

# FOR LEASE

837 PRINCESS STREET, UNIT 301  
\$12.00 PSF Net | +/- 1,248 SF | Office

## VACANT OFFICE SPACE IN KINGSTON'S WESTGATE SQUARE

- 4 private offices
- Open common area
- Carpet & Wallpaper throughout



### PROPERTY DETAILS

Lease Rate:	\$12.00
Additional Rent:	\$ 10.50 (2023 Estimate)
Available Area:	+/- 1,248 SF
Zoning:	UR5 (Urban Residential Zone)
Electric:	Individually metered
Parking:	Surface Parking Available
Signage:	Directory Board, Exterior TBD

### BUILDING FEATURES

- Corner & South facing Offices AVAILABLE
- High Profile Corner Location
- Wheelchair accessibility, one elevator
- Common washrooms on each floor

Walk Score

80

**WALKER'S PARADISE**  
Daily errands do not require a vehicle.

Transit Score

56

**GOOD TRANSIT**  
Many nearby public transportation options.

Bike Score

82

**VERY BIKEABLE**  
Biking is convenient for most trips.

### KOSTAS DOULAS

Broker of Record

✉ kdoulas@rtcr.com

☎ 613-384-1997 Ext. 17

### ECHO PERRY-CUMBERLAND

Sales Representative

✉ echopc@rtcr.com

☎ 613-384-1997 ext. 13

**Rogers & Trainor**

Commercial Realty (2009) Inc.  
Brokerage

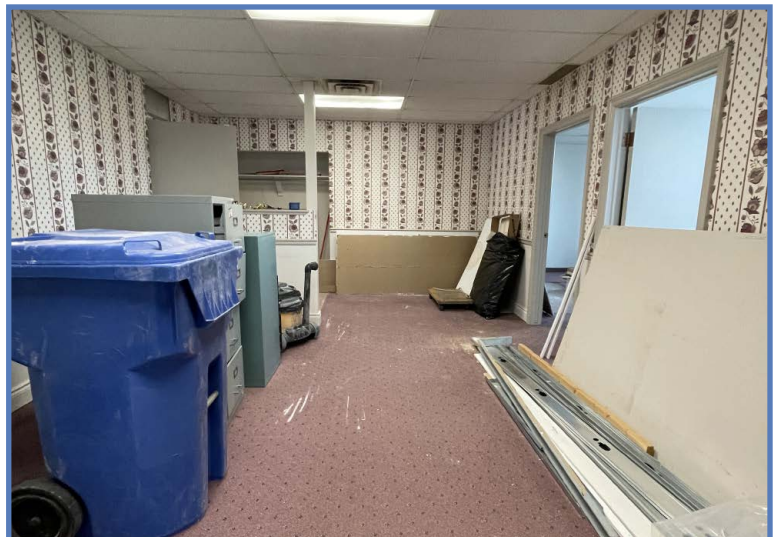
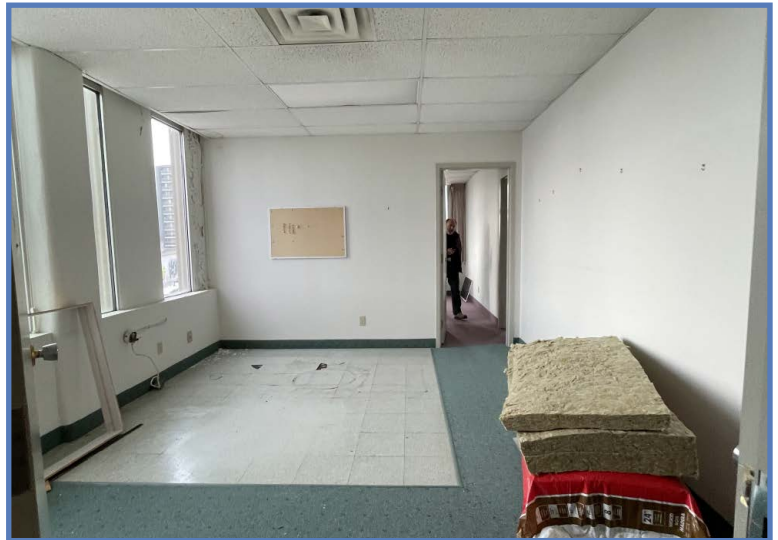
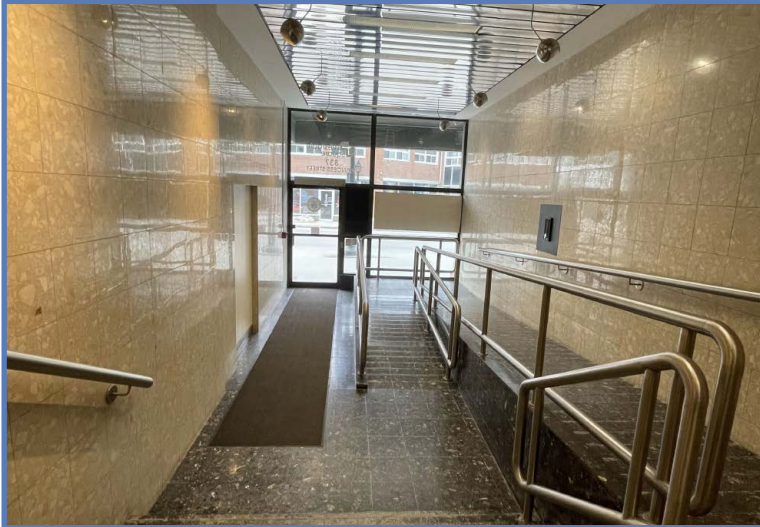
**WWW.RTCR.COM**

