



OFFICE SPACE FOR SUB LEASE
40 Hyperion Court
Kingston, ON



For more information, please contact

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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
Location:	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

COMMENTS

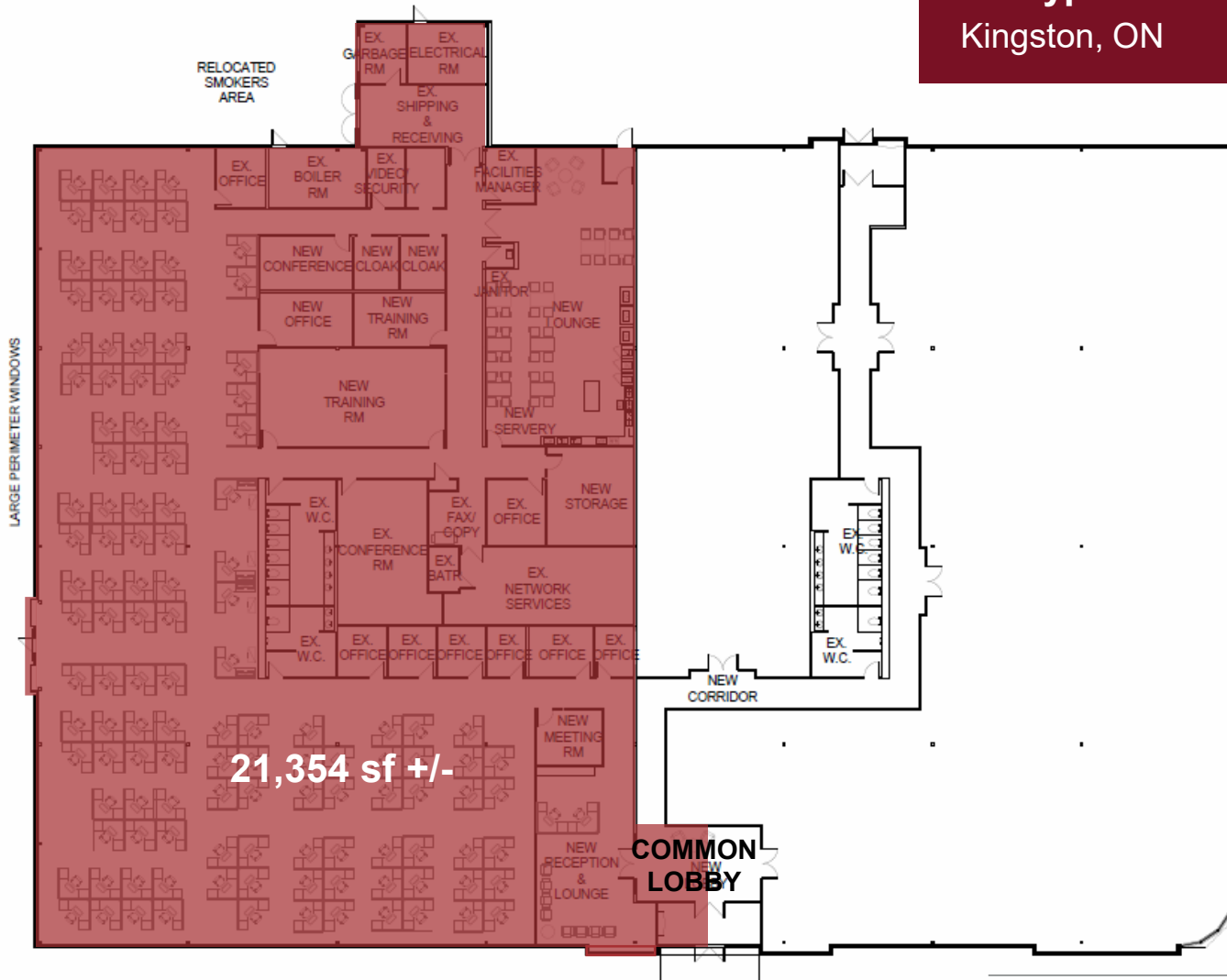
Well located property in close proximity to local transit, and ease of access from John Counter Blvd for car travel. Ample parking onsite.

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

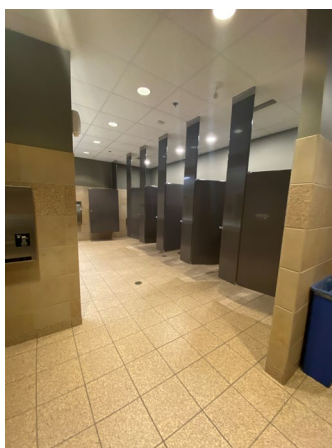
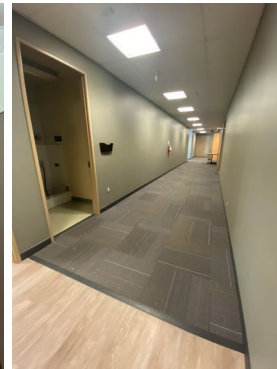
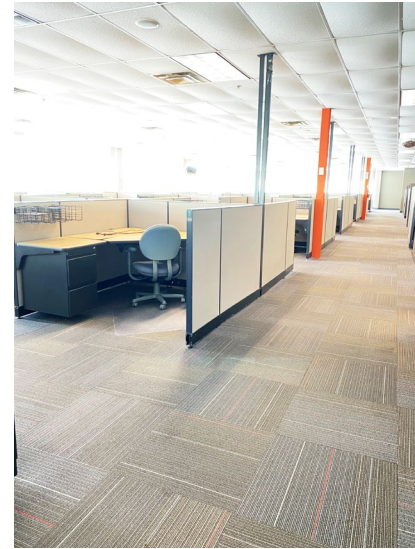
Male and female washrooms, along with open concept work areas and multiple built out offices, meeting and board rooms, storage rooms, and rear storage area complete with overhead roll up door. Large windows along the north, east and south portions of the space.

FLOOR PLAN

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NEARBY AMENITIES



TRANSIT



RESTAURANTS

DISTANCE BY CAR

HIGHWAY 401 4 mins / 2.2kms

DOWNTOWN KINGSTON 10 mins / 5.6kms

