



# For Lease

745 Gardiners Rd, Units 10, 11, 12  
Kingston, On

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Rockwell Commercial  
Real Estate, Brokerage  
78 Brock St Kingston, ON K7L 1R9  
[www.rockwellcre.com](http://www.rockwellcre.com)

## Property Details

	Unit 10	± 1,125 sf	Available September 1, 2026
Rentable Area	Unit 11	± 1,125 sf	Available September 1, 2026
	Unit 12	± 1,158 sf	Available Immediately
Base Rent	\$18.00 psf		
Budgeted Additional Rent	\$9.17 psf (est. 2026)		
Utilities	Separate - Paid by Tenant		

HVAC	Gas-forced air
Electrical	100 Amp (TBC)
Parking	Ample on-site
Signage	Building & Pylon available
Frontage	13'03" ft (each unit)
Comments	All three units can be contiguous

## Highlights

### Traffic Count

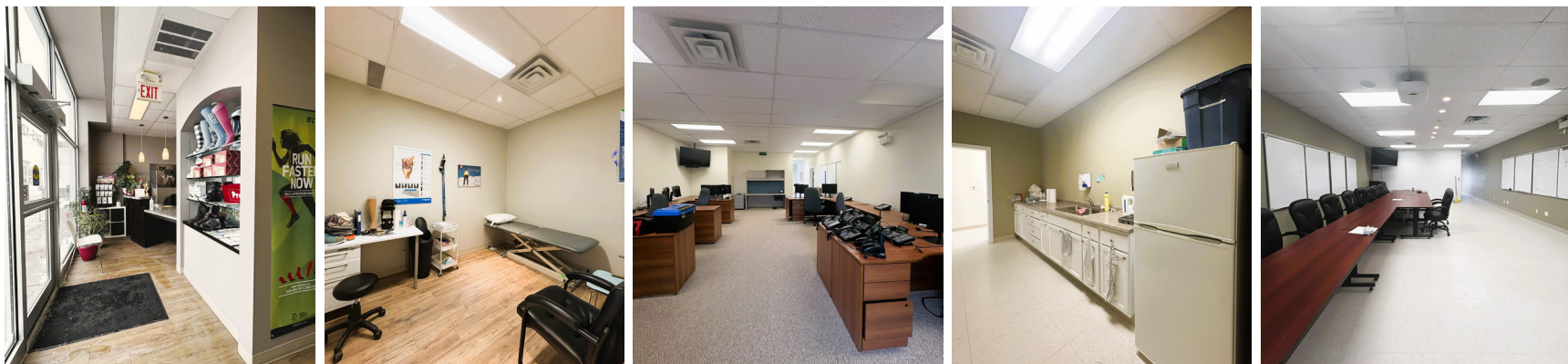
Gardiners Road @ Taylor-Kidd Boulevard

N/S **56,474**

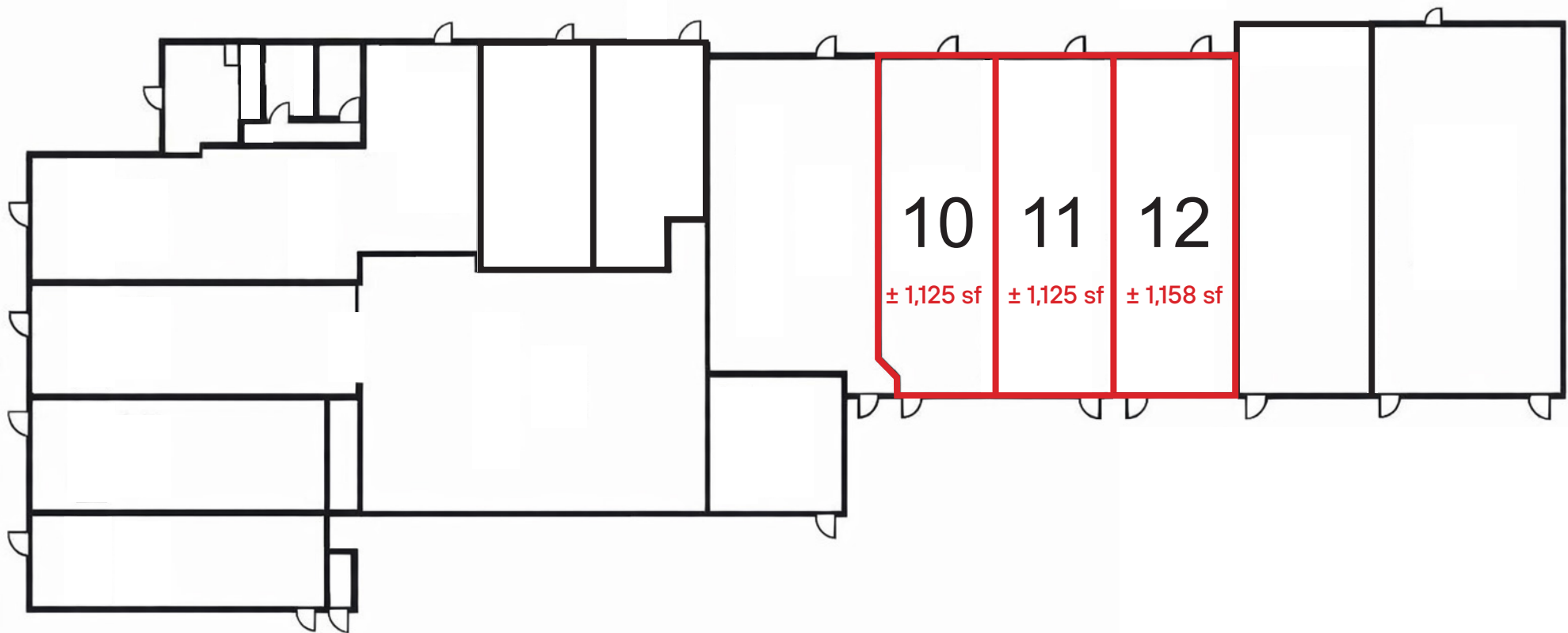
E/W **45,135**

\*Source: AADT 2023

- Strategically located on Gardiners Road, one of Kingston's busiest commercial corridors, offering excellent visibility and exposure
- Access from Gardiners Road & Progress Avenue
- Directly across from the RioCan Centre, home to major retailers, restaurants and amenities including, Home Depot, Best Buy, Staples, Scotia Bank, TD Bank, Golf Town, Food Basics, Michaels, Home Sense, Winners, Cineplex, Starbucks, Kelsey's, Montana's and much more.
- Minutes from Highway 401 and major arterial routes, providing seamless regional and local access
- Easily accessible and well serviced by public transit, with ample parking and pedestrian-friendly infrastructure



