

Office Space | For Lease

61









HYPERION CT

Kingston, ON

Suite, 108



PROPERTY DETAILS

- | | |
|--|--|
|  Asking Rent
\$14.00 psf + HST |  Heating/Cooling
HVAC/Forced air |
|  Additional Rent
\$10.65 psf + HST 2023 Est. (Including property taxes & operating costs) |  Signage
Building fascia signage and pylon signage available. Subject to Landlord approval. |
|  Available Space
± 2,060 sf |  Parking
Abundant free parking on site in paved lot with EV charging stations. |
|  Occupancy
To be determined | |
|  Utilities
Electricity paid by Tenant | |

SUMMARY

The Cornell Professional Centre is conveniently located along John Counter Boulevard between Division Street and Sir John A. MacDonald Boulevard, providing excellent visibility along a main thoroughfare connecting the west and east ends of Kingston. The property is easily accessible from Highway 401 and offers ample parking on site, including EV charging stations.

ZONING M1 - Business Park Zone

Permits for a broad range of uses including:

- offices
- call centres
- catering services
- contractor's yard¹
- laboratory
- light industrial use¹
- production studio
- research establishment
- retail store²
- training facility¹
- transportation depot¹
- warehouse¹
- workshop¹
- wholesale establishment

¹ Is required to operate within an enclosed building.

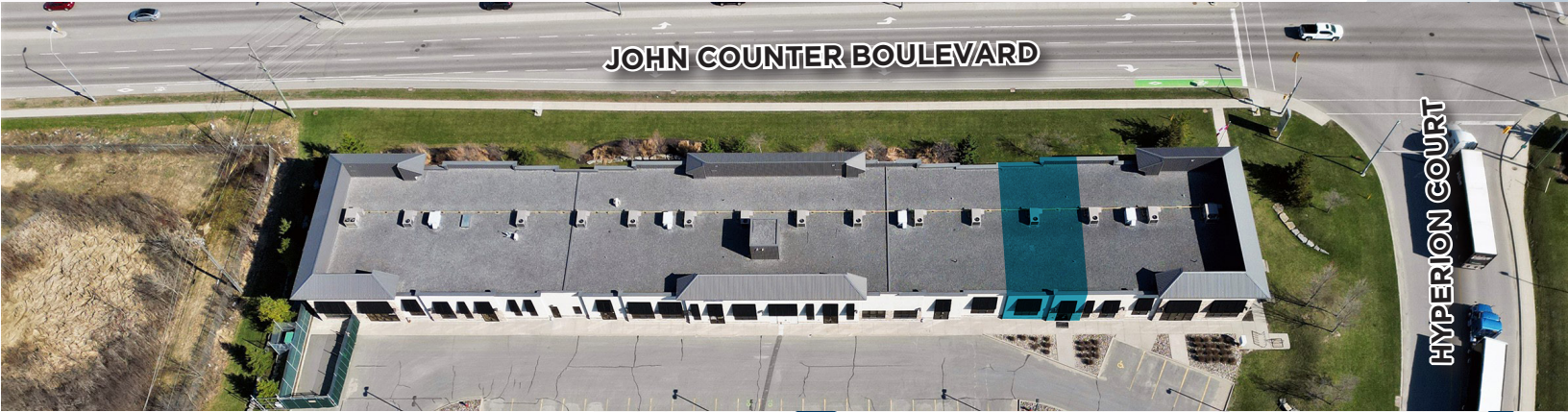
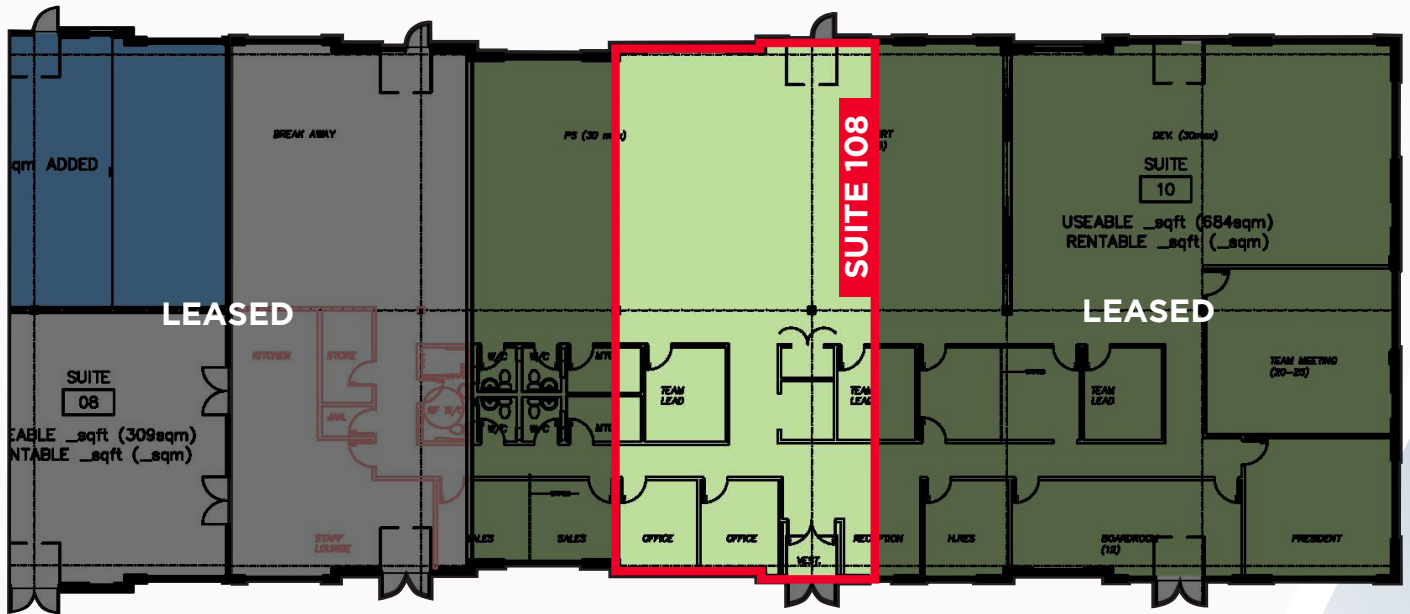
² Is permitted only as an accessory use to a principal use on the lot and is limited to a maximum gross floor area of 25% of the gross floor area of the principal use.

