



Newly Constructed 2 Storey Office Building

For Lease

705 Arlington Park Place, Kingston, On

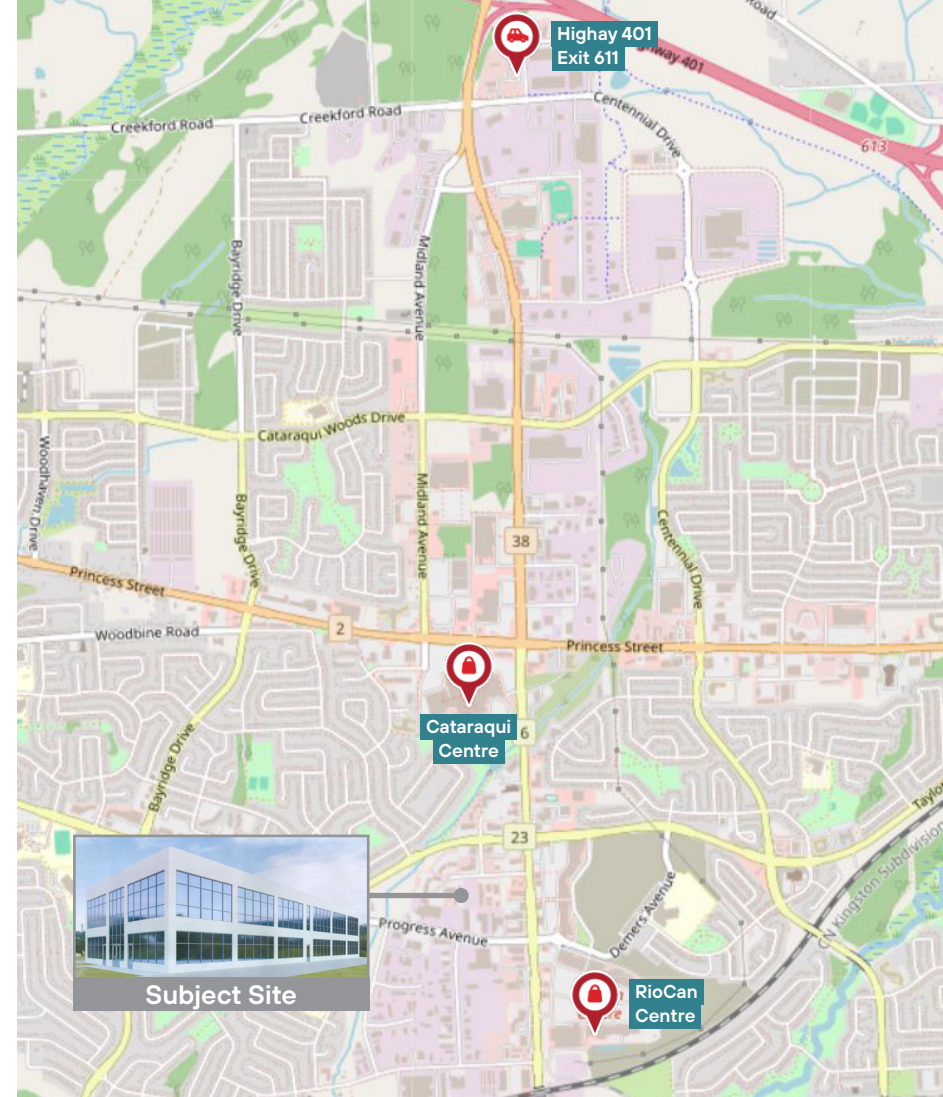


**Rockwell Commercial
Real Estate, Brokerage**
78 Brock St Kingston, ON K7L 1R9
www.rockwellcre.com

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Property Details

Ground Floor Suite(s) Available:	Suite 102	± 1,568.86 sf
	Suite 103	± 1,733.41 sf
	Suite 104	± 1,421.65 sf
Second Floor Suite(s) Available:	Suite 202	± 3,771.55 sf
Net Rental Rates:	Ground Floor: \$15.00 psf Second Floor: \$13.00 psf	
2025 Budgeted Additional Rent:	\$9.95 psf (including property taxes, operating costs and utilities)	
Landlord:	1000324626 Ontario Ltd.	
Parking:	Ample parking on-site	
Signage:	TBD	
Occupancy:	March 15, 2025	



Zoning

M2-E146 allowing for **office use** and accessory retail² use.

