

For more information, please contact

Peter Kostogiannis Broker of Record/President 613-542-2724 ext. 24 peter.kostogiannis@rockwellcre.com Rockwell Commercial Real Estate, Brokerage 78 Brock Street Kingston, ON K7L 1R9 www.rockwellcre.com



### PROPERTY DETAILS

Municipal Address: 40 Hyperion Court

21,354 sf +/- available for sub lease

Available Space: (Entire building could be made available in the event a

tenant requires additional space)

Semi Gross Rent: \$18.00 + HST, excludes utilities and janitorial. Gross rent

includes realty tax and operating costs.

Remaining Term: March 31, 2025

Renewals: Two (2) x Three (3) years each with 12 months notice

(Section 14.11 of Lease)

**Availability:** Immediately

Zoning: M9, Bylaw 8499

Easy access to Hwy 401 and in close proximity to many

Kingston City Transit routes with the closet bus stop

located 400 meters away.

**Parking:** Ample onsite parking available

**Loading:** One roll up grade level overhead door at rear

Generator Info: TBD

Location:

### **40 Hyperion Court**Kingston, ON

### **COMMENTS**

Well located property in close proximity to local transit, and ease of access from John Counter Blvd for car travel. Ample parking onsite.

Property is nicely finished with modern finishes, including a large kitchen/staff area suitable for 40 + staff.

Male and female washrooms, along with open concept work areas and multiple built out offices, meeting and board rooms, storage rooms, and rear storage area complete with overhead roll up door. Large windows along the north, east and south portions of the space.



## OFFICE SPACE FOR SUB LEASE **FLOOR PLAN 40 Hyperion Court** Kingston, ON RELOCATED SMOKERS LARGE PERIMETER WINDOWS CORRIDOR COMMON LOBBY















# OFFICE SPACE FOR SUB LEASE 40 Hyperion Court Kingston, ON















## OFFICE SPACE FOR SUB LEASE **40 Hyperion Court**Kingston, ON

#### **NEARBY AMENITIES**



**TRANSIT** 



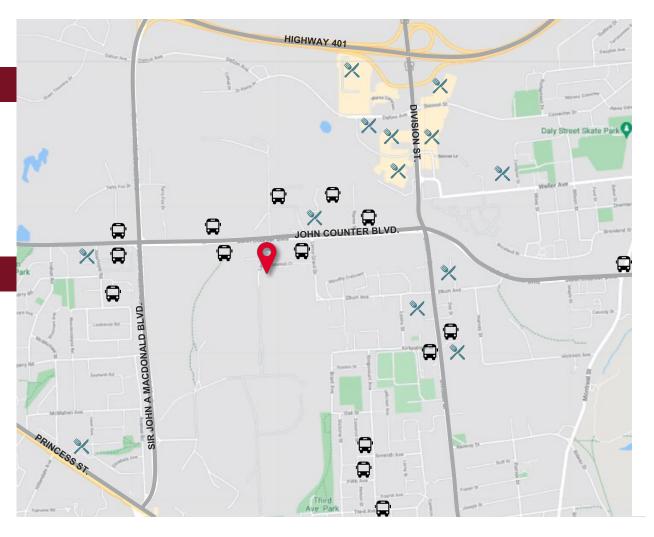
**RESTAURANTS** 

### **DISTANCE BY CAR**

**HIGHWAY 401** 4 mins / 2.2kms

DOWNTOWN

**KINGSTON** 10 mins / 5.6kms



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