



**FOR LEASE**

# 61 Hyperion Ct., Suite 108

**KINGSTON, ONTARIO**

**Ground Floor Space Available**



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

GROUND FLOOR SPACE AVAILABLE

# For Lease

## 61 Hyperion Ct. Suite 108

### Property Details

Available Space	±2,060 sf
Asking Rent	\$14.00 psf + HST
Additional Rent	\$11.95 psf + HST (est. 2026)
Occupancy	Immediate
Utilities	Electricity paid separately by Tenant
Heating / Cooling	5-ton rooftop HVAC unit plus perimeter in floor heating
Signage	Building fascia signage and pylon signage available. Subject to Landlord approval.
Parking	Abundant free parking on-site in paved lot with EV charging stations

### Zoning *M4-E166 - Employment Zone*

Allowing for a broad range of uses including but not limited to:

- Financial institution<sup>5</sup>
  - Fitness centre<sup>5</sup>
  - Laboratory<sup>1</sup>
  - Light industrial use<sup>1</sup>
  - Office<sup>1</sup>
  - Personal service shop<sup>5</sup>
  - Production studio<sup>1</sup>
  - Recreation facility<sup>5</sup>
  - Repair shop<sup>1</sup>
  - Research establishment<sup>1</sup>
  - Restaurant<sup>5</sup>
  - Retail store<sup>3</sup>
  - Training facility<sup>1</sup>
  - Wellness clinic<sup>5</sup>
- Prohibited uses:
- Day care centre
  - Hotel
  - Place of Worship

<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 policies of the Official Plan.



### Strategic Business Location

- Located along John Counter Boulevard, Suite 108 offers a professional commercial opportunity with excellent visibility, convenient Highway 401 access, abundant on-site parking, and connectivity to Kingston's major commercial corridors.

### The Highlights

- Ground Floor Suite
- Strong Street Exposure
- Abundant Parking
- EV Charging Available
- Highway 401 Access
- Flexible Use Potential
- Established Business Node
- Amenity-Rich Area

### For more information, please contact:

**Scott Botting, B. Com**

Broker

+1 613 542-2724 x 33

[scott.botting@rockwellcre.com](mailto:scott.botting@rockwellcre.com)

