



For Lease

61 Hyperion Ct, Suite 108 Kingston, ON

Scott Botting B.Com

Broker +1 613 542-2724 x 33

scott.botting@rockwellcre.com



Rockwell Commercial Real Estate, Brokerage

78 Brock St Kingston, ON K7L 1R9 www.rockwellcre.com



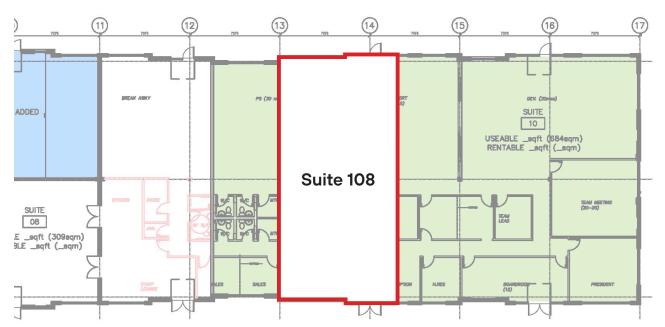
Property Details

| Available Space | ± 2,060 sf |
|-----------------|--|
| Asking Rent | \$14.00 psf + HST |
| Additional Rent | \$10.65 psf + HST (2024 estimated) |
| Occupancy | To be determined |
| Utilities | Electricity paid separately by Tenant |
| Heating/Cooling | 5- ton rooftop HVAC unit plus perimeter in floor heating |
| Signage | Building fascia signage and pylon signage available. Subject to Landlord approval. |
| Parking | 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 Bouldevard, 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 Instituation⁵
- Fitness centre⁵
- Laboratory¹
- Light industrial use¹
- Office¹
- Personal sevice shop⁵
- Production studio¹

- Recreation facility⁵
- Repair shop¹
- Research establishment¹
- Restaurant⁵
- Retail store³
- Training facility¹
- Wellness clinic⁵

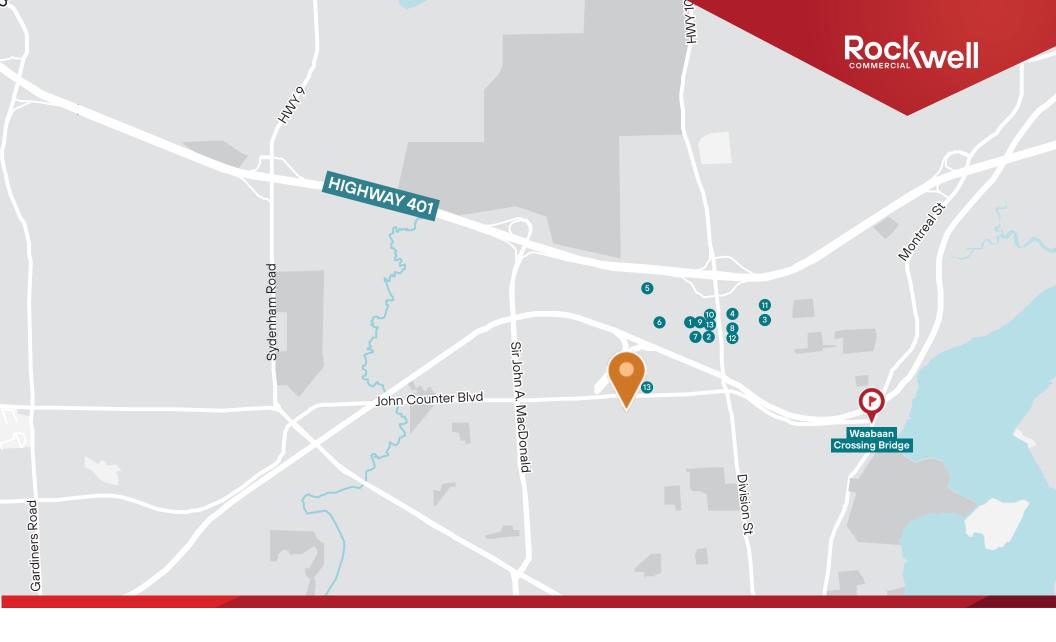
Prohibited uses:

- Day care centre
- Hotel
- Place of Worship

¹ Is required to operate within an enclosed building.

³ Is limited only to convinince commercial uses in a retail store, in accordance with the complementary use policies of the Official Plan.

⁵ Is premitted 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



- 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

Scott Botting B.Com
Broker
+1 613 542-2724 x 33
scott.botting@rockwellcre.com



Rockwell Commercial Real Estate, Brokerage 78 Brock St. Kingston, ON K7L 1R9

70 Block St. Kingston, SN K/E IK

www.rockwellcre.com

©2024 Rockwell Commercial Real Estate Brokerage Corp. Independently owned and operated. Also operating as Rockwell Commercial Real Estate, Brokerage. All rights are reserved. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and/or to any special listing conditions imposed by the property owner(s). No representation or warranty is made with respect to the condition any real property or properties. V240703