



**FOR
LEASE**

EMPIRE PLACE

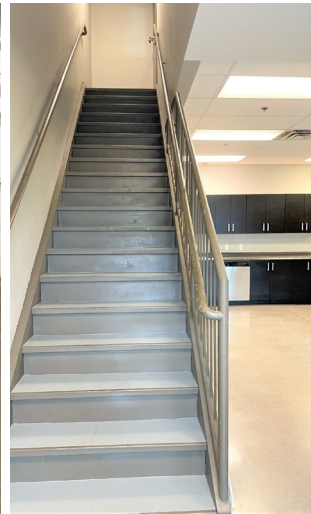
**PROFESSIONAL
CONDOMINIUM
OFFICE**



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**677
INNOVATION DR
KINGSTON, ON**

AVAILABLE UNIT 6



PROPERTY DETAILS



AVAILABLE SPACE

3,216 SF ± SPACE

GROUND FLOOR - 2,216 ± SF
SECOND FLOOR - 1,000 ± SF



NET RENT

\$12.00 PSF



ADDITIONAL RENT

\$5.97 PSF (2023 EST.)

INCLUDING COMMON AREA UTILITIES, EXTERIOR MAINTENANCE, SNOW REMOVAL, LANDSCAPING MAINTENANCE, CONDO INSURANCE, MANAGEMENT, LEGAL AND AUDIT BANK CHARGES.



UTILITIES

- **ELECTRICITY AND GAS** PAID BY UNIT TENANT
- **WATER AND SEWER** CHARGES INCLUDED IN OPERATING COSTS
- **ELECTRICAL** 3 PHASE, 100 AMP, 600 VOLT, WITH A 30 KVA STEP DOWN TRANSFORMER FOR A 120/208 24 CIRCUIT BREAKER PANEL
- **HVAC** 5 TON GAS FIRED ROOF TOP UNIT AND SUSPENDED GAS UNIT HEATER