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

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## PHOTOS

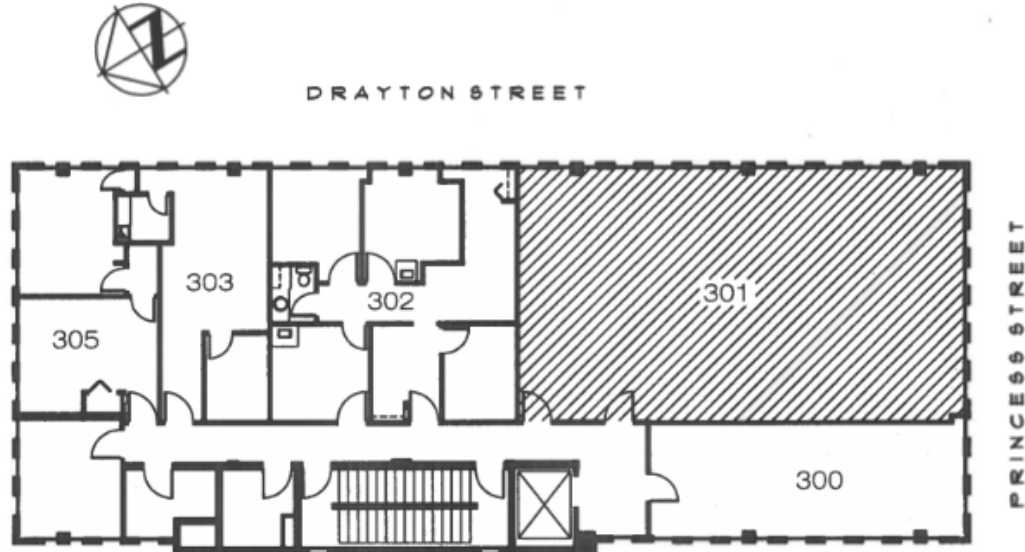


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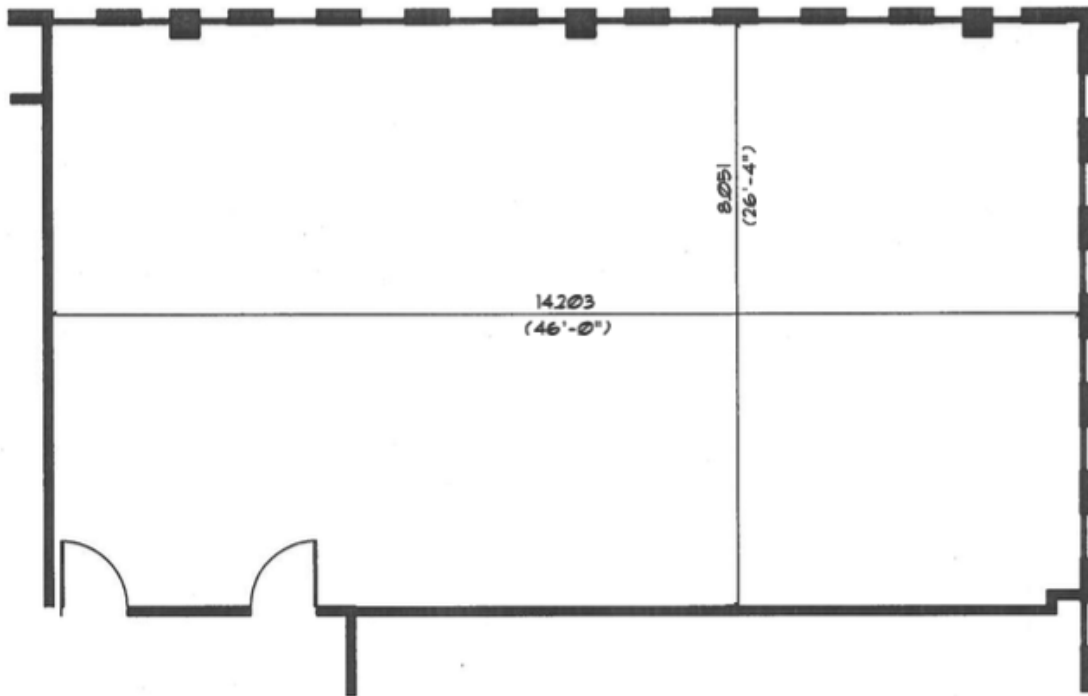
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## FLOOR PLAN



