



**For Lease**

**496 Discovery Ave, Unit 530, Kingston, ON**

Rockwell Commercial  
Real Estate, Brokerage

78 Brock St. Kingston, ON K7L 1R9

[www.rockwellcre.com](http://www.rockwellcre.com)





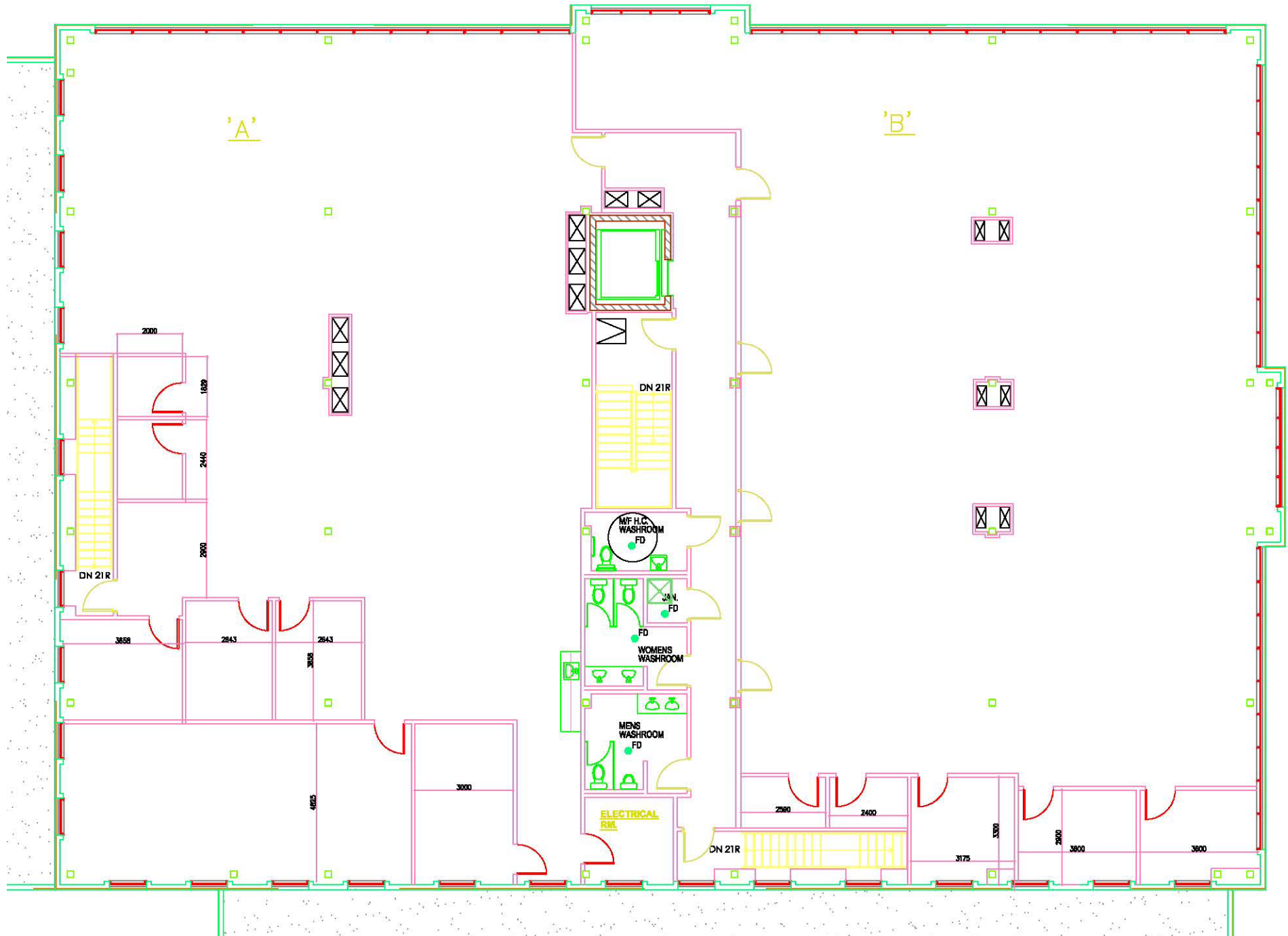
## Property Details

<b>Available Space</b>	± 10,623 sf third floor office space (will demise)
<b>Composition</b>	Entire top/third floor, having 360-degree window views, a combination of open space and offices plus boardrooms and 3 washrooms (1 male, 1 female and accessible)
<b>Net Rent</b>	Full floor: \$8.00 psf Partial floor: \$10.00 psf
<b>Budgeted Additional Rent</b>	± \$8.75 psf (2025)
<b>Utilities</b>	<ul style="list-style-type: none"> <li>• Water and sewer included in Additional Rent</li> <li>• Gas and electrical paid directly to utility provider by tenant for a full single-floor tenant. If floor is demised, utilities will be added to Additional Rent.</li> </ul>
<b>Electrical</b>	100 amp, 600 volt, 3 phase
<b>Parking</b>	Ample parking - ± 330 on-site parking spaces in common
<b>Signage</b>	Fascia and pylon signage available

<b>Zoning</b>	M4-E136-H228 (BY-LAW NO. 2022-62)
<b>Availability</b>	Immediate
<b>Comments</b>	<ul style="list-style-type: none"> <li>• Elevator serviced</li> <li>• 360-degree window views</li> <li>• Sprinklered throughout</li> <li>• Kingston Transit bus service runs to/from site and downtown</li> <li>• Excellent location in the Empire Centre in Kingston's east end St. Lawrence Business Park</li> </ul>

# Floor Plan

Showing potential demise options



# Photo Gallery





# Kingston East

The east end of Kingston incorporates CFB Kingston, the Royal Military College, 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 provide an accelerated ease of access. Strip plaza's, small hotels and national and local retailers can be found along Highway 15 and Highway 2. The two major arterial routes leading into the city.

## St. Lawrence Business Park


Approximately 2km south of Highway 401 via Highway 15 and km to downtown Kingston.

Home to:


- Distribution/Logistics/Manufacturing
- Hotel
- Science & Tech services
- Health & Fitness services
- 80,000 sf Medical Campus
- Fine Balance Brewing Company
- Tim Hortons
- Quesada Burritos & Tacos
- Domino's Pizza
- Popeye's Louisiana Kitchen
- Pita Pit
- Municipal soccer fields

