

FOR LEASE

OFFICE SPACE



1040 GARDINERS ROAD, UNIT G



PROPERTY DETAILS

Lease Rate: \$650 per month
(Semi-gross)

Available Area: 460 sq ft

Zoning: M1 (Office permitted use)

Parking: 35 Parking Spots

Possession: Immediate

Signage: Pylon signage on Gardiners Rd

Heating: Heat pump

Cooling: A/C

Utilities: Paid directly by Tenant

- Unit consists of three separate offices (one functioning as a reception/waiting area) and a small kitchenette
- A second floor unit - no elevator
- Conveniently located 2.3 km to Hwy 401, and 1 km to most amenities. Very close to major transit hub providing excellent accessibility to all transit linked areas of the City
- Minutes away from Costco, Rona, Canadian Tire, Loblaws, various restaurants, and The Cataraqui Centre.

ALEX ADAMS

Sales Representative

✉ aadams@rtcr.com

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Kingston, Ontario K7L 2L1

📞 613-384-1997 Ext. 15

Rogers & Trainor

Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

FOR LEASE

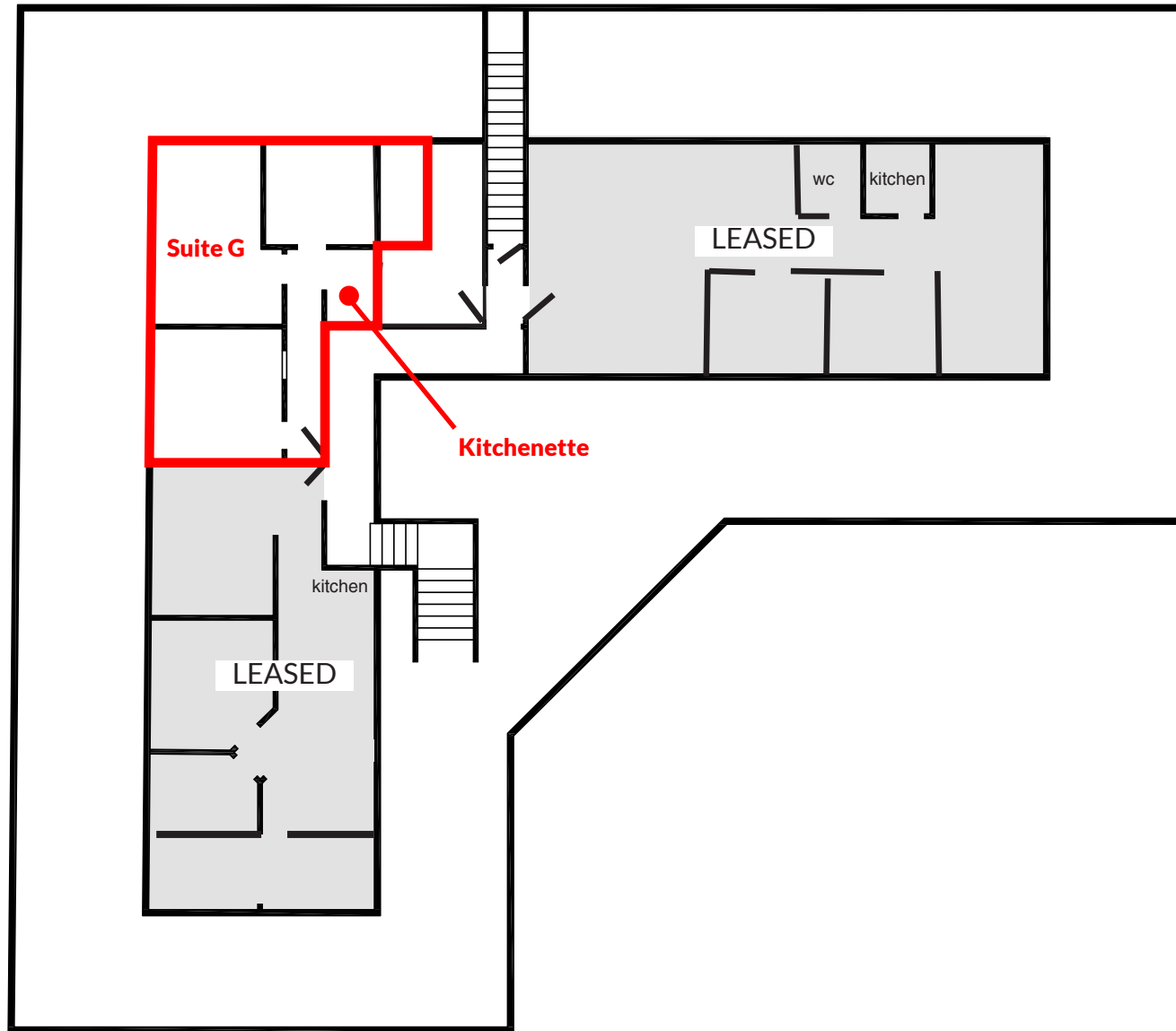
1040 GARDINERS ROAD, UNIT G KINGSTON



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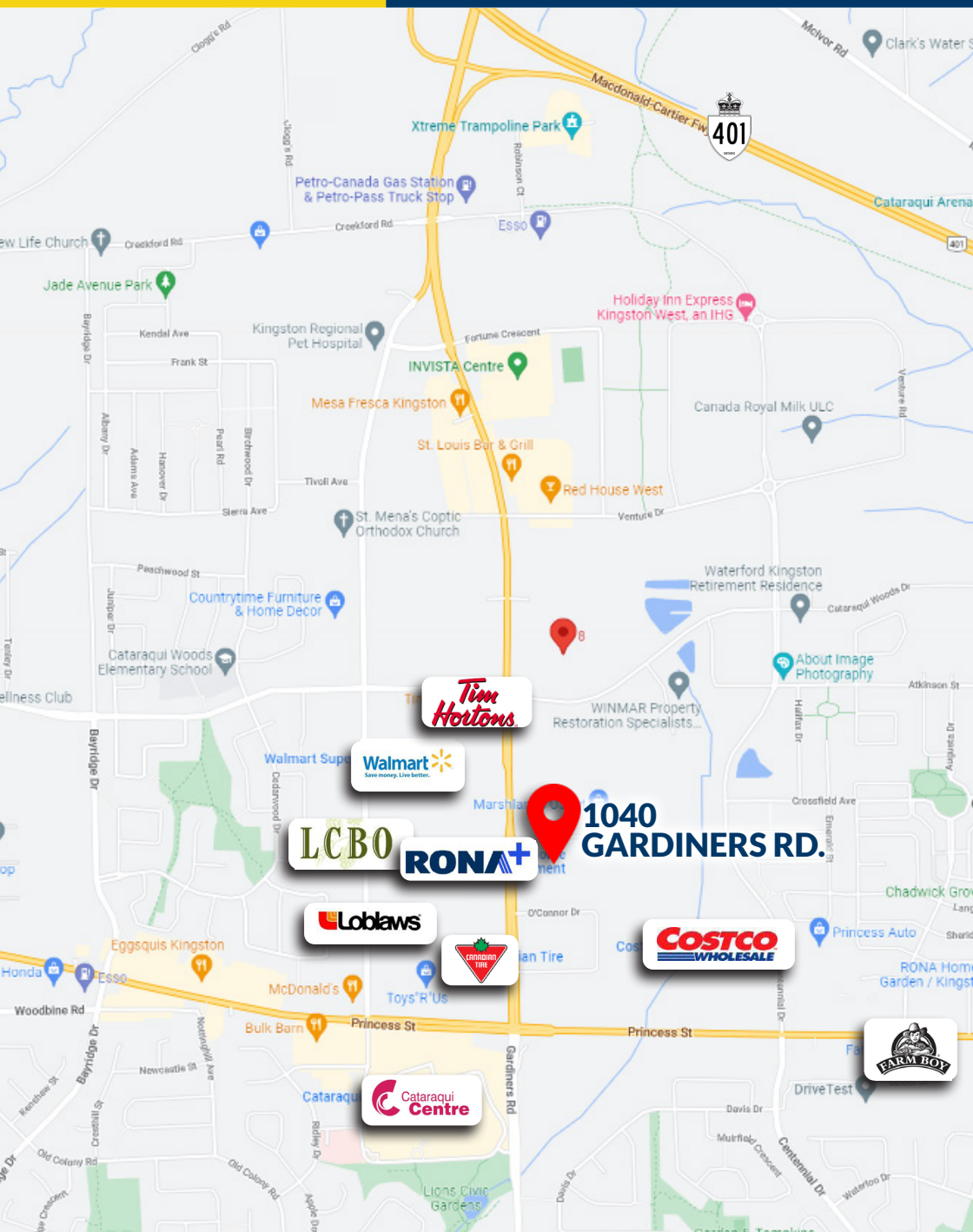
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FLOOR PLAN, SECOND FLOOR



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NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- Red House West
- Quesada Burritos
- St. Louis Bar & Grill
- Limestone Kebab House

FITNESS & RECREATION

- Fit4Less
- Planet Fitness
- Xtreme Trampoline Park

GROCERY

- Loblaws
- Costco
- Farm Boy

AMENITIES

- Rona+
- Princess Auto
- Cataraqui Centre
- BMO, CIBC, RBC

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

