

FOR LEASE

CLASS 'A' OFFICE SPACE KINGSTON



1055 PRINCESS STREET - SUITE 201

PROPERTY DETAILS

- Entire 2nd Floor - 17,248 +/- SF Rentable Area
- Net Rent \$14.00 PSF
- Additional Rent (2023 est): \$11.27 PSF
Includes TMI/CAM & Utilities
- Single tenant can have open space to the elevators
- Potential to demise for a minimum of 4000 SF
- R/U Factor: 1.175
- Available Immediately
- Signage - New Pylon to be installed.
Lobby signage
- Parking in common - 265 spaces
- Transit - Express Transit outside building. Transit Transfer Point within 200 meters
- Access: From Princess Street and Sir John A. Macdonald Boulevard

JAMES WARD

Broker

✉ jward@rtcr.com

☎ 613-893-3335

**Rogers
& Trainor**

Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

📍 20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

☎ 613-384-1997

BUILDING FEATURES

- Building Management System
- HVAC - through light troffers
- LED Efficiency lighting
- T-bar ceiling with acoustic tiles - Minimum height 8'6"
- Male and Female washrooms on each floor
- Two elevators
- Protected riser conduit access to equipment room
- Building interiors, electrical and mechanical systems and windows were replaced and renovated in 2017/2018.
- 24/7 Building key-card access.
- Main lobby concierge/security during business hours

OTHER TENANTS IN THE BUILDING

- CMC Microsystems
- OHIP
- Ontario Ministry of Municipal Affairs & Housing
- Huawei Canada

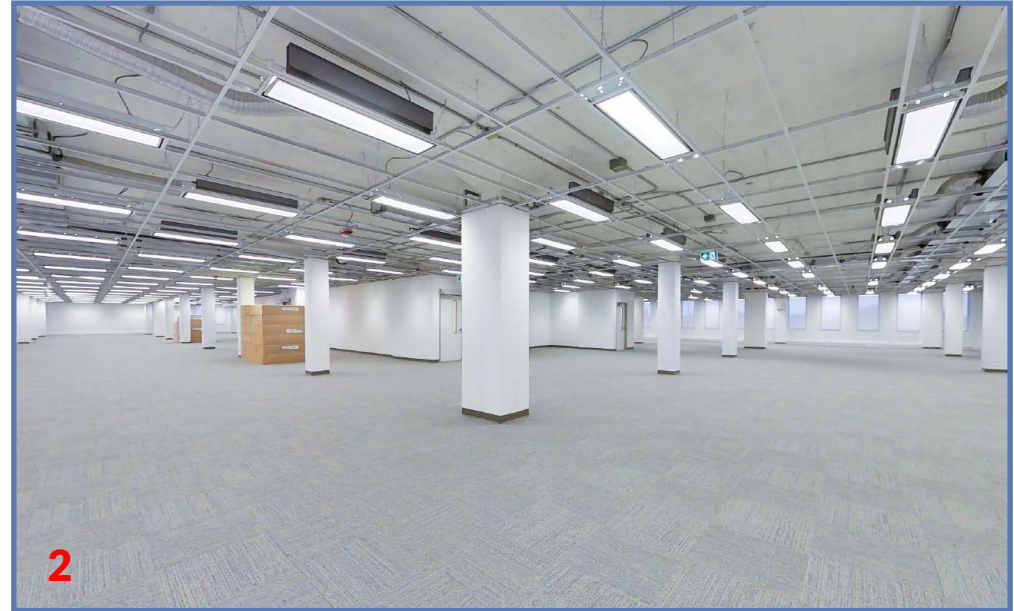
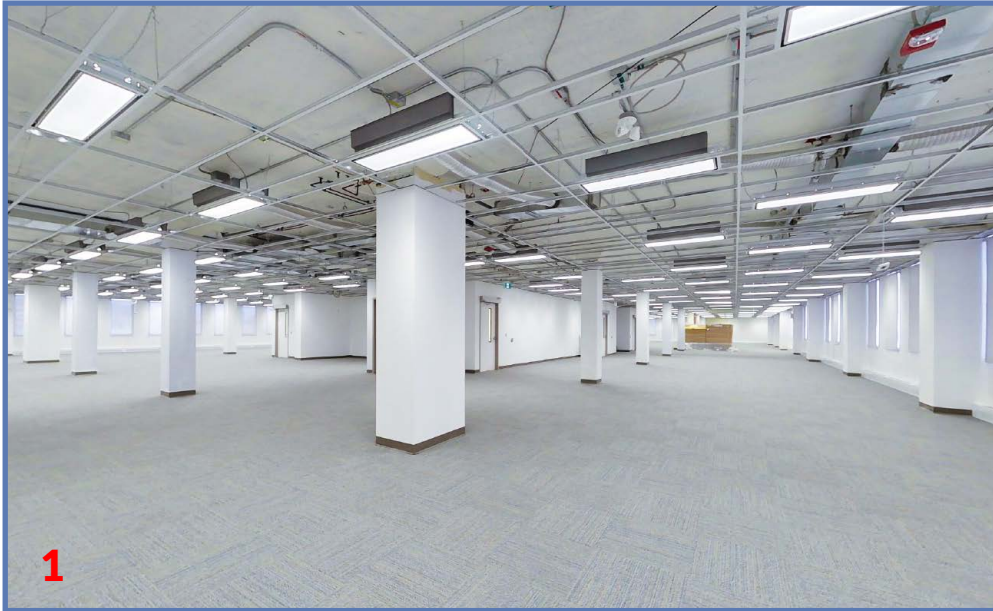


