

Professional Ground Floor Office Opportunity in Central Kingston



FOR LEASE

299 CONCESSION ST, SUITE 104, KINGSTON, ON

PROPERTY OVERVIEW



DETAILS

AVAILABLE SPACE:	± 4,318.6 sf
NET RENT:	\$14.00 psf
ADDITIONAL RENT:	\$12.36 (2024 estimated)
UTILITIES:	Included (Janitorial excluded)
PARKING:	12 reserved spaces; 15 common spaces including 2 handicap spaces
SIGNAGE:	Pylon Signage available
AVAILABILITY:	September 1, 2024

ZONING CA (By-Law Number 2022-62)

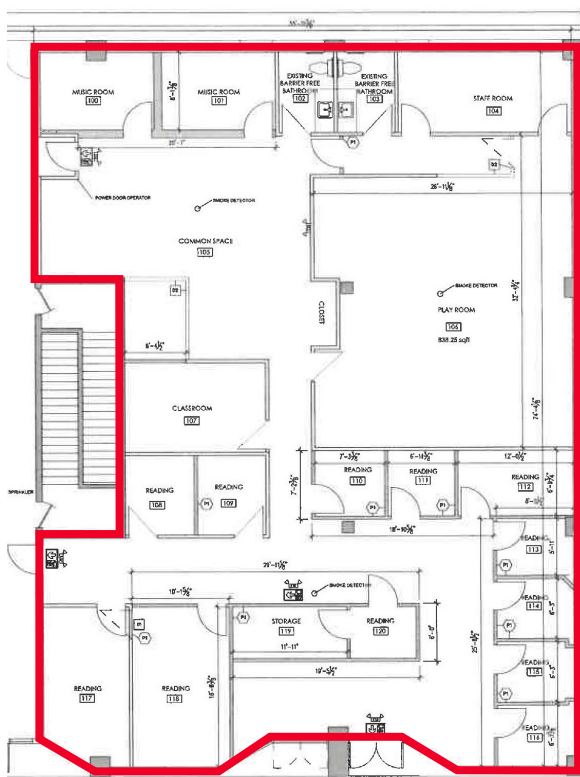
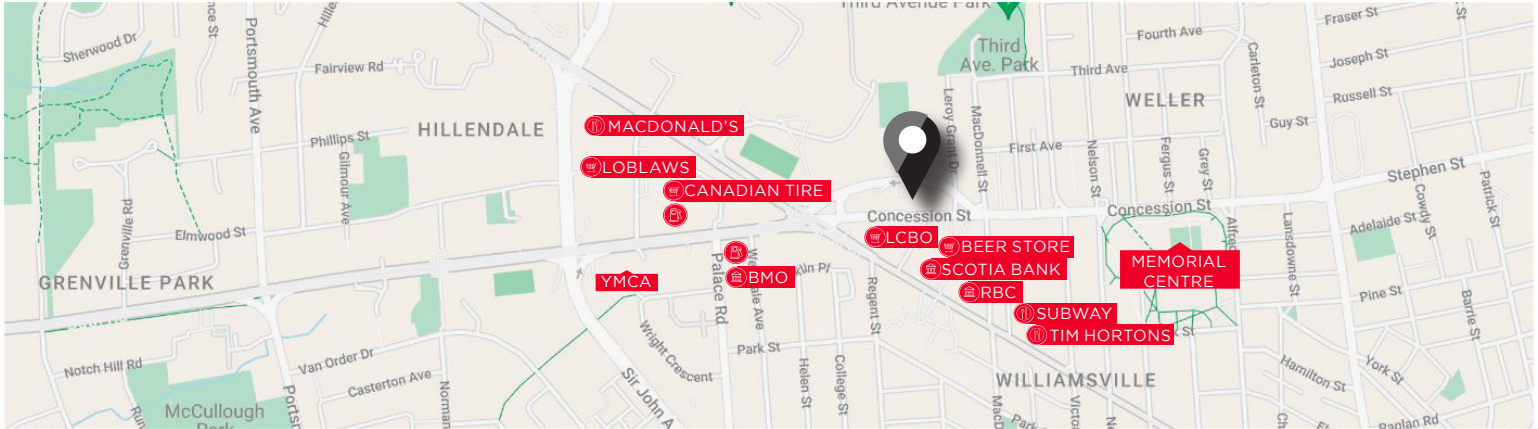
Allowing a broad range of uses including but not limited to:

- Animal care
- Banquet Hall
- Building supply store
- Community centre
- Day care centre²
- Entertainment establishment
- Financial institution
- Fitness centre
- Laboratory
- Office¹
- Personal service shop
- Repair shop
- Retail store
- Secondary school
- Special needs facility
- Wellness clinic

*L377 zoning exception:
Permitted uses also include
a medical or dental office
or clinic.

HIGHLIGHTS

- Professional office space
- Fully renovated October 2017 - common areas and exterior painted
- Pylon signage available
- Excellent exposure on a high traffic street in Kingston's city centre
- Easy access to downtown or west end via Princess Street and to Highway 401 via Sir John A. Macdonald Boulevard or Division Street
- Nearby amenities include the Kingston Centre stores, a Kingston Transit hub, Tim Horton's and VIA



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