

FOR LEASE

NEWLY RENOVATED OFFICE

685 GARDINERS ROAD KINGSTON

SUITE 4 +/-1,818 SF \$12.00 PSF NET

ADDITIONAL RENT \$8.90 PSF (2022)
Includes electric, gas, and water.

APPROX. MONTHLY RENT \$3,166 +HST (Including Utilities)

PARKING Ample Parking

SIGNAGE Signage on the building

CG ZONE (L238 Overlay) PERMITTED USES

A wide variety of commercial uses are permitted.

- offices
- commercial clubs/schools
- day care or nursery
- financial institutions
- clinics
- veterinary clinics

SPACE

- Recently renovated high quality 1,818 sq ft space.
- Combination of private offices & open plan areas
- Two new washrooms

LOCATION

- Located across the street from the Rio Can Centre.
- Access to property includes a signalized intersection and local transit stop.

Rogers & Trainor
Commercial Realty Inc.
Brokerage

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

613-384-1997

www.rtcr.com

ALEX ADAMS
Sales Representative

✉ aadams@rtcr.com

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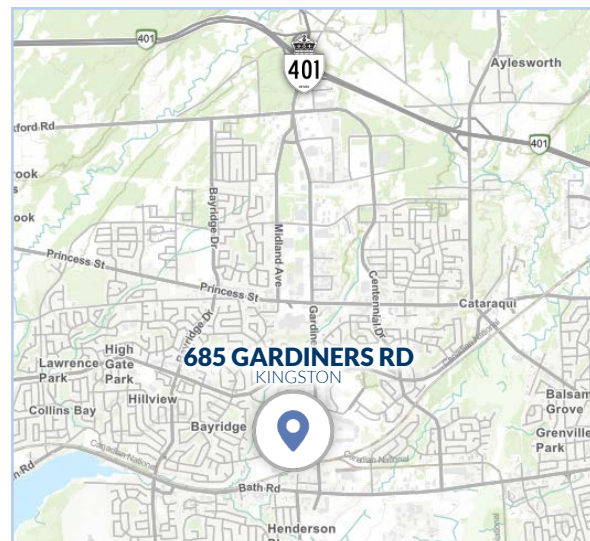
JAMES WARD
Broker

✉ jward@rtcr.com

☎ 613-893-3335

☎ 613-384-1997 ext. 25

All information provided is deemed reliable but is not guaranteed and should be independently verified.

