

FOR LEASE

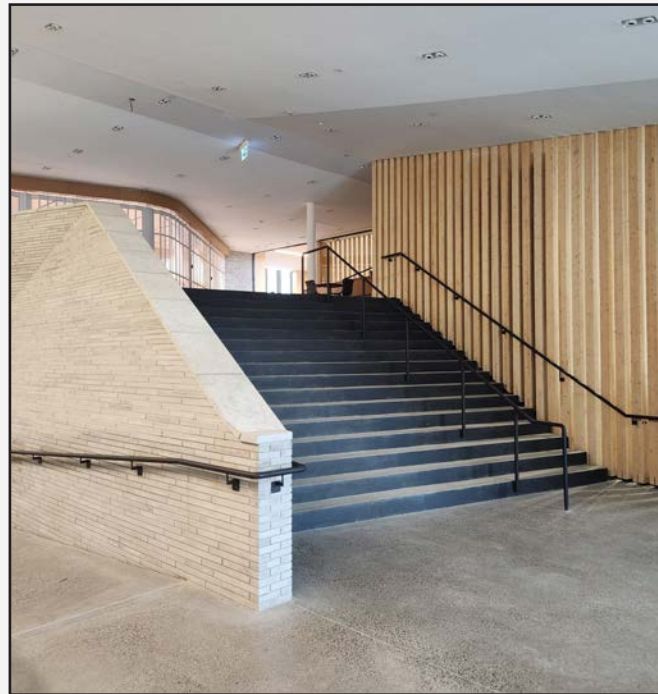
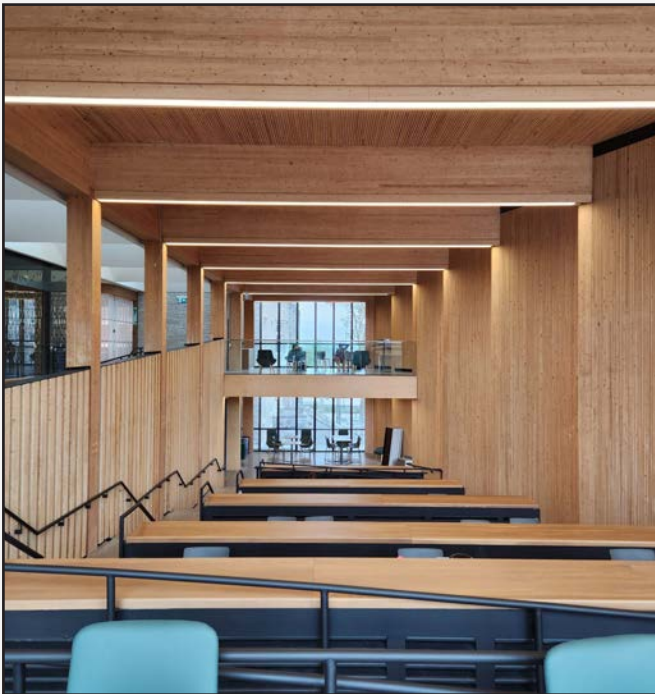
RETAIL SPACE IN NEW JDUC BUILDING - KINGSTON, ON



- The John Deutsch University Centre (JDUC) is located on the corner of University Avenue and Union Street, in Kingston, Ontario. With over 160 years of history, this hub of Queen's student life has been revitalized to reflect the needs of the next generations of students.
- Integrating green technology, advanced energy modelling, renewable materials and environmental certifications, the new JDUC is the first of a new generation of green buildings at Queen's University, targeting a LEED Gold (Leadership in Energy and Environmental Design).
- The project has won three architecture awards in the non-built category.
 - *2019 Canadian Architect, Winner Award of Excellence,*
 - *The Architect's Newspaper 2020, Best of Design Award Unbuilt Education*
 - *Architizer A+ Awards 2021 Popular Choice Winner Unbuilt Institutional.*

JDUC
redevelopment project

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage



OVERVIEW



- The 93,500 square foot renovated building features accommodation for more than 100 student clubs, student commercial activities, and 6,000 square feet of new public study spaces.
- The mixed use building with a 100 room residence above includes new public spaces, secure and discreet wellness spaces, and is open and available for students 24 hours a day, 365 days a year.
- The new JDUC includes at-grade entrances at all entry points, more elevators, and full barrier-free accessibility in all parts of the building, including the historic spaces.
- The facility is located within the IN2 zone and the special exemption zone E163 of zoning by-law 2022-62
- The shipping and receiving area loading dock has been moved underground, allowing space for an accessible outdoor plaza.
- With the strategic use of limestone and masonry, the new Centre is modern and approachable, while integrating seamlessly with the surrounding heritage buildings.
- The new addition is focused on sustainability and indigeneity, with a mass timber auditorium that actively sequesters carbon, while representing the Haudenosaunee and Anishinaabe territories on which the university is situated.