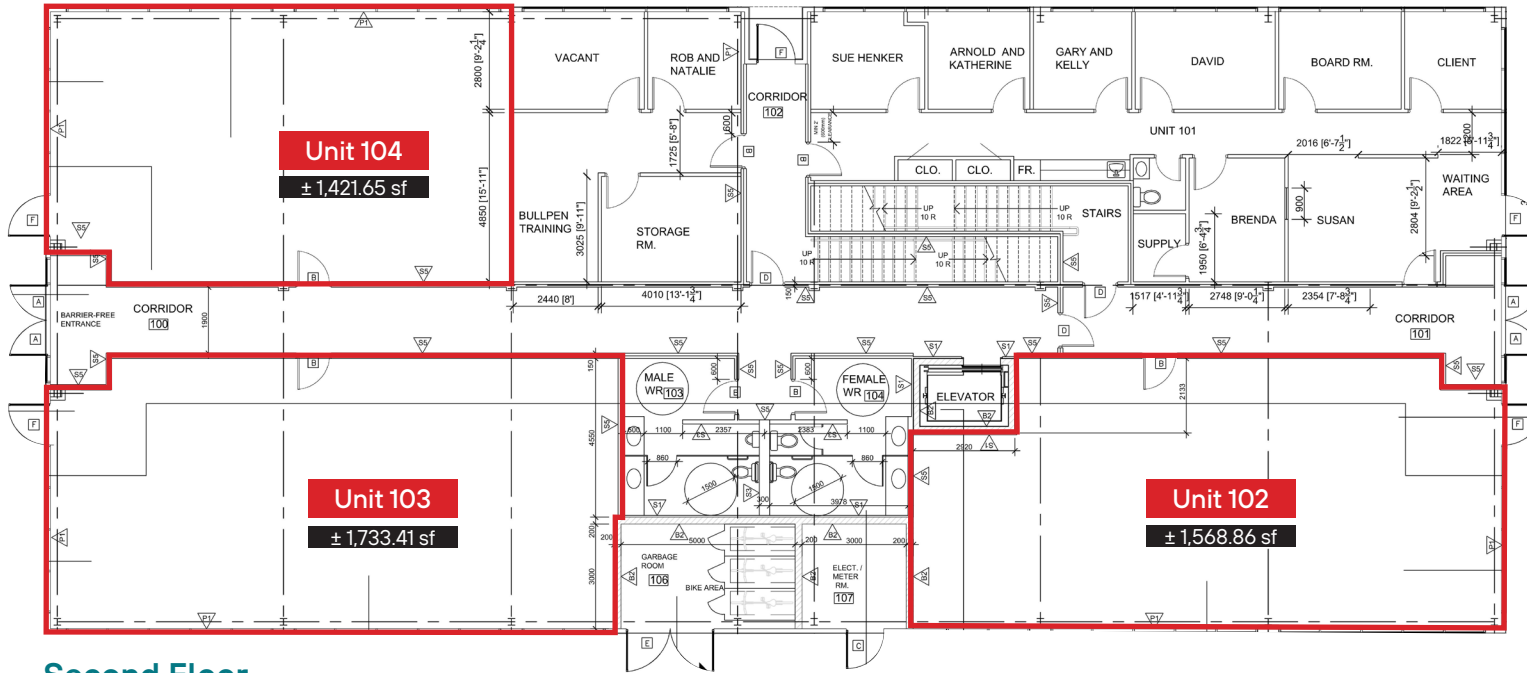
²Is permitted only as an accessory use to a principal use on the lot and is limited to a maximum gross floor area of 25% of the gross floor area of the principal use.

