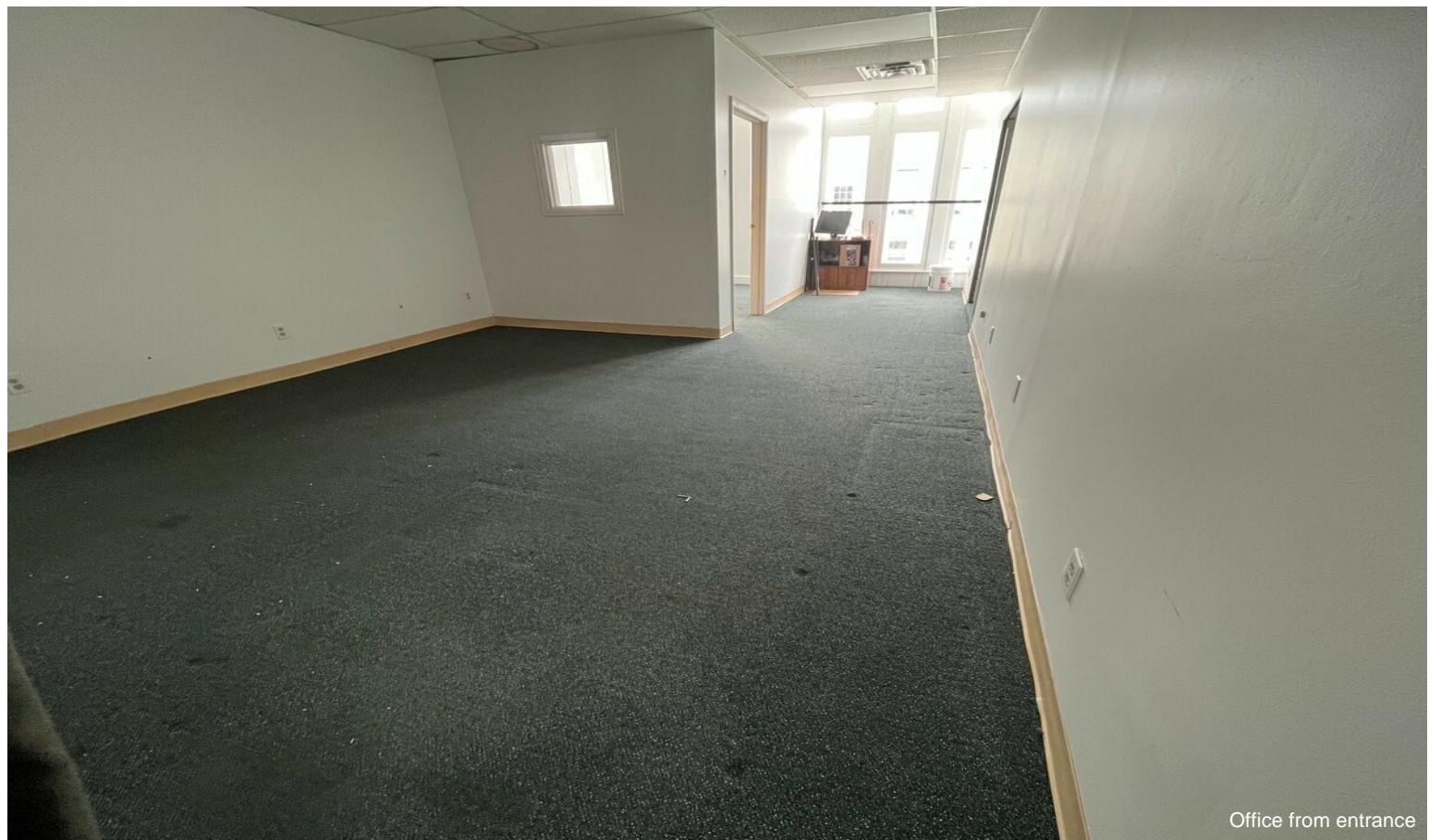


Studio from entrance



Studio from far corner

## Property Photos



Office from entrance



Interior office