



1000 GARDINERS RD

KINGSTON, ON

CLASS 'A' OFFICE SPACE FOR LEASE

± 7,117 SF

Property Highlights

Available Space:	± 7,117 sf
Base Rent:	\$16.00 psf
Additional Rent: (estimated 2023)	\$13.50 psf Includes utilities
Zoning:	CA (Commercial Zone)
Parking:	Ample on-site parking
Occupancy:	Immediate
Building Tenant Mix:	<ul style="list-style-type: none">Royal Bank of CanadaInvestors GroupAhn Nguyen Dentistry Professional CorporationBusiness Development Bank of CanadaRoyal Canadian Mounted Police

Disclosure: The Listing Broker is the Property Manager of the subject property.



**LANDLORD
WILLING TO
DEMISE**



**SECURE
BUILDING**



**CLASS A MODERN
SPACE**



**EXTENSIVE
RENOVATION TO
COMMON AREA**



**LOCATED IN A
PRIME WEST END
LOCATION AT
THE CORNER OF
GARDINERS ROAD
AND PRINCESS
STREET**



**CLOSE
PROXIMITY TO
HIGHWAY 401**



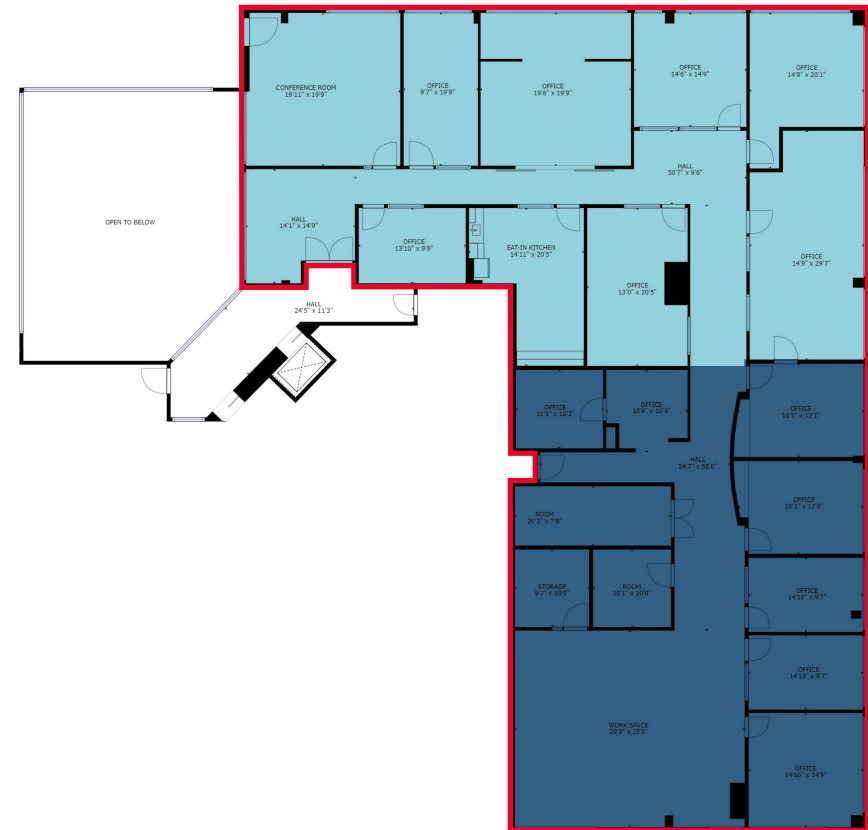
Floor Plan

■ Available Suite | ± 7,117 sf

■ Suite A | ± 4,039 sf

■ Suite B | ± 3,107 sf

*As built condition may vary from drawing



View the virtual tour





Area Demographics 36,940
POPULATION¹

110,102
AVG. ANNUAL DAILY TRAFFIC²

\$77,872
AVG. HOUSEHOLD INCOME¹

44
AVG. AGE¹

1) Kingston Community Census Profile (2016) including: Bayridge East, Bayridge West, Cataraqui North, Cataraqui Westbrook, Gardiners/Meadowbrook, Sutton Mills, Waterloo Village, Westwoods and Woodbine.

2) City of Kingston total North, South, East and West Traffic AADT Counts (2019). Gardiners Road @ Princess Street.

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