

NEW EMPIRE SQUARE

96 Innovation Drive, Kingston, ON

CUSHMAN & WAKEFIELD
Kingston

For Lease

OFFICE/
RESTAURANT
SPACE



CUSHMANWAKEFIELDKINGSTON.COM

NEW EMPIRE SQUARE

96 Innovation Drive, Kingston, ON

NEW BUILDING AREAS

Total: 14,674.4+/- sf

Unit 1: 3,552+/- sf & 1,600+/- sf patio

Unit 2: Leased - Quesada Burritos & Tacos

Unit 3: Leased - Domino's Pizza

Unit 4: Leased - Veterinarian Clinic

Unit 5: Leased - Dental Clinic

Unit 6: Leased - Popeyes Louisiana Kitchen

Unit 7: 1,161 +/- sf

NET RATE

\$18.00 psf

ADDITIONAL RENT

\$4.95 psf estimated for 2021, including realty taxes, common area costs and water/sewer costs

UTILITIES

Paid by tenant (gas, electrical, internet)
Separately metered

OCCUPANCY

Immediate

LOCATION

A new plaza located at the northwest corner of Innovation Drive and Highway 15 at the main signalized entrance to St. Lawrence Business Park, beside Startek Canada and across from Tim Hortons and a proposed new Hampton Inn & Suites hotel

PARKING

New spaces: 45 stalls

Total project: 398 stalls

DEVELOPMENT RESTRICTIONS

See Listing Agent for updated schedule

ZONING

Business Park BP-1 Zoning, allowing for a broad range of uses including but not limited to:

- a bakery
- a bank or financial institutions
- a business office
- a clinic
- a commercial school
- a day nursery
- a restaurant
- a service shop, merchandise
- a veterinary establishment

SIGNAGE

Tenant may install its own fascia signage at its cost. Tenant shall have two (2) dedicated sign spaces on each of the common pylong signs. Installation of artwork at tenant's cost

LANDLORD

New Empire Square Developments Inc.

LANDLORD'S BASE BUILDING

- 5-ton roof mounted, gas-fired HVAC system installed with programmable thermostat, gas and electrical connections, but not distributed
- Perimeter drywall finish, taped and sanded
- Smooth cement floor
- Underslab rough-in sanitary
- 2-inch domestic water supply
- Sprinkler system installed based on open floor plan
- Electrical service installed based on tenant requirements
- Empty phone conduit to demarcation room with pull string
- Broom swept

