

For Lease

40 Hyperion Ct,
Kingston, On

Martin L. Skolnick

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Scott Botting, B.Com

Broker

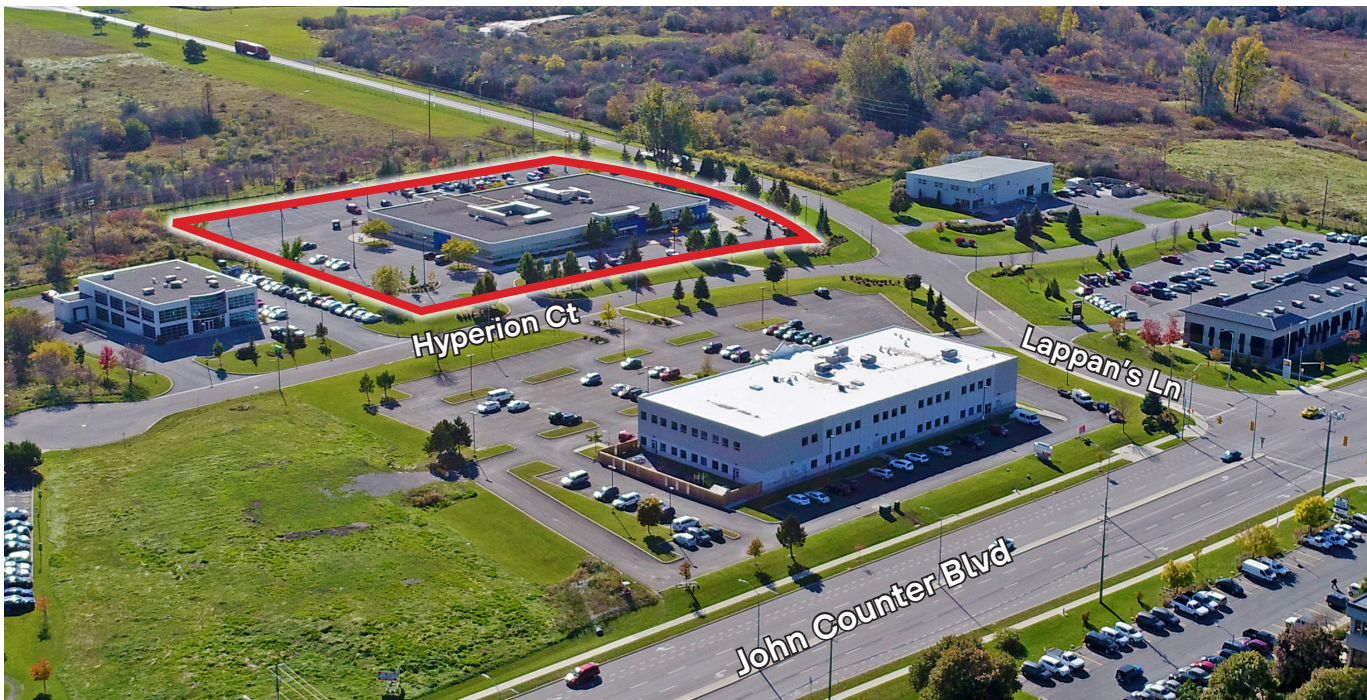
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Property Details

Available Space	<ul style="list-style-type: none"> • ± 20,770 sf currently vacant and available • Potential to demise into multiple suites (see concept plan on next page) • Up to ± 30,000 sf can be made available by taking a portion of the Landlord's space
	Net Rent \$16.00 psf
	Additional Rent \$10.75 psf (2025 estimate)
Utilities	Included in Additional Rent
Availability	Immediately
Ceiling Height	11'6" to underside of joists
Loading	One roll up grade level overhead door at rear
Parking	200 spaces on site

Zoning

M1-E170-H239 (Employment Zone) zoning allows for a wide variety of uses including, but not limited to:

- Call centre
- Catering service
- Contractor's yard¹
- Laboratory
- Light Industrial use¹
- Office
- Outdoor storage⁴
- Production studio
- Repair shop¹
- Research establishment
- Retail store⁵
- Training facility¹
- Transportation depot¹
- Warehouse¹
- Wholesale establishment¹
- Workshop¹
- Financial institution⁶
- Personal service shop⁶
- Recreation facility⁶
- Wellness clinic⁶

¹ Is required to operate within an enclosed building.

⁴ Is permitted only as an accessory use to a principal use on the lot.