FOR MORE INFORMATION, CONTACT:

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FLOOR PLAN Suite 108 | ± 2,060 sf

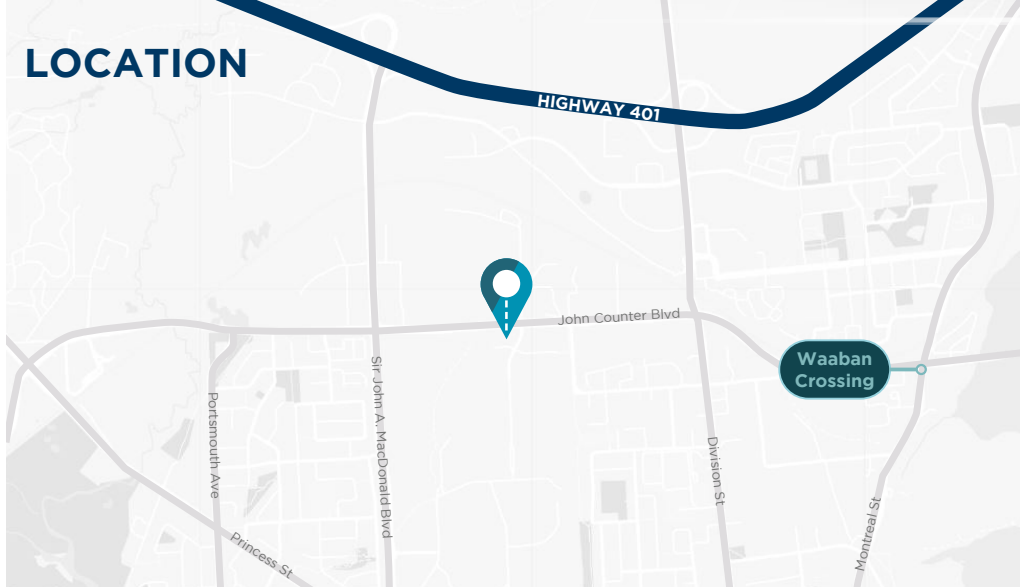


AMENITIES

Within 5km

- Beer Store
- Canadian Tire
- Dollarama
- Esso
- King's Crossing Fashion Outlet
- Landmark Cinemas
- LCBO
- McDonald's
- NOFRILLS
- Petro Canada
- Shoppers Drug Mart
- Starbucks
- Tim Hortons

LOCATION



61 HYPERION CT
Kingston, ON

OFFICE SPACE FOR LEASE

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CUSHMAN & WAKEFIELD
Kingston

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