



OFFICE FOR LEASE

496 Discovery Ave, Unit 530
Kingston, ON



For more information, please contact:

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BUILDING DETAIL

AVAILABLE SPACE:	± 10,623 sf third floor office space (will demise)
COMPOSITION:	Entire top/third floor, having 360-degree window views, a combination of open space and offices plus boardrooms and 3 wash-rooms (1 male, 1 female and accessible)
NET RENT:	Full floor: \$8.00 psf Partial floor: \$10.00 psf
AVAILABILITY:	Immediate
ADDITIONAL RENT:	\$5.60 psf
UTILITIES:	<ul style="list-style-type: none"> Water and sewer included in Additional Rent Gas and electrical paid directly to utility provider by tenant for a full single-floor tenant. If floor is demised, utilities will be added to Additional Rent.

PARKING:	Ample parking - ± 330 on-site parking spaces in common
SIGNAGE:	Fascia and pylon signage available
ELECTRICAL:	100 amp, 600-volt, 3 phase
ZONING:	M4-E136-H228 (BY-LAW NO. 2022-62)
COMMENTS:	<ul style="list-style-type: none"> Elevator serviced 360-degree window views Sprinklered throughout Kingston Transit bus service runs to/from site and downtown Excellent location in the Empire Centre in Kingston's east end St. Lawrence Business Park