⁵ Per E170; Is permitted only as an accessory use to a principal use on the lot and must not exceed 25% of the gross floor area of the building. (Retail use is currently at maximum)

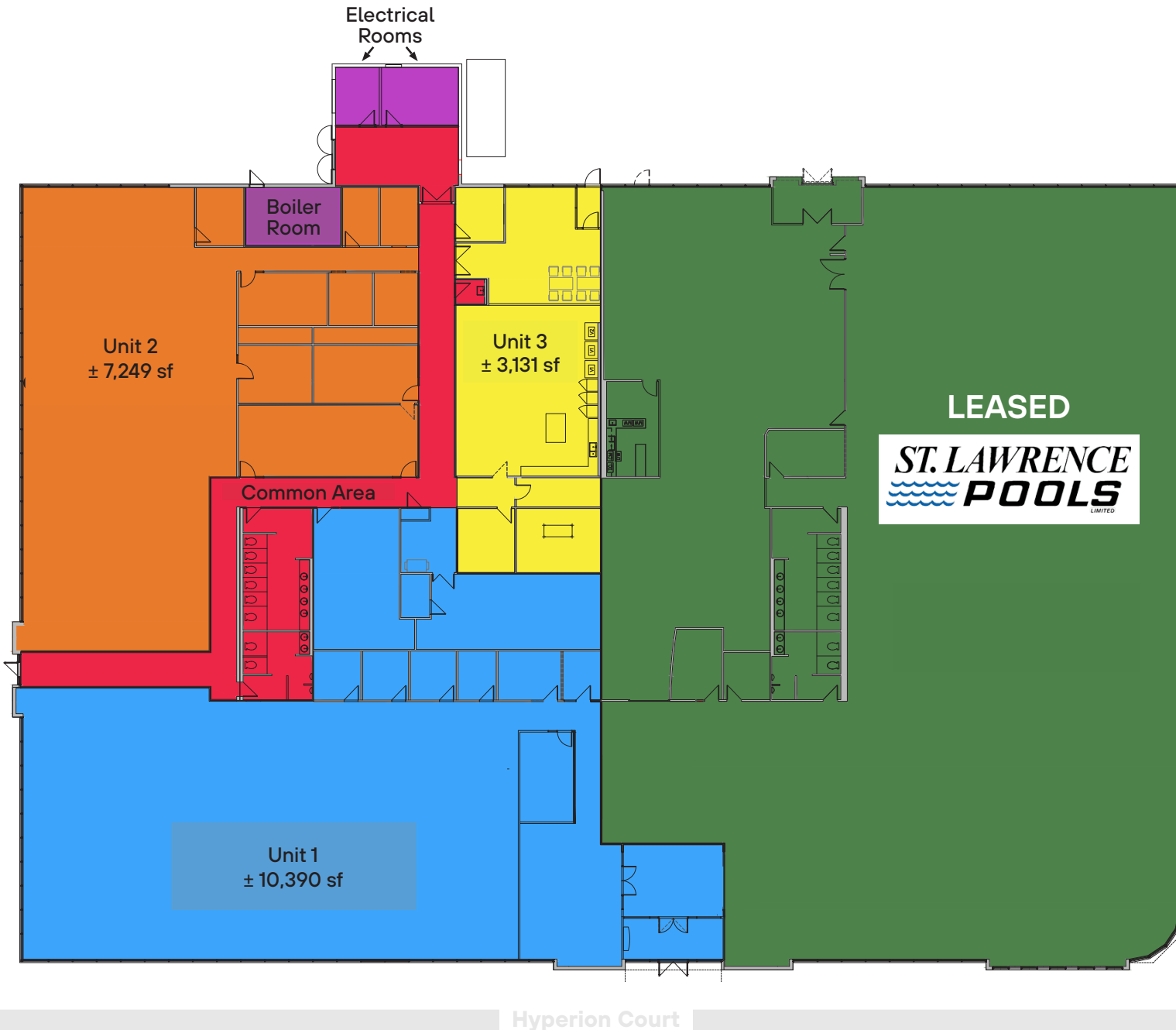
⁶ Per E170; permitted as a complementary use to a maximum of 49% of the total gross floor area, in the aggregate



Highlights

- Well located property in close proximity to local transit, and ease of access from John Counter Blvd for car travel.
- Premises is nicely finished with modern office finishes, including a large kitchen/staff area.
- 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 Perimeter walls.
- Easy access to Highway 401 and in close proximity to many Kingston City Transit routes with the closest bus stop located 400 meters away.
- 484 kW diesel generator on site and recently serviced.
- Premises is fully furnished. Some or all of the furniture is available for tenant's use.