TRAFFIC COUNTS

Highway 15 @ Innovation Drive 2015

North/South: 16,061/17,734

East/West: 5,540/1,562

Martin L. Skolnick | Broker/Vice President | martin.skolnick@cwkingston.com

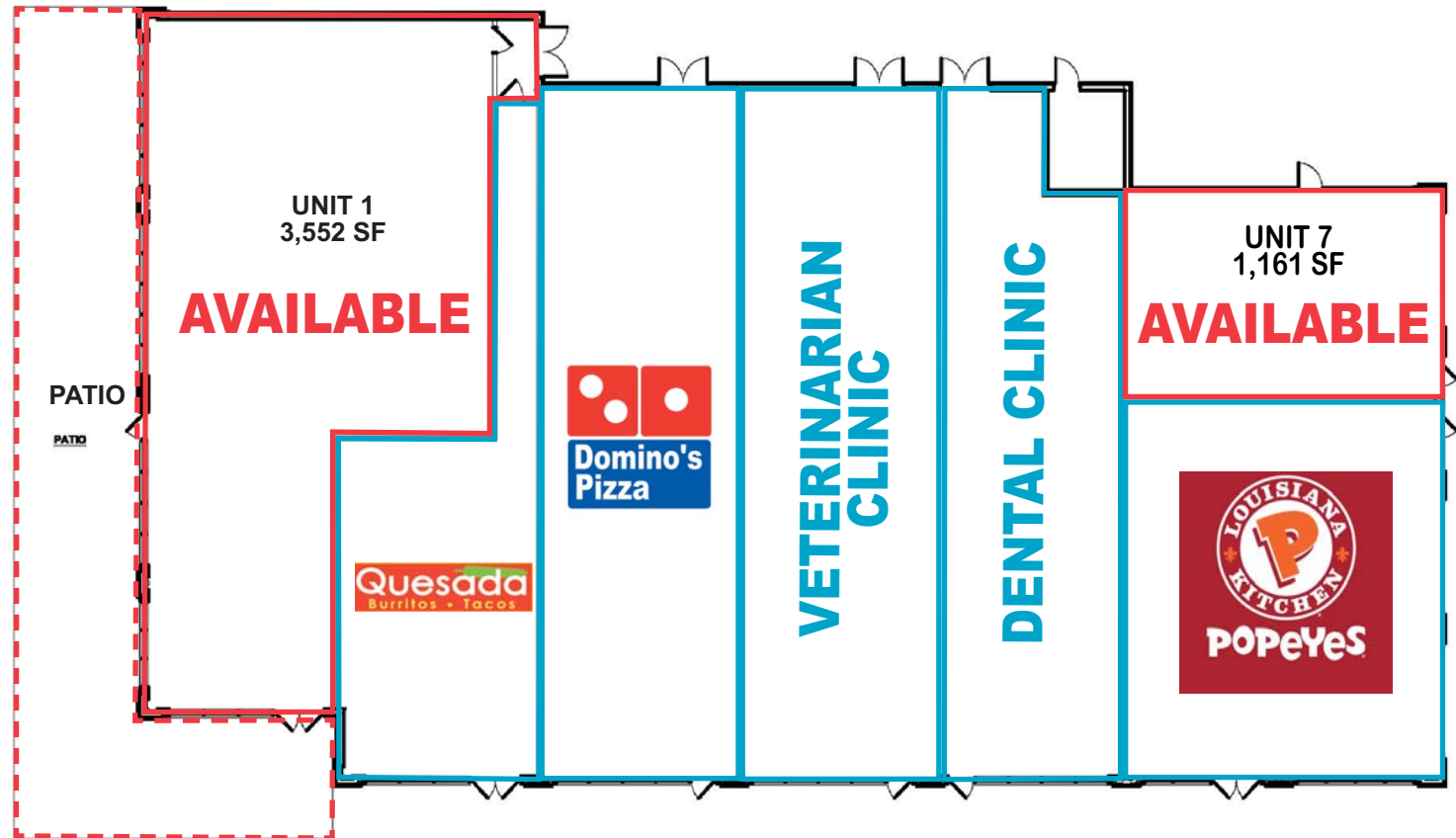
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OPPORTUNITY

St. Lawrence Business Park is nearing full capacity, including the 24-hour, 1,000 person call centre next door, the municipal soccer fields and new medical campus currently under construction.

Many new homes are under construction in the immediate area and a new third crossing of the Cataraqui River is scheduled to be completed in 2021, providing improved access to this area.