FLOOR PLAN SHOWING POTENTIAL DEMISE OPTIONS

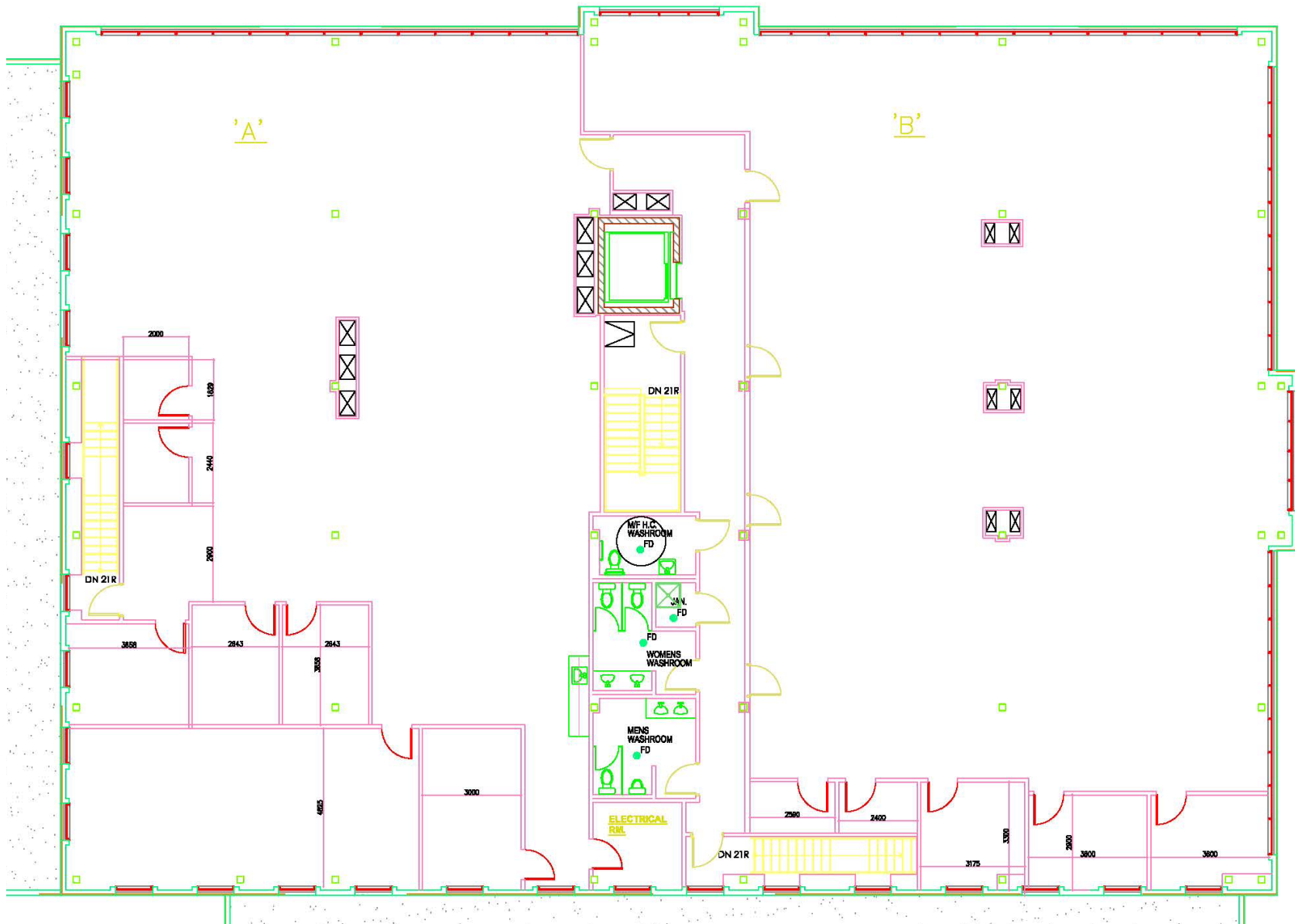


PHOTO GALLERY



KINGSTON EAST

The east end of Kingston incorporates CFB Kingston, the Royal Military College, and the historic neighbourhood of Barriefield with many new homes under construction in the immediate area. Situated in close proximity to Highway 401 and the new Waaban crossing bridge provide an accelerated ease of access. Strip plaza's, small hotels and national and local retailers can be found along Highway 15 and Highway 2. The two major arterial routes leading into the city.

ST. LAWRENCE BUSINESS PARK

Approximately 2km south of Highway 401 via Highway 15 and 6 km to downtown Kingston.

Home to:

- Distribution/Logistics/ Manufacturing
- Hotel
- Science & Tech services
- Health & Fitness services
- 80,000 sf Medical Campus
- Fine Balance Brewing Company
- Tim Hortons
- Quesada Burritos & Tacos
- Domino's Pizza
- Popeye's Louisiana Kitchen
- Pita Pit
- Municipal soccer fields

DEMOGRAPHICS



4,260

HOUSEHOLDS*



\$92,284

MEDIAN INCOME*



11,110

POPULATION*



**TO/FROM DOWNTOWN
KINGSTON TRANSIT**



49,949

VEHICLES

*Statistics Canada Kingston Community Census Profiles 2016. Neighbourhoods captured include: CFB Kingston, Greenwood/St. Lawrence South, Revensview and Cataraqui River East.



ZONING

M4-E136-H228 (BY-LAW NO. 2022-62)

Allowing for uses including:

- Animal care⁵
- Animal shelter
- Banquet hall⁵
- Call centre¹
- Catering service¹
- Contractor's yard¹
- Day care centre⁵
- Financial institution⁵
- Fitness centre⁵
- Hotel⁵
- Laboratory¹
- Light industrial use¹
- Office¹
- Personal service shop⁵
- Place of worship⁵
- Production studio¹
- Recreation facility
- Repair shop¹
- Research establishment¹
- Restaurant⁵
- Retail store³
- Training facility¹
- Transportation depot¹
- Warehouse¹
- Wellness clinic⁵
- Wholesale establishment¹
- Workshop¹

¹Is required to operate within an enclosed building.

³Is limited only to convenience commercial uses in a retail store, in accordance with the complementary use policies of the Official Plan.

⁵Is permitted as a principal use and may occupy 100% gross floor area on the lot, in accordance with the complementary use policies of the Official Plan.