THIRD FLOOR PLAN

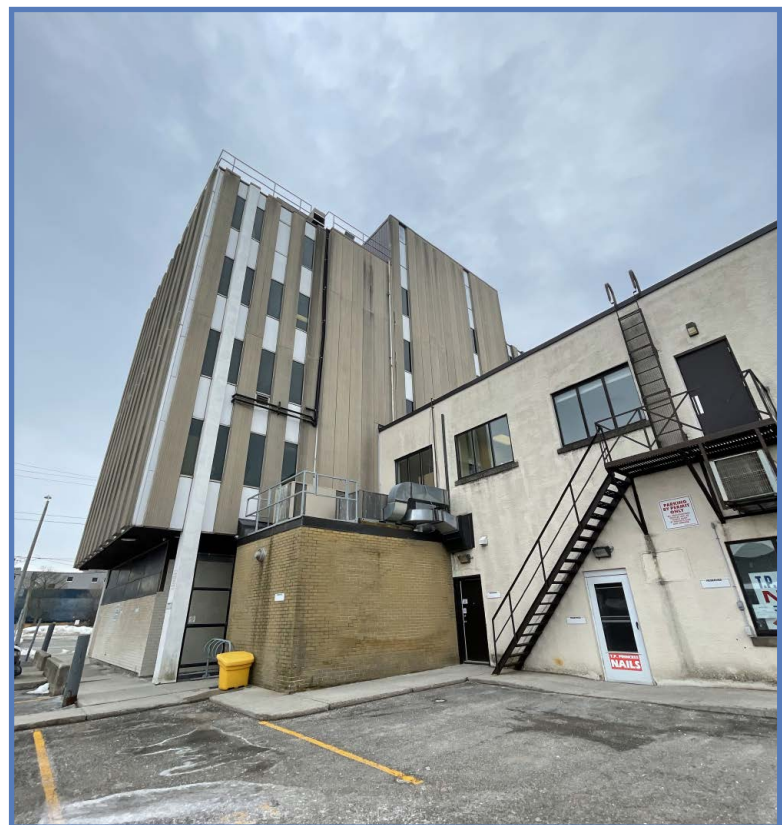


