

Rockwell
COMMERCIAL

FOR LEASE

EMPIRE PLACE

- OFFICE
- LIGHT INDUSTRIAL
- ACCESSORY RETAIL

SCOTT BOTTING, B.COMM
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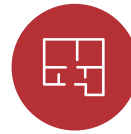
www.rockwellcre.com



695 INNOVATION DR KINGSTON, ON

AVAILABLE UNIT 3A

PROPERTY DETAILS



AVAILABLE SPACE

1,107 SF ± SPACE
INCLUDES 761 ±
SF SUITE PLUS
PROPORTIONATE
SHARE OF A 1,368
± SF COMMON
AREA INCLUDING:
TWO WASHROOMS,
KITCHEN, RECEPTION
AREA AND STORAGE



GROSS RENT
\$2,000 PER MONTH



AVAILABILITY
IMMEDIATE



UTILITIES
INCLUDED



PARKING
AMPLE ON-SITE



SIGNAGE
FASCIA AND PYLON
AVAILABLE



**HEATING/
COOLING**
GAS-FIRED ROOFTOP
HVAC

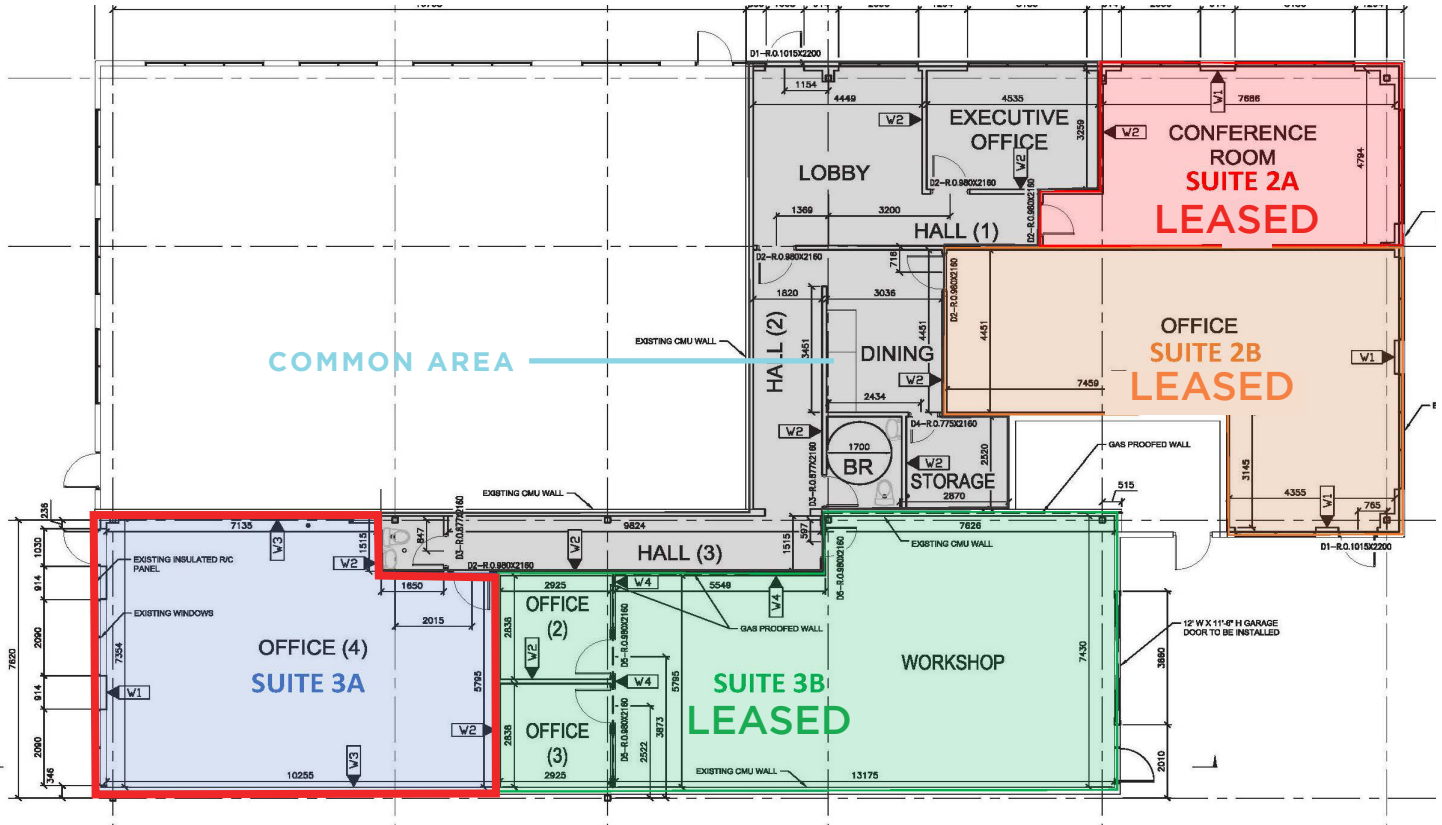


LANDLORD
2659135 ONTARIO
INC.



INNOVATION DRIVE

PARKING LOT



HIGHLIGHTS & COMMENTS

- Ground floor space
- Common area includes private boardroom, reception area, kitchen two-piece washrooms (including 1 barrier-free washroom)
- Kingston transit bus service runs to/from site and downtown

ZONING

M4-E136-H228 (BY-LAW NO. 2022-62)
Allowing for uses including:

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.

- 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

FOR LEASE

EMPIRE PLACE

AMENITIES WITHIN 2KM RADIUS

RESTAURANTS

1. MCDONALD'S
2. TIM HORTONS
3. SUBWAY
4. STARBUCKS
5. DOMINO'S PIZZA
6. POPEYE'S
7. QUESADA
8. A&W

SHOPPING

1. SHOPPERS DRUGMART
2. DOLLARAMA
3. FOOD BASICS
4. LCBO

GAS STATIONS

1. ESSO
2. SHELL

INSTITUTION

1. TD BANK

CONTACT INFO

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LOCATION

St. Lawrence Business Park is located on Highway 15 in Kingston's growing east end. The east end of the city incorporates CFB Kingston and RMC, 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, now open**, provide an accelerated ease of access. Strip plaza's and small hotels can be found along Highway 15, and small hotels and a few stand-alone retailers on Highway 2, the two major arterial routes leading into the city.