Highlights

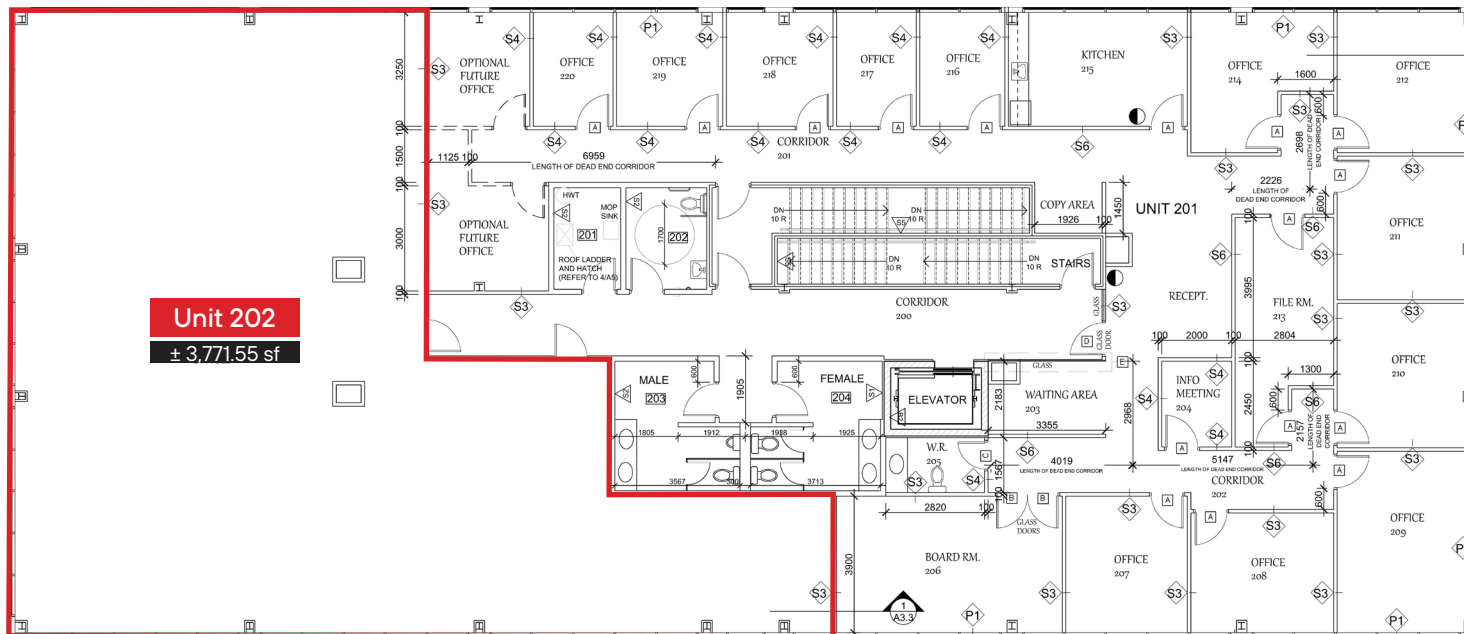
- Newly constructed office building available, located 4kms south of Highway 401, with access off of Gardiners Road. Ideally located, in Kingston's west end, providing easy access to Kingston's major arterial throughway's and major cities along the Highway 401 corridor.
- Building Tenants include: Tarnowecky Law and Sutton Group - Masters Realty
- Within very close proximity to The Cataraqui Centre, Invista Centre RIOCAN Centre - including but not limited to the following tenants: Food Basics, Starbucks, Staples, Scotia Bank, TD Bank, Montana's BBQ & Bar, Freshii and much more.

Floor Plan

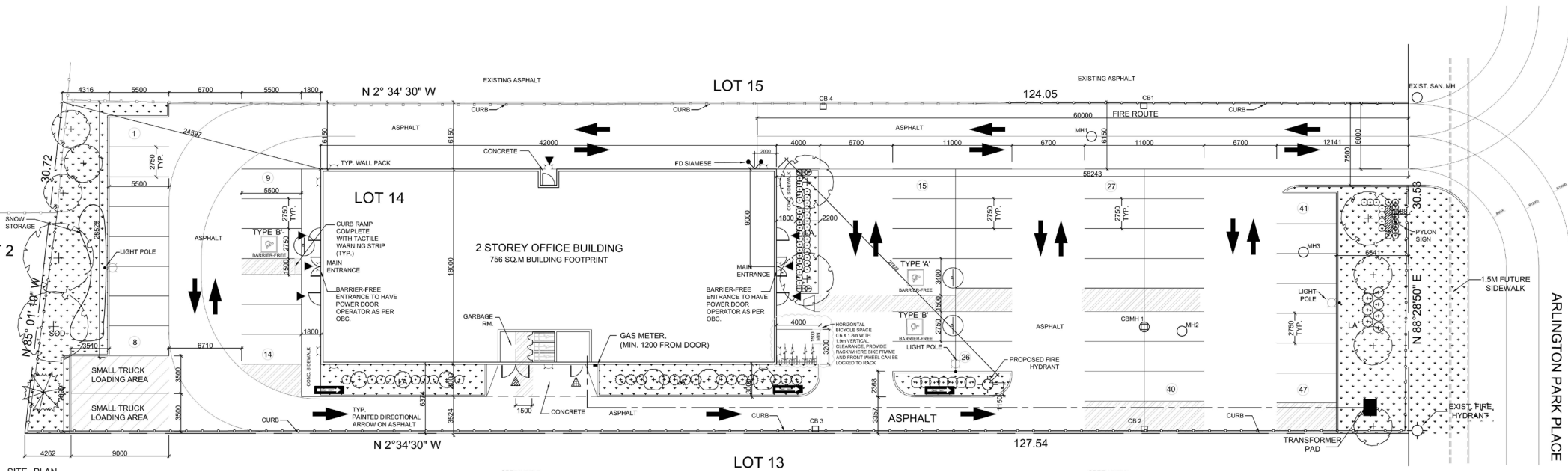
Ground Floor



Second Floor



Site Plan



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Contact Information

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