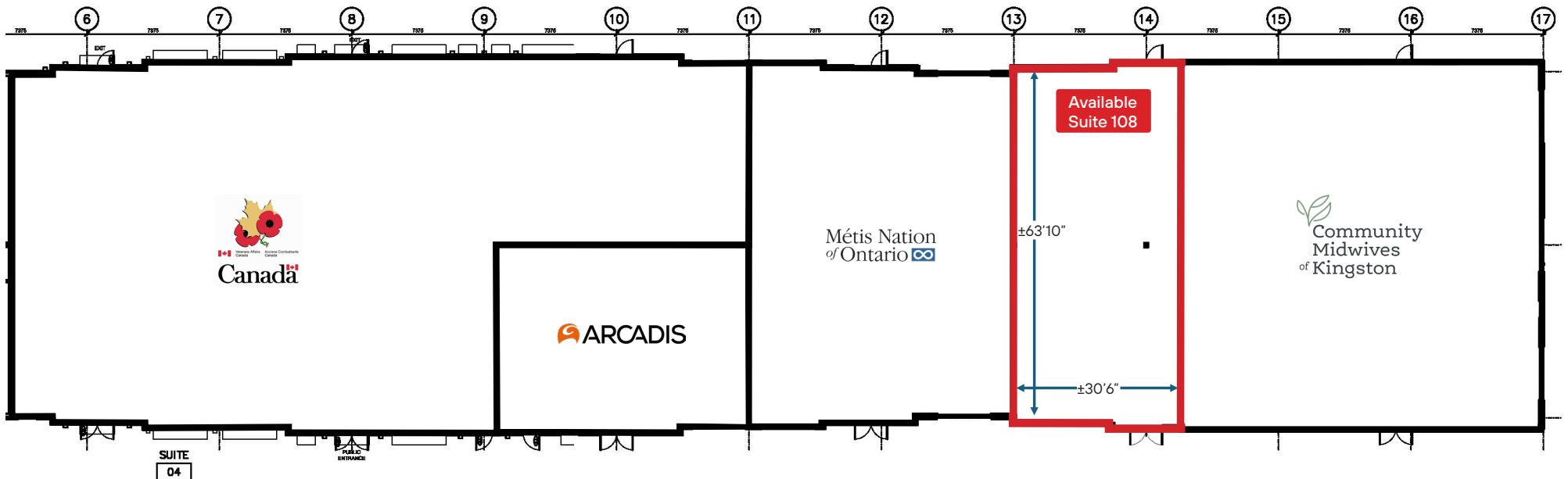
GROUND FLOOR SPACE AVAILABLE

# Space Availability

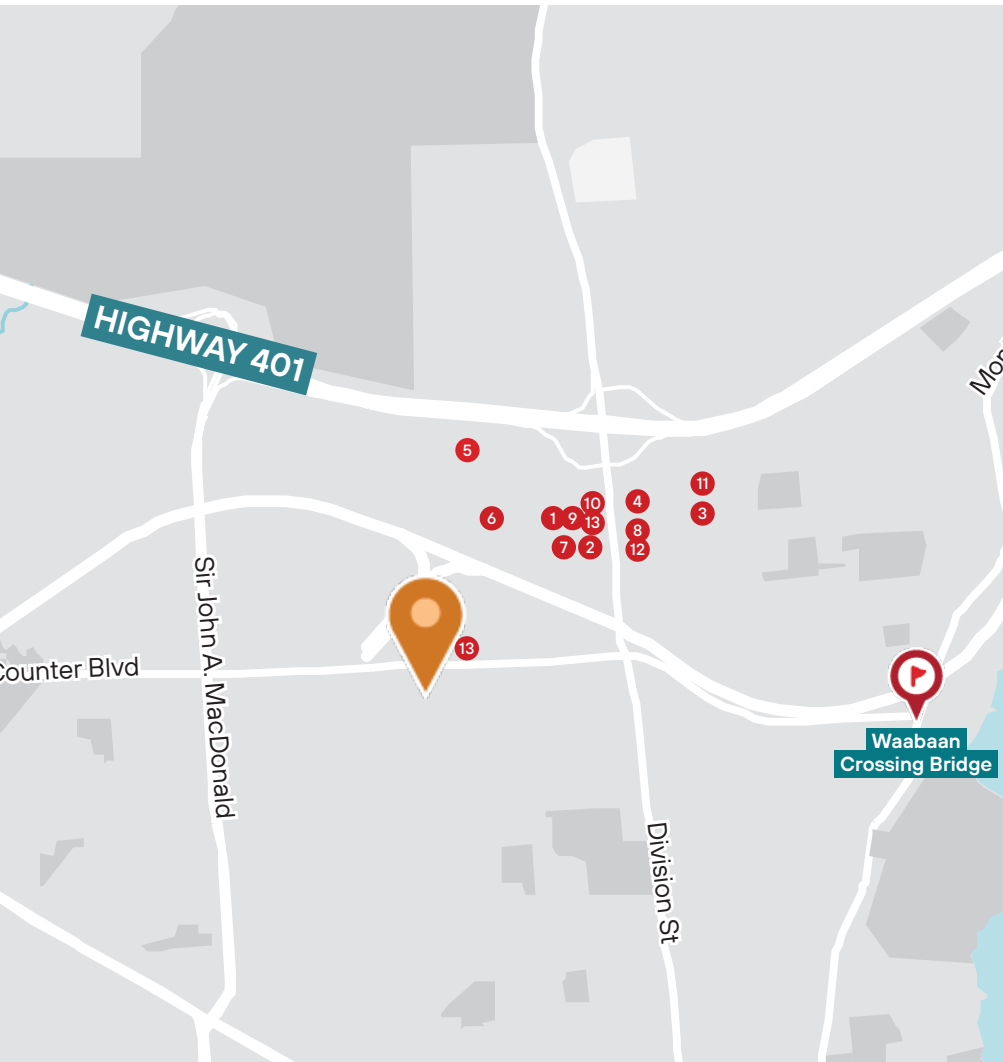
Unit #	Tenant	Availability
104	Veterans Affairs Canada	Leased
106	Arcadis IBI Group	Leased
107	Metis Nations of Ontario	Leased
108	VACANT	AVAILABLE
109	Community Midwives of Kingston	Lease



JOHN COUNTER BLVD



PARKING



# Connected to Kingston's Major Transportation Corridors

## Highway Access

Highway 401 easily accessible.

## Waabaan Crossing

Efficient connectivity between Kingston's east and west ends.

## Employment District

Located within a growing commercial and employment node.

## Daily Amenities

Restaurants, banking, retail, fuel and services nearby

## Amenities Within 5kms

- |                                   |                        |                 |
|-----------------------------------|------------------------|-----------------|
| 1. Beer Store                     | 6. Landmark Cinemas    | 12. Starbucks   |
| 2. Canadian Tire                  | 7. LCBO                | 13. Tim Hortons |
| 3. Dollarama                      | 8. McDonald's          |                 |
| 4. Esso                           | 9. NOFRILLS            |                 |
| 5. King's Crossing Fashion Outlet | 10. Petro Canada       |                 |
|                                   | 11. Shoppers Drug Mart |                 |

## Contact Information

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