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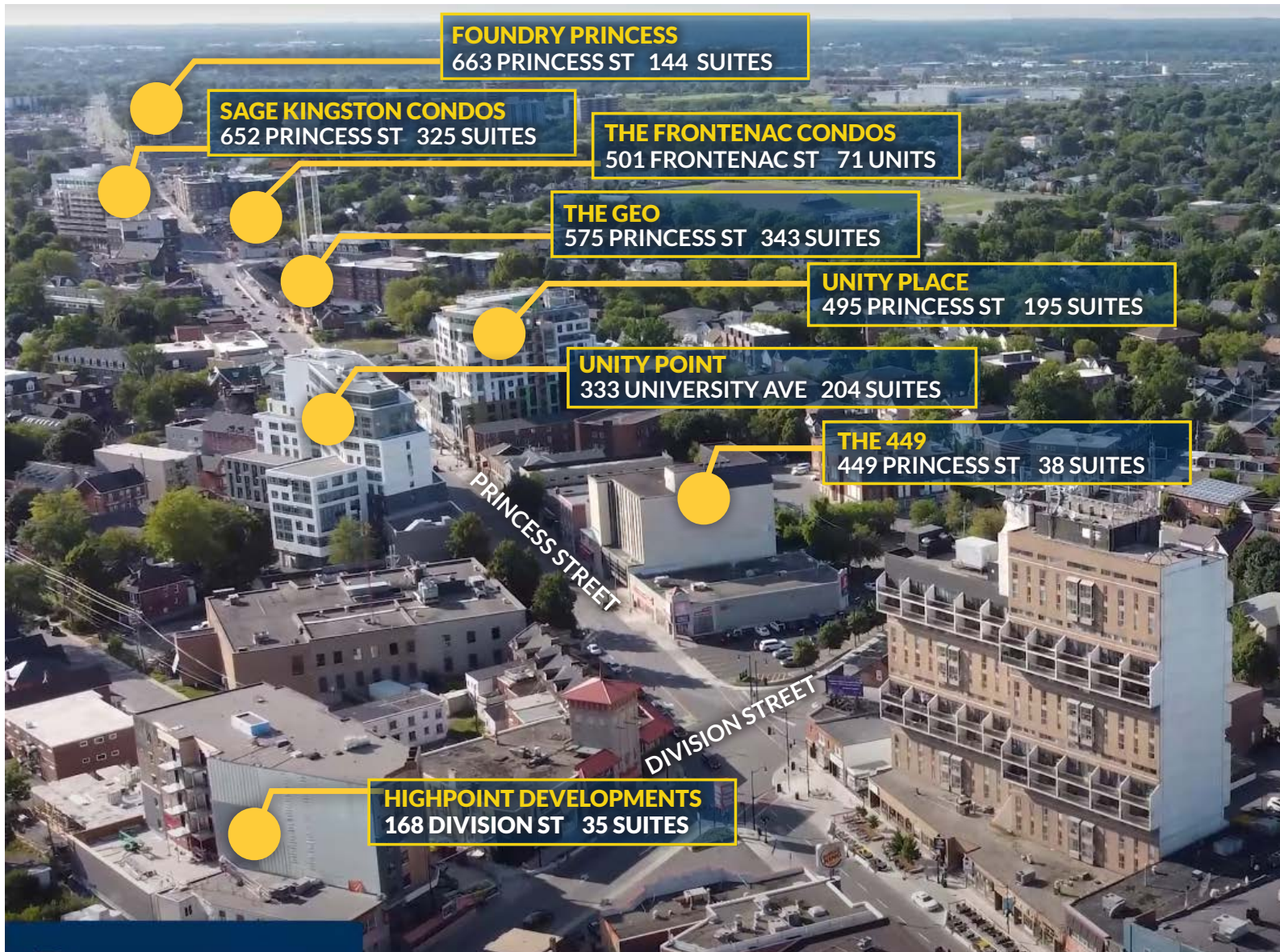