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INTERIOR PHOTOS

See floor plan for viewpoints



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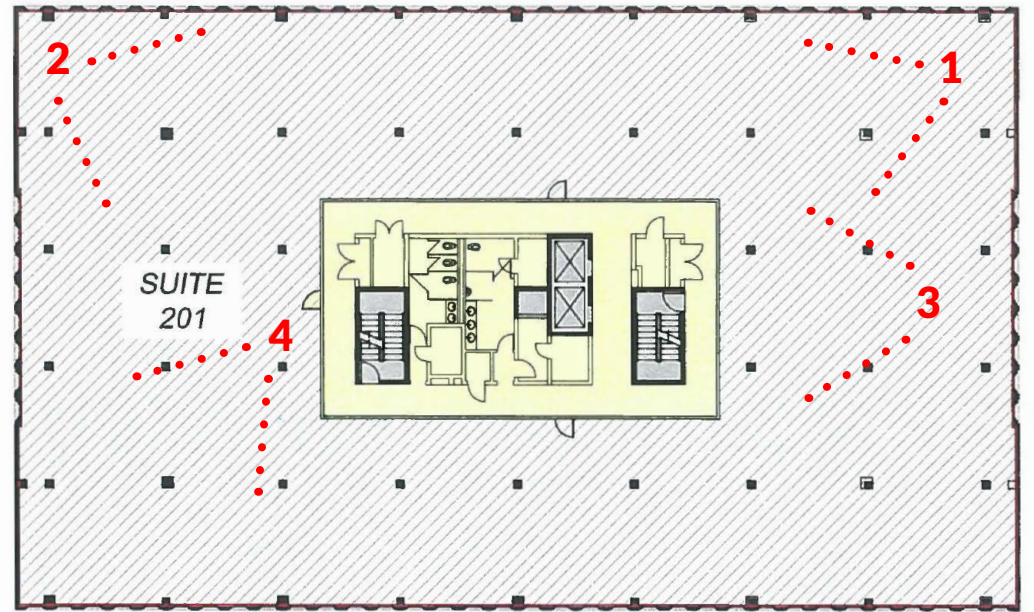
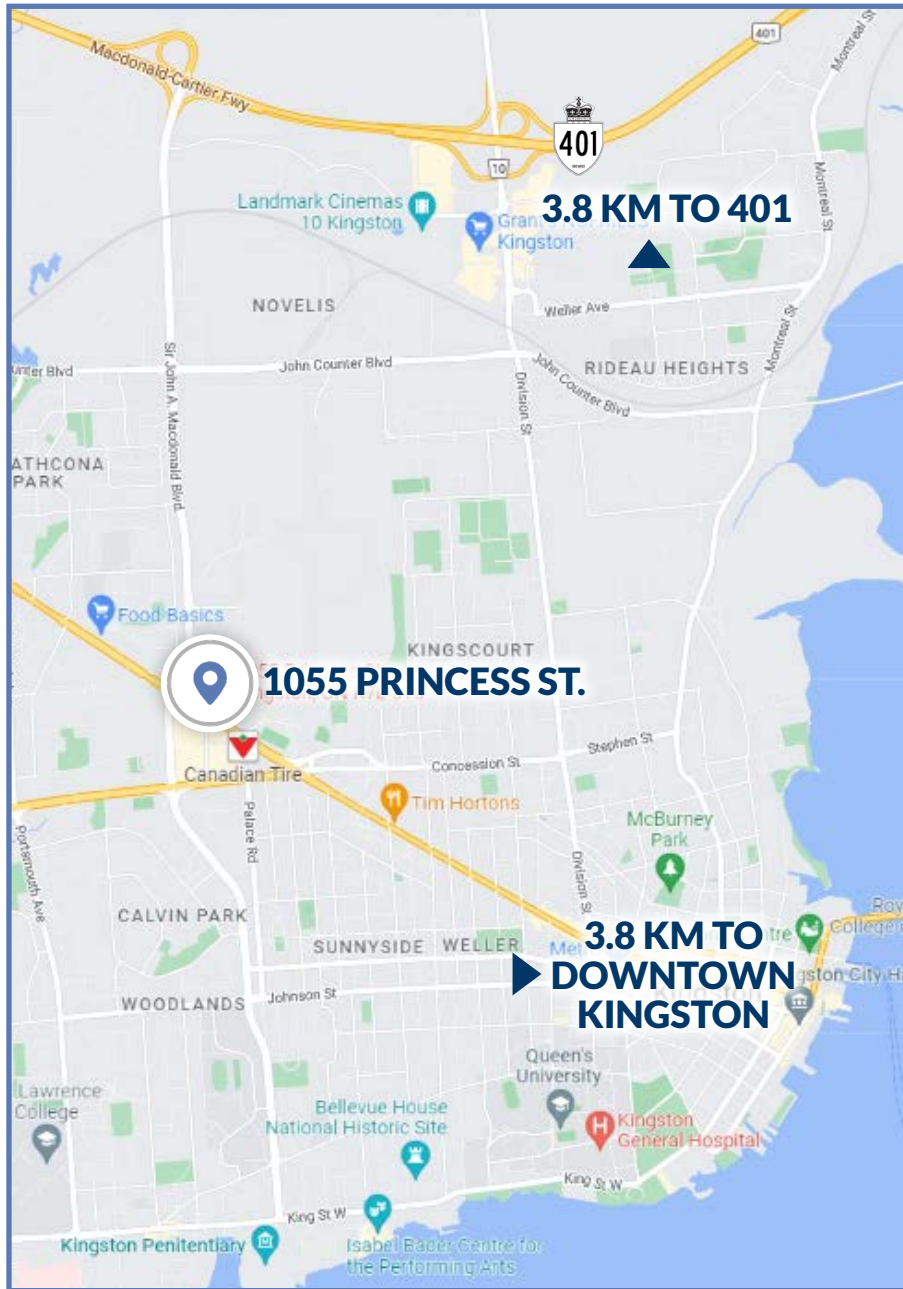
LOBBY & EXTERIOR PHOTOS



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FLOOR PLAN & LOCATION



1 0 1 2 3 4 5000m



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BEYOND THE BUILDING

LUNCH / COFFEE

1. McDonald's
2. Wendy's
3. Kingston Coffee House
4. Quiznos
5. Popeyes
6. barBURRITO

RECREATION

7. Movement Performance Centre
8. Boiler Room Climbing Gym
9. Conquer Training
10. YMCA

SHOPPING

11. Loblaw's
12. Shoppers Drug Mart
13. Canadian Tire
14. Rexall

Walk Score
71

VERY WALKABLE
Most errands can be accomplished on foot.

Transit Score
55

GOOD TRANSIT
Many nearby public transportation options.

KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City *FDI Strategy FDI Communities of the Future, 2018*
- Ranked #1** Fastest Growth in Transit Ridership *Statistics Canada, 2017*
- Ranked #4** Top City in Ontario for Millennials *Point2 Homes real estate portal, 2018*
- Ranked #5** Top City to Buy Real Estate in Canada *MoneySense Magazine, 2020*
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*
- Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*

