

# For Lease

61 Hyperion Ct,  
Suite 108  
Kingston, ON

**Scott Botting B.Com**  
Broker  
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## Property Details

<b>Available Space</b>	± 2,060 sf
<b>Asking Rent</b>	\$14.00 psf + HST
<b>Additional Rent</b>	\$10.65 psf + HST (2024 estimated)
<b>Occupancy</b>	To be determined
<b>Utilities</b>	Electricity paid separately by Tenant
<b>Heating/Cooling</b>	5- ton rooftop HVAC unit plus perimeter in floor heating
<b>Signage</b>	Building fascia signage and pylon signage available. Subject to Landlord approval.
<b>Parking</b>	Abundant free parking on site in paved lot with EV charging stations

## Summary

The Cornell Professional Centre is conveniently located along John Counter Boulevard between Division Street and Sir John A. MacDonald Boulevard, providing excellent visibility along a main thoroughfare connecting the west and east ends of Kingston. The property is easily accessible from Highway 401 and offers ample parking on site, including EV charging stations.





## 🎯 Zoning

### M4-E166 - Employment Service Zone

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

- Financial Institution<sup>5</sup>
- Fitness centre<sup>5</sup>
- Laboratory<sup>1</sup>
- Light industrial use<sup>1</sup>
- Office<sup>1</sup>
- Personal service shop<sup>5</sup>
- Production studio<sup>1</sup>
- Recreation facility<sup>5</sup>
- Repair shop<sup>1</sup>
- Research establishment<sup>1</sup>
- Restaurant<sup>5</sup>
- Retail store<sup>3</sup>
- Training facility<sup>1</sup>
- Wellness clinic<sup>5</sup>

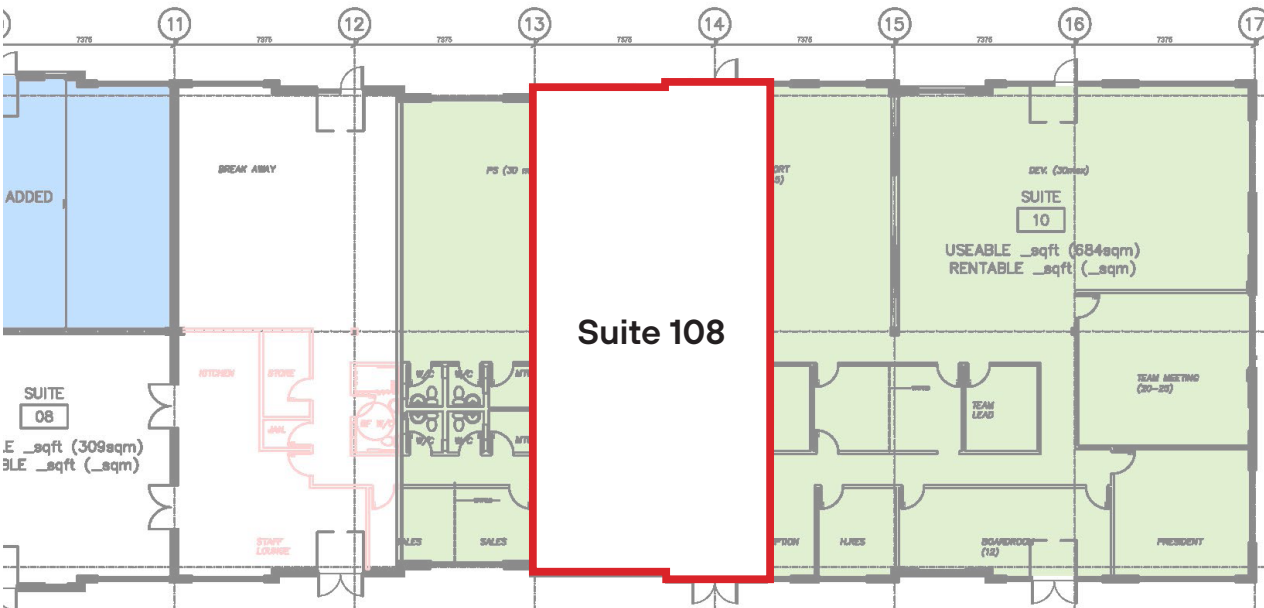
### Prohibited uses:

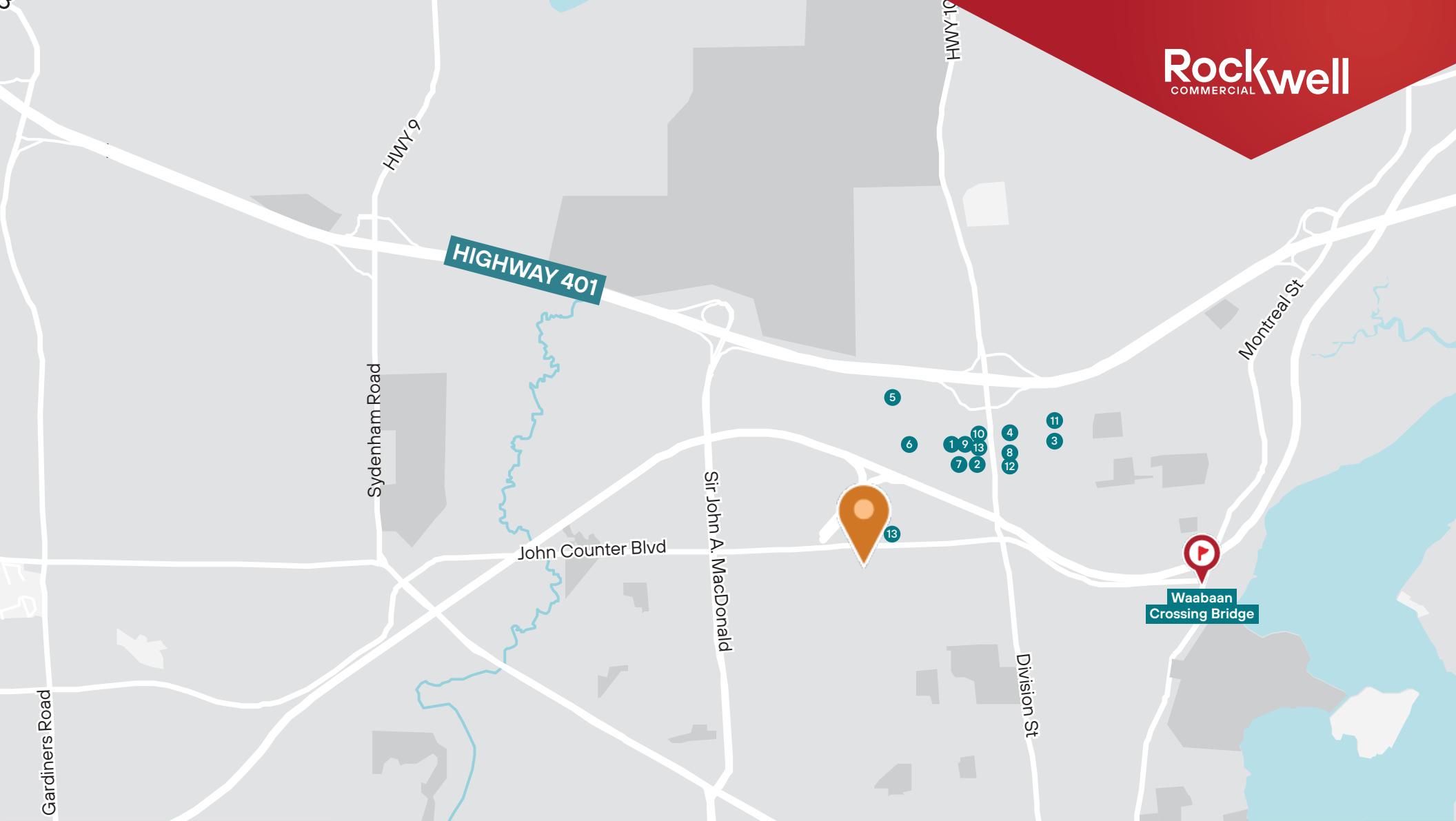
- Day care centre
- Hotel
- Place of Worship

<sup>1</sup> Is required to operate within an enclosed building.

<sup>3</sup> Is limited only to convince commercial uses in a retail store, in accordance with the complementary use policies of the Official Plan.

<sup>5</sup> Is permitted as a principal use and many occupancy 100% gross floor area on the lot, in accordance with the complementary policies of the Official Plan.





## Nearby Amenities

**Within  
5 Kilometers**

1. Beer Store
2. Canadian Tire
3. Dollarama
4. Esso
5. King's Crossing Fashion Outlet
6. Landmark Cinemas
7. LCBO
8. McDonald's
9. NOFRILLS
10. Petro Canada
11. Shoppers Drug Mart
12. Starbucks
13. Tim Hortons



## Contact Information

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