## Demographics

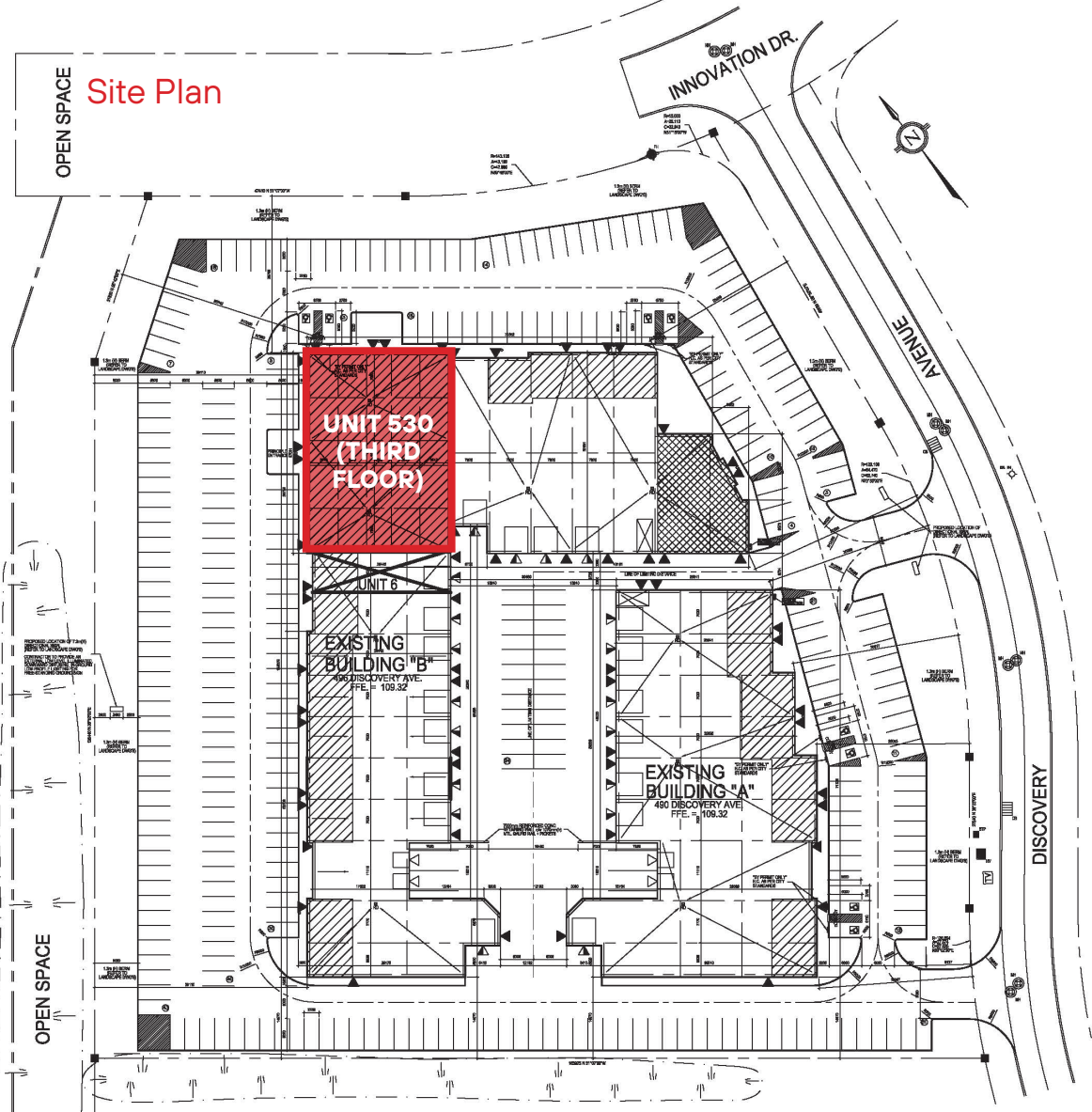
 Population  
**11,110**

 Total Households  
**4,260**

 Median Income  
**\$92,284**

 To/From Downtown  
**Kingston Transit**

\*Statistics Canada Kingston Community Census Profiles 2016. Neighbourhoods captured include: CFB Kingston, Greenwood/St. Lawrence South, Revensview and Cataraqui River East.



## Zoning

M4-E136-H228 (BY-LAW NO. 2022-62)

Allowing for uses including:

- Animal care<sup>5</sup>
- Animal shelter
- Banquet hall<sup>5</sup>
- Call centre<sup>1</sup>
- Catering service<sup>1</sup>
- Contractor's yard<sup>1</sup>
- Day care centre<sup>5</sup>
- Financial institution<sup>5</sup>
- Fitness centre<sup>5</sup>
- Hotel<sup>5</sup>
- Laboratory<sup>1</sup>
- Light industrial use<sup>1</sup>
- Office<sup>1</sup>
- Personal service shop<sup>5</sup>
- Place of worship<sup>5</sup>
- Production studio<sup>1</sup>
- Recreation facility
- Repair shop<sup>1</sup>
- Research establishment<sup>1</sup>
- Restaurant<sup>5</sup>
- Retail store<sup>3</sup>
- Training facility<sup>1</sup>
- Transportation depot<sup>1</sup>
- Warehouse<sup>1</sup>
- Wellness clinic<sup>5</sup>
- Wholesale establishment<sup>1</sup>
- Workshop<sup>1</sup>

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

<sup>3</sup>Is limited only to convenience 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 may occupy 100% gross floor area on the lot, in accordance with the complementary use policies of the Official Plan.

## Contact Information

**Martin L. Skolnick**

Broker/Vice President

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