



**CUSHMAN &
WAKEFIELD**
Kingston

FOR LEASE

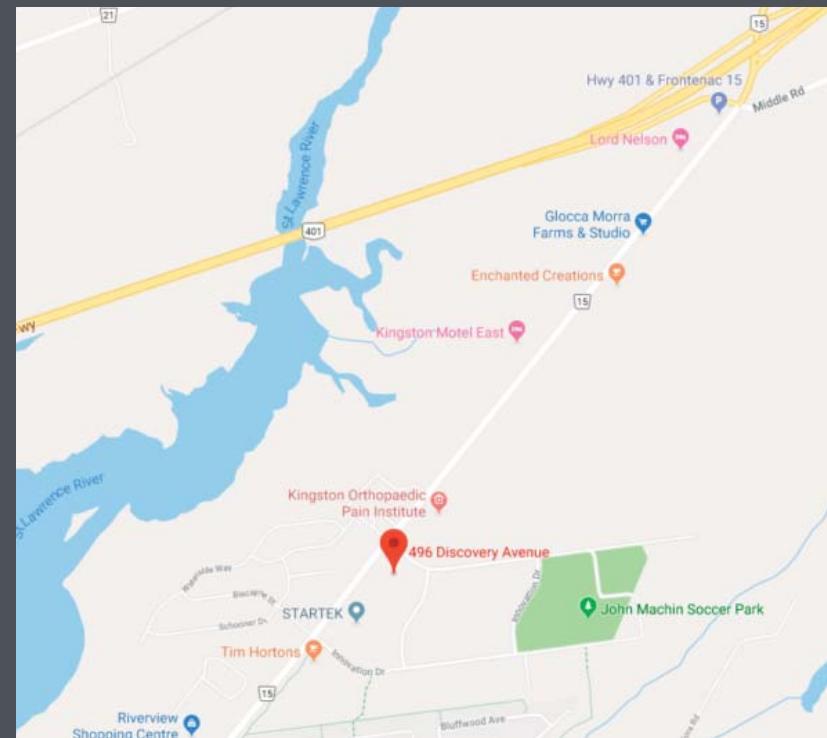
OFFICE/MEDICAL SPACE

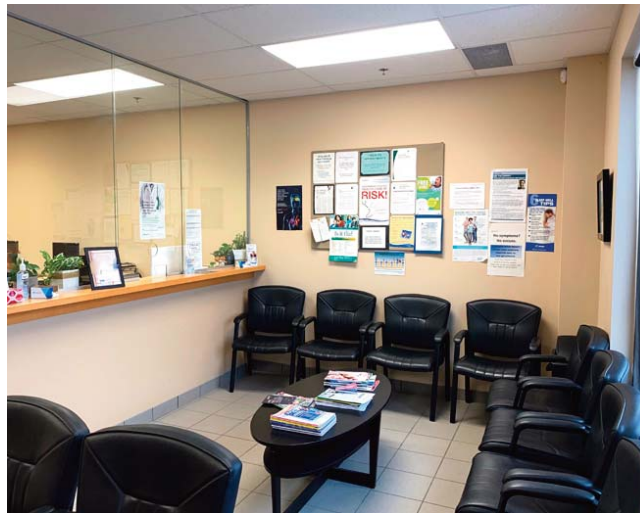
496 Discovery Avenue, Unit 10, Kingston



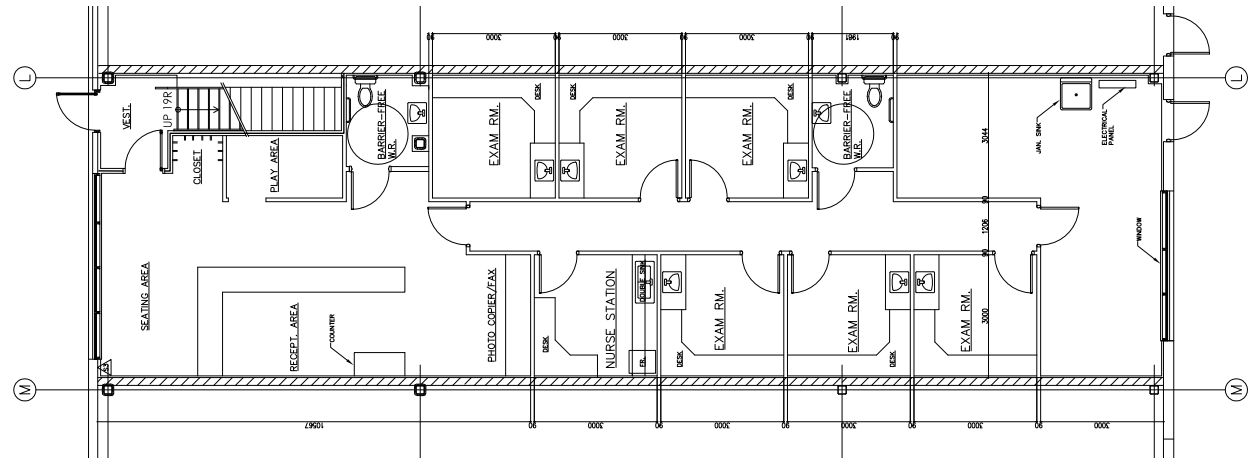
PROPERTY DETAILS

AVAILABLE SPACE	2,844+/- sf
AVAILABILITY	July 1, 2019
NET RENT	\$16.00 psf
ADDITIONAL RENT	\$4.60 psf
UTILITIES	<ul style="list-style-type: none"> • Water and sewer included in Additional Rent • Gas and electrical paid directly to utility provider by tenant
PARKING	330 on-site parking spaces
LOCATION	Excellent location and accessibility to Highway 401 interchange 623 (2 km to the north). Fronting on Highway 15 in the St. Lawrence Business Park
SIGNAGE	Fascia and pylon signage available
ELECTRICAL	100 Amp panel service and 15 KVA transformer
COMMENTS	<ul style="list-style-type: none"> • Currently fitted as a Medical Clinic • 2 barrier-free washrooms on main level • Second floor office space with 3-piece washroom and kitchenette • Secure building • Kingston Transit bus service runs to and from site and downtown





GROUND FLOOR PLAN



TOTAL UNIT SQUARE FOOTAGE 2,844+/- SF

For more information, please contact:

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