



Industrial Strength. Creative Community.

NOW LEASING



## **Designing for Creativity**

Studios and offices are designed to be visually attractive and welcoming work spaces that foster creativity. Original working windows were restored to introduce natural light and fresh air. Bright spaces and high ceilings inspire the creative process. Kitchenettes throughout the Cotton Factory allow tenants to get to know each other and lead to an exchange of ideas.

# **Conveniently Located**

The Cotton Factory is conveniently located just outside of the downtown core, making it easy for drivers to get in and out of the city. There is free parking for both tenants and their customers.

### **Leasing Opportunities**

There is a space for your business at the Cotton Factory. Join our community of over 70 tenants. There are new units being built in the Mill Building on the second and third floors that range from 1,000 to 10,000 square feet. The Cotton Factory will design a studio or office that meets your needs. Become a part of our community of photographers, architects, designers, marketers, painters, potters, textile artists and woodworkers.









#### **Services**

- Recently installed 120/240V electrical service
- LED motion activated lighting.
- Pre-wired with Cat-6 IT cabling
- Internet with download speeds up to 120 Mbps
- WiFi for \$15 /month
- Pre-wired for a security system
- Entry phones at all major entrances
- Working windows for fresh air
- Air conditioning in new units
- Free parking for tenants and their clients
- Sobi bike station
- Close to public transit

#### Some of our tenants include:

- OHM industrial designers inc. (Office Engineers)
- Style Group (Studio Photographer)
- Brush Boys Signwriting (Studio Artisan)
- Shake-n-Make Collective (Studio Artist)
- BlackBird Studios (Studio Fashion)
- Muse Marketing Group (Office Marketing)
- OMC Landscape Architecture (Office Landscape Architect)
- TH & B Collective (Studio Artist)

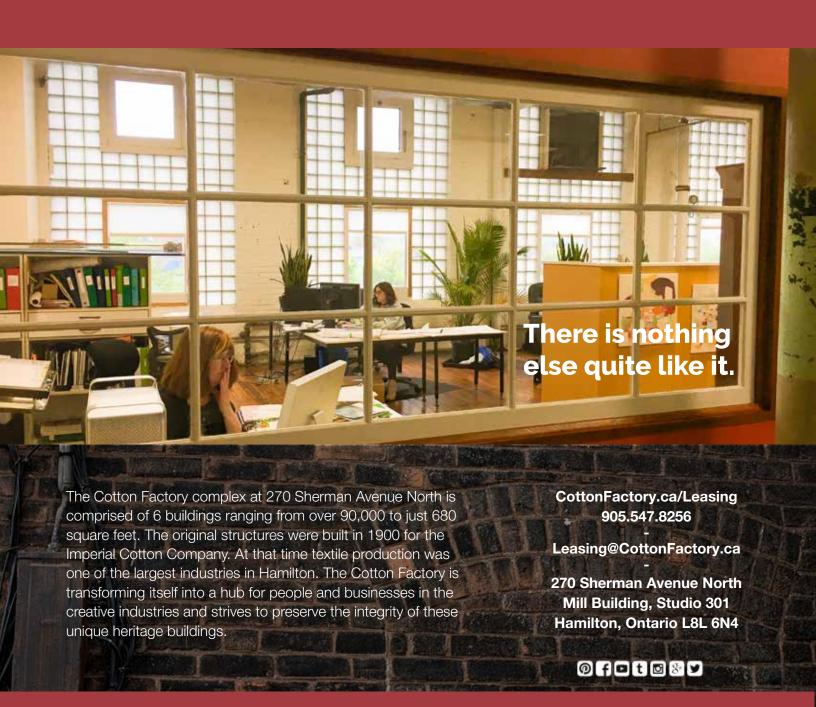








# COTTONEFACTORY





leasing@cottonfactory - (905) 547-8256