



1000 GARDINERS RD

KINGSTON, ON

CLASS 'A' OFFICE SPACE FOR LEASE

± **3,107 SF**

Property Highlights

Available Space:

± 3,107 sf

Base Rent:

\$16.00 psf

Additional Rent: (estimated 2024)

\$13.50 psf
Includes utilities

Zoning:

CA (Commercial Zone)

Parking:

Ample on-site parking

Occupancy:

Immediate

Building Tenant Mix:

- Royal Bank of Canada
- Investors Group
- Ahn Nguyen Dentistry Professional Corporation
- Business Development Bank of Canada
- Royal Canadian Mounted Police
- All CareIT
- Raymond James

Disclosure: The Listing Broker is the Property Manager of the subject property.



**EXTENSIVE
RENOVATION TO
COMMON AREA**



**SECURE
BUILDING**



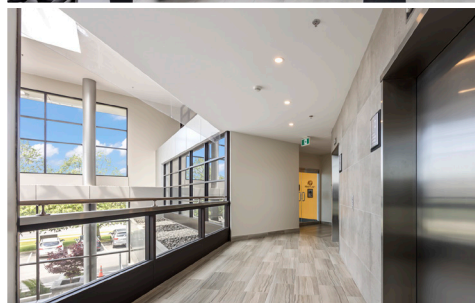
**CLASS A MODERN
SPACE**



**LOCATED IN A PRIME WEST
END LOCATION AT THE CORNER
OF GARDINERS ROAD AND
PRINCESS STREET**




**CLOSE
PROXIMITY TO
HIGHWAY 401**

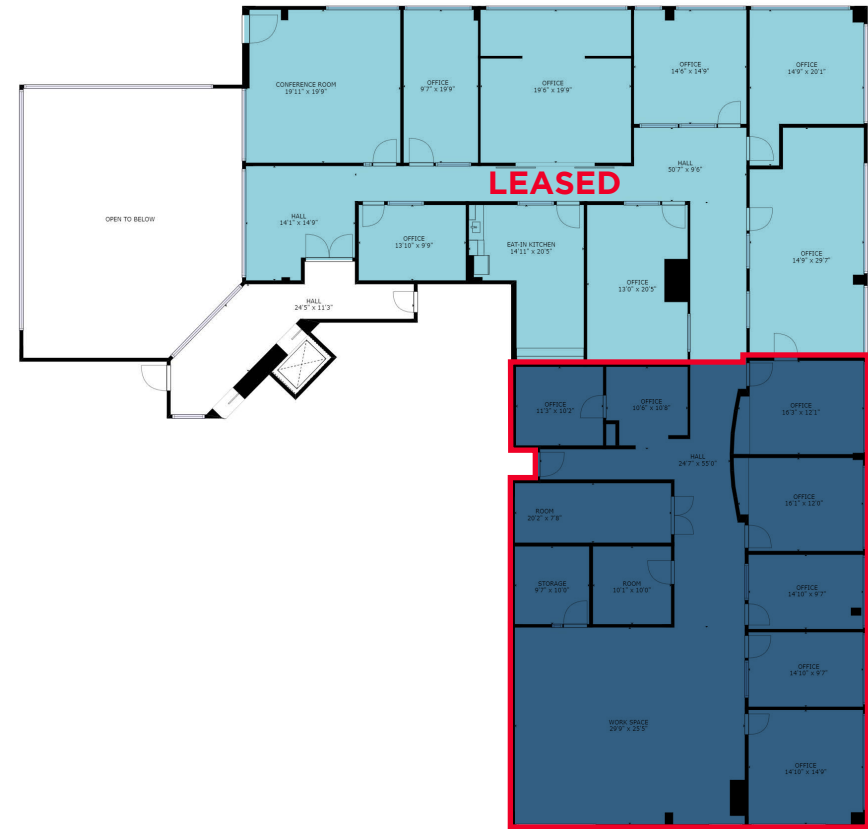


Floor Plan

 Suite 202 | **LEASED**

 Suite 203 | ± 3,107 sf

*As built condition may vary from drawing



View the virtual tour





Area Demographics 36,940
POPULATION¹

110,102
AVG. ANNUAL DAILY TRAFFIC²

\$77,872
AVG. HOUSEHOLD INCOME¹

44
AVG. AGE¹

1) Kingston Community Census Profile (2016) including: Bayridge East, Bayridge West, Cataraqui North, Cataraqui Westbrook, Gardiners/Meadowbrook, Sutton Mills, Waterloo Village, Westwoods and Woodbine.

2) City of Kingston total North, South, East and West Traffic AADT Counts (2019). Gardiners Road @ Princess Street.

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