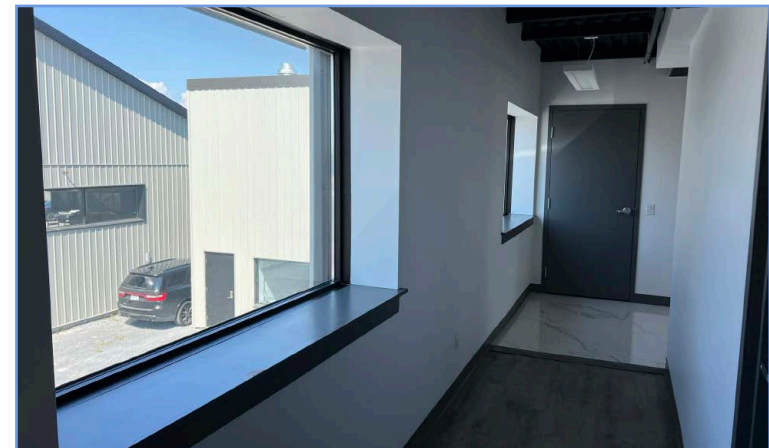


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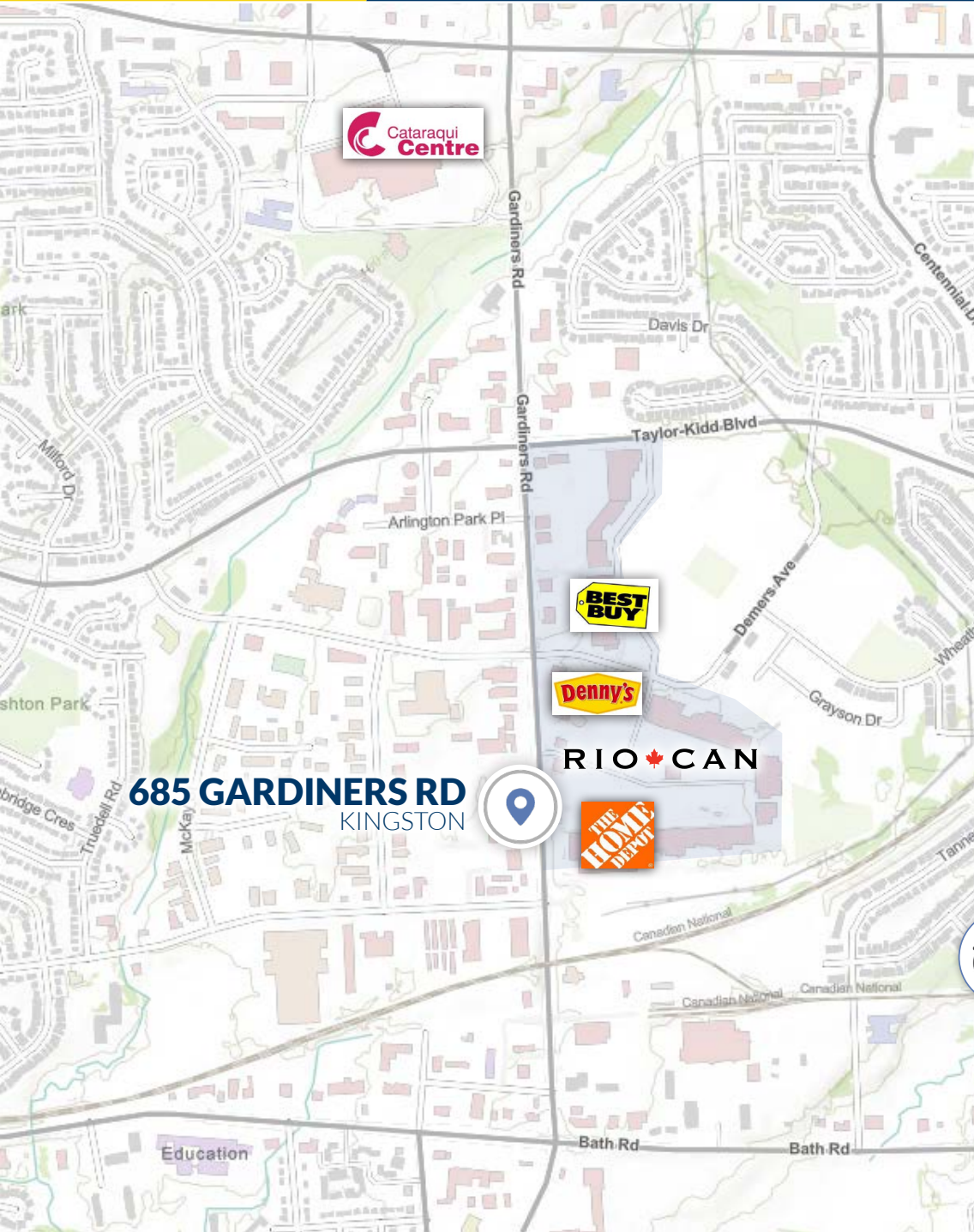


- SECOND FLOOR SUITE 4
- SECOND FLOOR SUITE 3
- LOBBY



FOR LEASE

685 GARDINERS ROAD KINGSTON



NEIGHBOURHOOD HIGHLIGHTS

RIO CAN

- The Brick
- Home Depot
- Best Buy
- JYSK
- Scotiabank
- PetSmart
- Dollarama
- East Side Mario's
- Kelsey's
- Staples

- Lee Valley
- Mark's
- Urban Barn
- Cineplex
- Giant Tiger
- Home Outfitters
- Jolie Home Decor
- Denny's
- Montana's
- Golf Town

LOCAL BUSINESS

- CarOne
- Sleep Country
- Boston Pizza
- Ardens Music
- Chumleighs
- Habitat for Humanity
- Speedy
- Saigon Delights
- Red Swan Pizza
- Luxe Nails

RIO CAN

DIRECTLY OPPOSITE
685 GARDINERS ROAD



- 63 units with over 750,000 sf of retail space
- Plaza anchors include Cineplex Odeon, Home Depot, The Brick, Home Outfitters, Winners, and HomeSense
- Heavy traffic area, easily accessible by public transit
- Excellent mix of national retailers



TRAFFIC COUNTS

City of Kingston 2017
TAYLOR KIDD BLVD AT GARDINERS RD

27,326 NORTH BOUND TRAFFIC

28,138 SOUTH BOUND TRAFFIC

22,754 EAST BOUND TRAFFIC

19,490 WEST BOUND TRAFFIC