AVAILABILITY

IMMEDIATE



PARKING

AMPLE ON-SITE



LANDLORD

2608952 ONTARIO LTD.

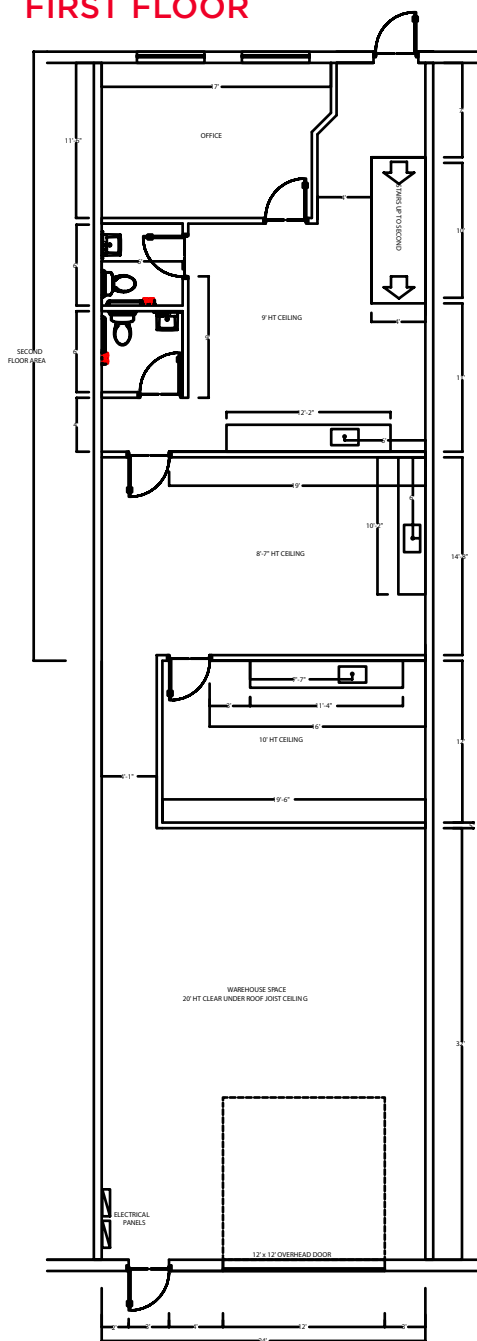


SIGNAGE

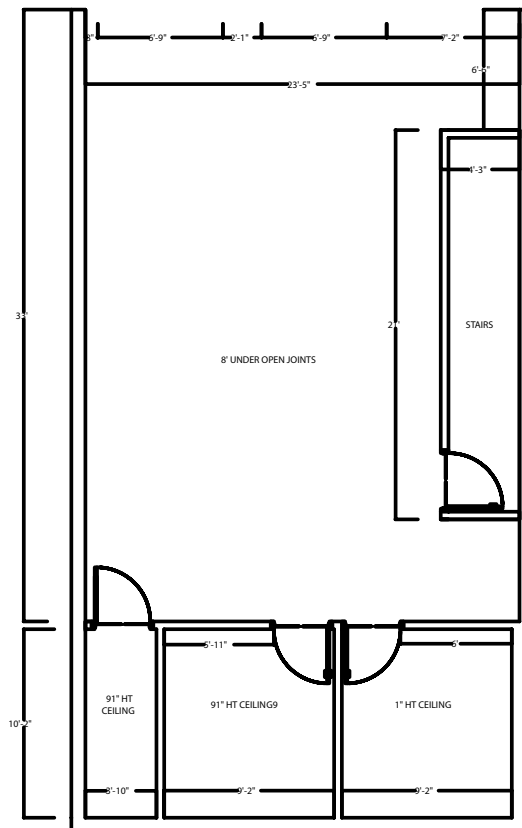
FASCIA AND PYLON AVAILABLE

FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



HIGHLIGHTS & COMMENTS

- 20 ft. ceiling height in warehouse
- Located at St. Lawrence Business Park, situated just south of and minutes to Highway 401 interchange, and in close proximity to CFB Kingston and the downtown core via Highway 15.
- Kingston transit bus service runs to/from site and downtown

ZONING

M4-E136-H228 (BY-LAW NO. 2022-62) Allowing for uses including:

¹Is required to operate within an enclosed building.

³Is limited only to convenience commercial uses in a retail store, in accordance with the complementary use policies of the Official Plan.

⁵Is permitted as a principal use and may occupy 100% gross floor area on the lot, in accordance with the complementary use policies of the Official Plan.

- Animal care⁵
- Animal shelter
- Banquet hall⁵
- Call centre¹
- Catering service¹
- Contractor's yard¹
- Day care centre⁵
- Financial institution⁵
- Fitness centre⁵
- Hotel⁵
- Laboratory¹
- Light industrial use¹
- Office¹
- Personal service shop⁵
- Place of worship⁵
- Production studio¹
- Recreation facility
- Repair shop¹
- Research establishment¹
- Restaurant⁵
- Retail store⁵
- Training facility¹
- Transportation depot¹
- Warehouse¹
- Wellness clinic⁵
- Wholesale establishment¹
- Workshop¹

FOR LEASE

EMPIRE PLACE

AMENITIES WITHIN 2KM RADIUS

RESTAURANTS

1. MCDONALD'S
2. TIM HORTONS
3. SUBWAY
4. STARBUCKS
5. DOMINO'S PIZZA
6. POPEYE'S
7. QUESADA
8. A&W

SHOPPING

1. SHOPPERS DRUGMART
2. DOLLARAMA
3. FOOD BASICS
4. LCBO

GAS STATIONS

1. ESSO
2. SHELL

INSTITUTION

1. TD BANK

CONTACT INFO

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LOCATION

St. Lawrence Business Park is located on Highway 15 in Kingston's growing east end. The east end of the city incorporates CFB Kingston and RMC, and the historic neighbourhood of Barriefield with many new homes under construction in the immediate area. Situated in close proximity to Highway 401 and the new **Waaban crossing bridge, now open**, provide an accelerated ease of access. Strip plaza's and small hotels can be found along Highway 15, and small hotels and a few stand-alone retailers on Highway 2, the two major arterial routes leading into the city.