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## THE CHANGING FACE OF WILLIAMSVILLE



The subject property is located on the northern end of the Williamsville neighbourhood, where a large number of Multi Residential and Condominium developments are in various stages of completion; under construction; or pending final approval.

The neighbourhood continues to see and anticipate significant new developments in the near future.

In addition, the surrounding residential neighbourhoods have seen some newer in-fill housing and many area houses have been updated and/or expanded.

Recently, the Williamsville Main Street Reconstruction Project has commenced which include upgrades and improvements to the roads, curbs and sidewalks with the inclusion of new bike lanes. The sanitary and storm sewers are also being upgraded.

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## KINGSTON'S THRIVING BUSINESS COMMUNITY

SKILLED AND MOTIVATED  
WORKFORCE



### KINGSTON ADVANTAGE: WAREHOUSING & LOGISTICS

The City of Kingston is a liveable 21st century city and is a premier location for warehousing & logistics opportunities. Kingston is the regional centre for Eastern Ontario and represents 25M people and the third largest GDP in North America within an 8-hour drive. Companies choose Kingston for the ideal logistics along Highway 401, close proximity to 1000 Islands International Bridge, Picton Deep Water Port and proximity to major Canadian cities. The 1000 km of fibre optics cable, proximity to markets and workforce make Kingston an ideal location for investment.

 **2.6%** 2019 GDP  
GROWTH

**#1** SMALL  
CITY

FOR FOREIGN DIRECT  
INVESTMENT STRATEGY



**10**  
MIN

AVERAGE  
COMMUTE  
TO WORK

### INNOVATION & ENTREPRENEURSHIP

Kingston's culture of innovation and entrepreneurship is growing and bringing with it new people, big ideas, diverse personalities and a fresh outlook on how to drive economic development. The city is located in an easy-to-access ecosystem, within driving distance from major urban markets: Toronto, Montreal and Ottawa, offering incredible resources ranging from investors, mentors, acceleration programs, and infrastructure. Kingston is bringing people together, supporting their drive to create, explore and innovate. Kingston develops new talent at three post-secondary educational institutions collectively attracting, educating, training and inspiring more than 45,000 students each year.

 POPULATION  
**176,000**

**45,000**

STUDENTS ENROLLED

Queen's University, RMC  
St. Lawrence College



## ACCELERATE GROWTH WITH RESEARCH EXCELLENCE

Locating in Kingston helps companies execute a growth strategy. Kingston has a strong history of innovative and leading research, development and manufacturing companies. Businesses such as DuPont, INVITSA, Bombardier and GreenCentre Canada have significant global research and development facilities in order to take advantage of the research partnerships available with Kingston's local colleges and universities.



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## LOCATION



## NEIGHBOURHOOD HIGHLIGHTS

### RESTAURANTS

- Pat's Restaurant
- Guac Mexi Grill
- Harvey's
- Popeye's Louisiana Kitchen
- Wing Central Kingston
- Wendy's
- McDonald's

### FITNESS & RECREATION:

- YMCA
- Splitsville Kingston
- Whipped Fitness
- F45 Training
- Transformation Training
- Third Avenue Park
- Boiler Room Climbing Gym

### AMENITIES:

- CIBC, TD, BMO, RBC, Scotiabank
- Kingston Frontenac Public Library
- Downtown Animal Hospital
- Medical Arts Pharmacy
- Pam's Flower Garden
- Speedy Auto Service
- PetroCanada

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