



1000 GARDINERS RD

KINGSTON, ON

CLASS 'A' OFFICE SPACE FOR LEASE

± 3,107 SF

Property Highlights

Available Space:	± 3,107 sf
Base Rent:	\$16.00 psf
Additional Rent: (estimated 2024)	\$13.50 psf Includes utilities
Zoning:	CA (Commercial Zone)
Parking:	Ample on-site parking
Occupancy:	Immediate
Building Tenant Mix:	<ul style="list-style-type: none"> Royal Bank of Canada Investors Group Ahn Nguyen Dentistry Professional Corporation Business Development Bank of Canada Royal Canadian Mounted Police All CareIT Raymond James

Disclosure: The Listing Broker is the Property Manager of the subject property.



EXTENSIVE RENOVATION TO COMMON AREA



SECURE BUILDING



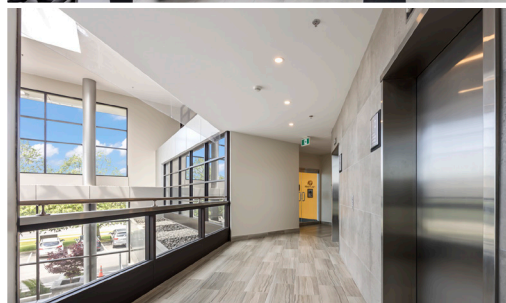
CLASS A MODERN SPACE



LOCATED IN A PRIME WEST END LOCATION AT THE CORNER OF GARDINERS ROAD AND PRINCESS STREET



CLOSE PROXIMITY TO HIGHWAY 401

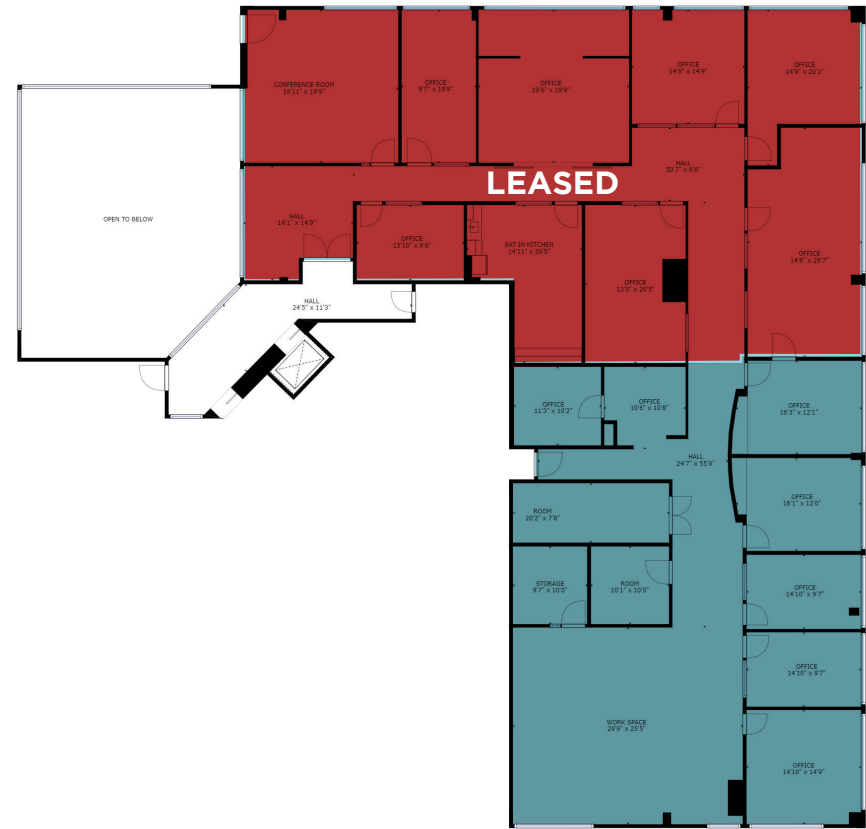


Floor Plan

 Suite 202 | **LEASED**

 Suite 203 | ± 3,107 sf

*As built condition may vary from drawing



View the virtual tour





Area Demographics **36,940**
POPULATION¹

110,102
AVG. ANNUAL DAILY TRAFFIC²

\$77,872
AVG. HOUSEHOLD INCOME¹

44
AVG. AGE¹

1) Kingston Community Census Profile (2016) including: Bayridge East, Bayridge West, Cataraqui North, Cataraqui Westbrook, Gardiners/Meadowbrook, Sutton Mills, Waterloo Village, Westwoods and Woodbine.

2) City of Kingston total North, South, East and West Traffic AADT Counts (2019). Gardiners Road @ Princess Street.

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