BUILDING PLAN



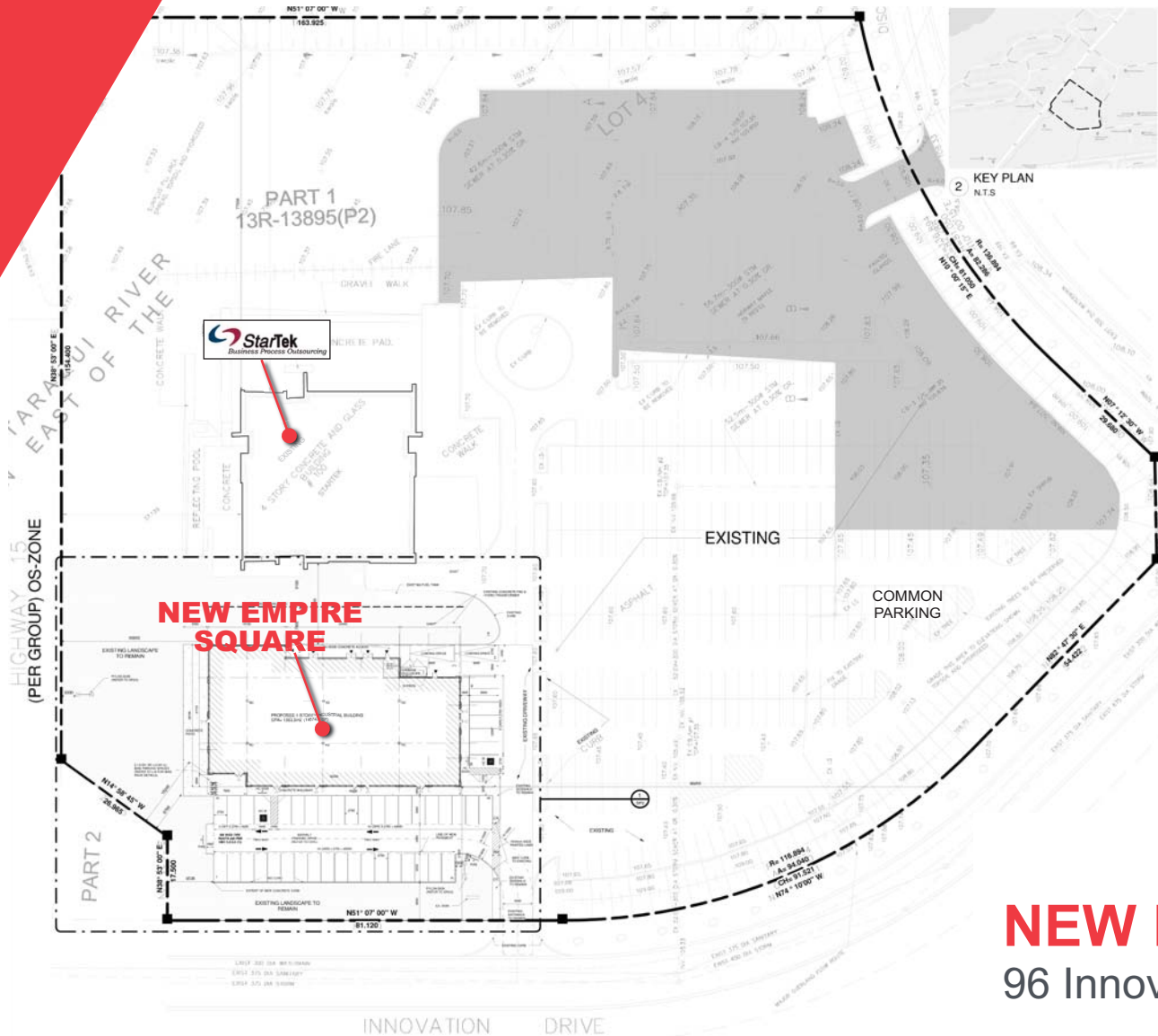
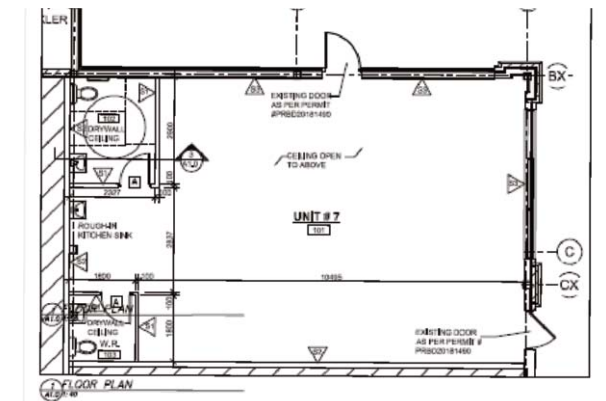
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UNIT 1 WITH PATIO



UNIT 7



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SITE PLAN

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