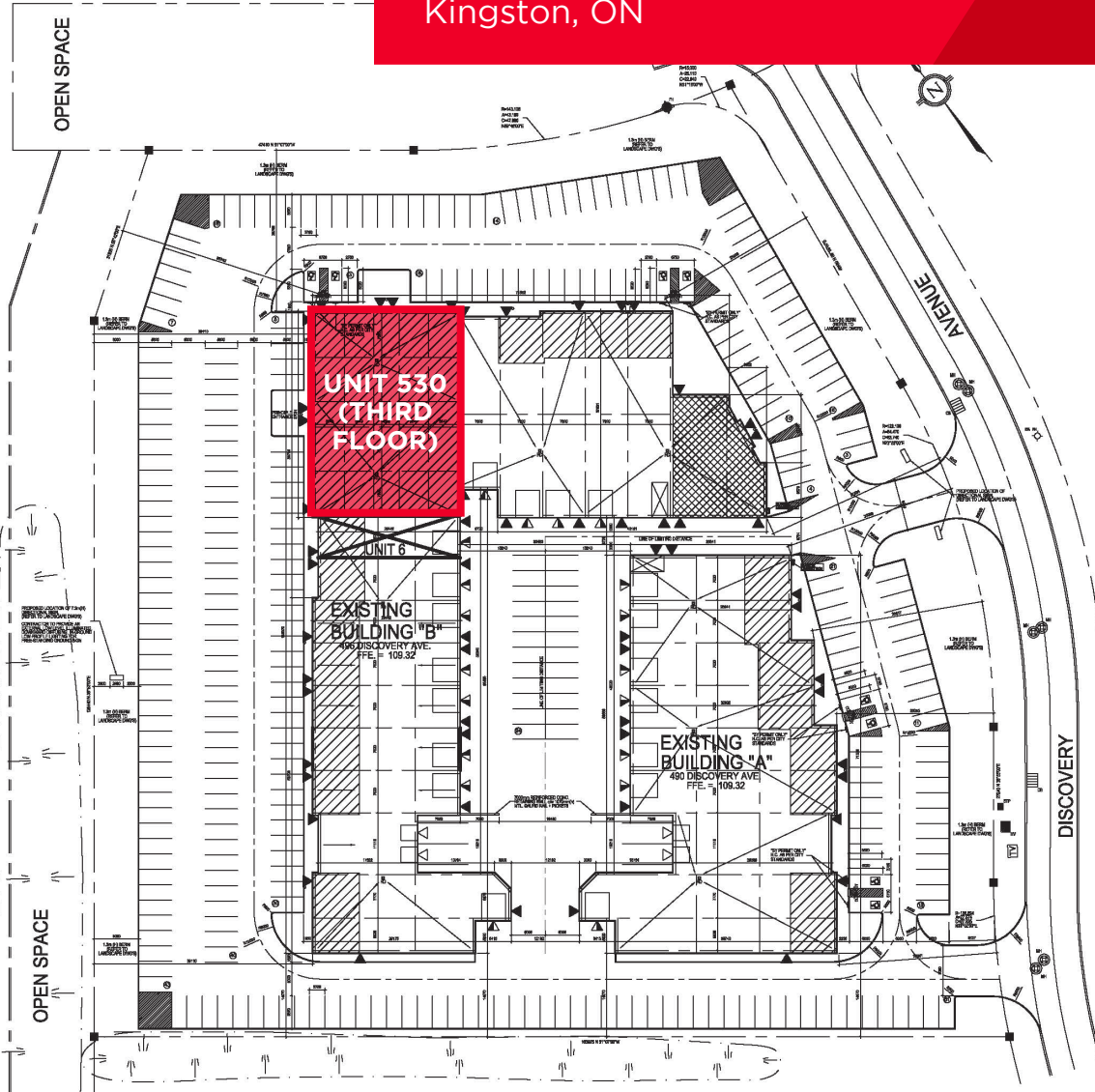


SITE PLAN

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INFORMATION

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