Concept Demising Plan



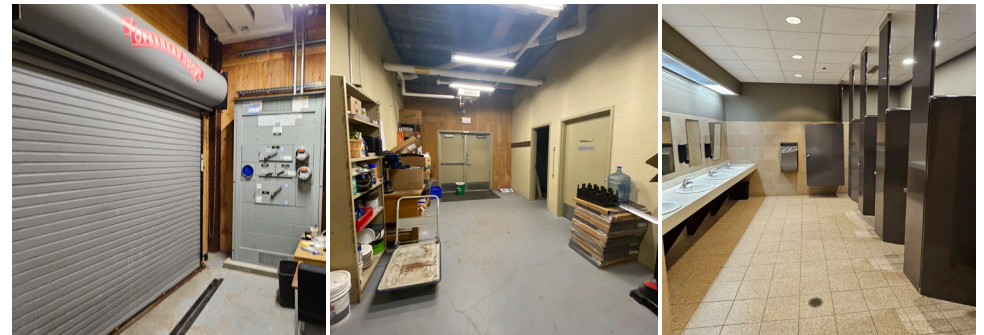
- All unit sizes shown are rentable square feet
- Unit configurations and sizes can be adjusted to better suit tenant requirements.
- Final rentable areas to be confirmed by Landlord's architect.

*This plan is for illustration purposes only.



📍 Location Overview

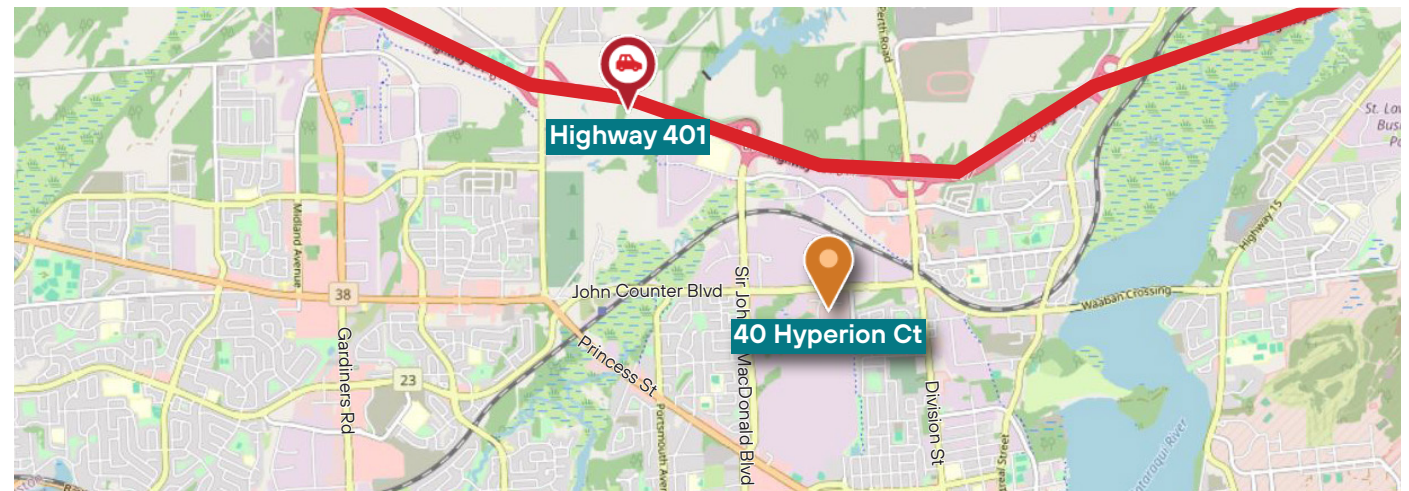
40 Hyperion Court provides a strategic location in central Kingston that provides for easy access and convenience. The property is located only ± 2.5 kilometers from Highway 401 via both Division Street and Sir John A. MacDonald Boulevard and is accessed from John Counter Boulevard – a significant four-lane thoroughfare connecting the east (via the Waaban Crossing) and west ends of the City. There is a wide array of convenience retail stores, restaurants, services and light industrial businesses located in the immediate area and public transit is offered within ± 200 meters.



🚗 Distance By Vehicles

Montreal	2 hr 10 min 207 km
Ottawa	1 hr 10 min 115 km
Toronto	4 hr 7 min 334 km
Downtown Kingston*	11 min 6.1 km
Kingston City Centre**	6 min 3.1 km
Kingston West End***	12 min 6 km

*Subject to 1 Market Street ** Subject to 1100 Princess Street *** Subject to 945 Gardiners Road



Contact Information

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