## Floor Plan





**RIO CAN**  
REAL ESTATE INVESTMENT TRUST

**Major Retailers & Services**

- Golf Town
- PetSmart
- Staples
- Dollarama
- Food Basics
- HomeSense
- Urban Barn
- Mark's Work Wearhouse
- Lee Valley
- Scotiabank
- TD Canada Trust

**Restaurants & Food Services**

- Cineplex Odeon
- Five Guys Burgers
- Firehouse Subs
- Mucho Burrito
- East Side Mario's
- Kelsey's
- Montana's
- Denny's
- Freshii
- Coco Frutti
- Starbucks
- Subway

**Cataraqui Centre**

- Aerie
- American Eagle Outfitters
- Bank of Montreal (BMO)
- Bath & Body Works
- Bell
- Bentley
- Boathouse
- Dollarama
- H&M
- Indigo Books
- L.L.Bean
- Marshalls
- Roots
- Sephora
- Shoppers Drug Mart
- SportChek
- Sunglass Hut

**📍 Zoning**

CA By-Law № 2022-62 The **Arterial Commercial Zone** allows for a broad range of uses including but not limited to:

- Animal care
- Automobile sales establishment
- Banquet hall
- Community centre
- Club
- Creativity centre
- Day care centre
- Financial institution
- Fitness centre
- Service station
- Grocery store
- Laundry store
- Library
- Museum
- Office<sup>1</sup>
- Personal service shop
- Recreation Facility
- Recreational vehicle sales establishment
- Repair Shop
- Restaurant
- Retail store
- Special needs facility
- Wellness clinic

**Contact Information**

**Peter Kostogiannis**  
Broker of Record / President  
+1 613 542-2724  
[peter.kostogiannis@rockwellcre.com](mailto:peter.kostogiannis@rockwellcre.com)

**Sidney Kostogiannis**  
Salesperson  
+1 613 542-2724  
[sidney.kostogiannis@rockwellcre.com](mailto:sidney.kostogiannis@rockwellcre.com)

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