LEVEL 2 FULLY LEASED



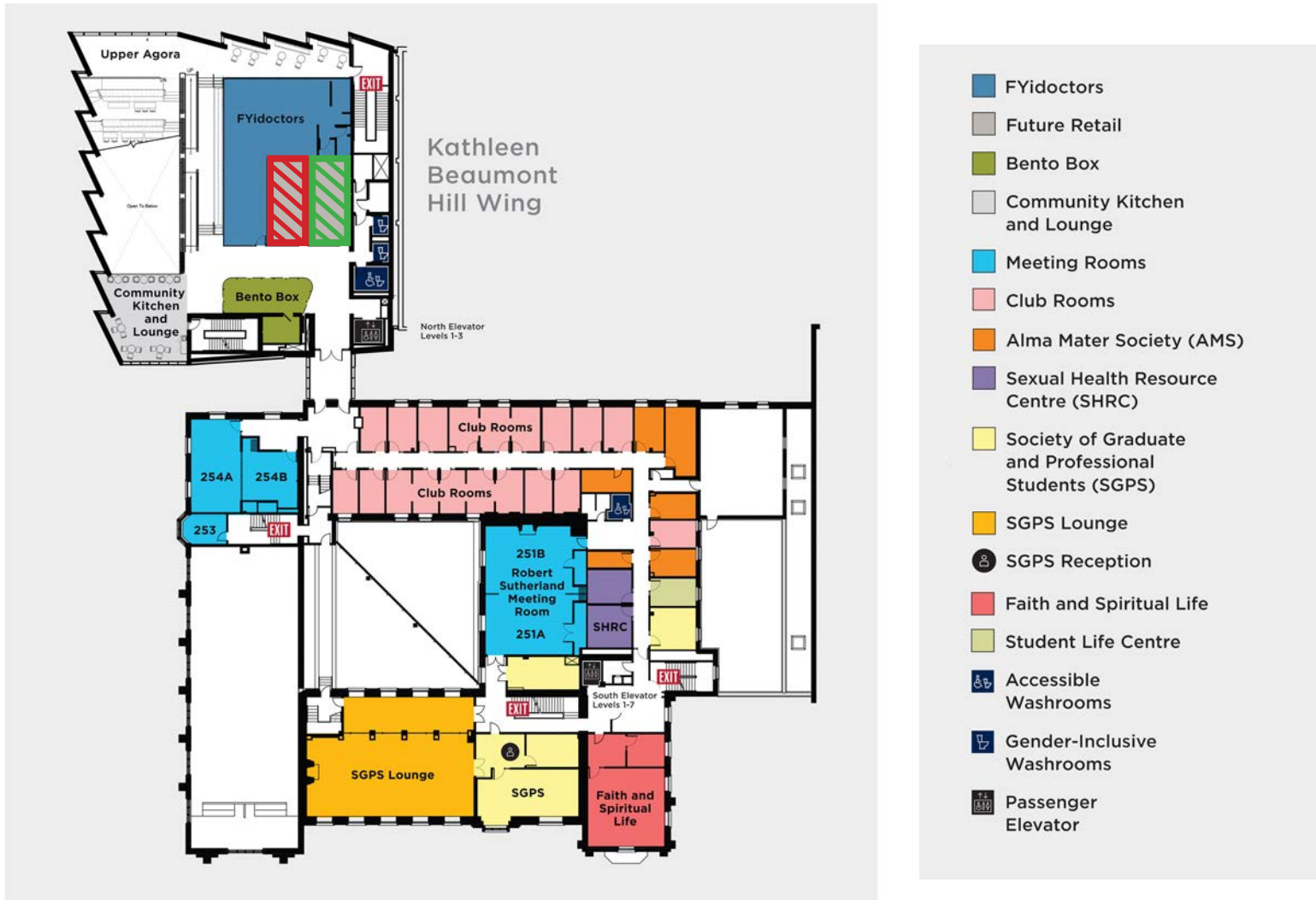
- Alma Mater Society (AMS)
- AMS Food Bank
- AMS Media Centre
- Meeting Rooms
- Concurrent Education and Faculty Society
- Office of the Rector
- Spaveya
- Edge Imaging
- Student Experience Office (SEO)
- The Brew
- Accessible Washrooms
- Gender-Inclusive Washrooms
- Passenger Elevator

Washroom and amenities spaces are common.
Storage space also available on a lower floor.



All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtrcc.com.

LEVEL 3 RETAIL LEASING



* Unit 312-313 is flexible in terms of configuration and size



UNIT A312

Retail
355 sf (33 sq m)
\$2,083.33/month gross



UNIT A313

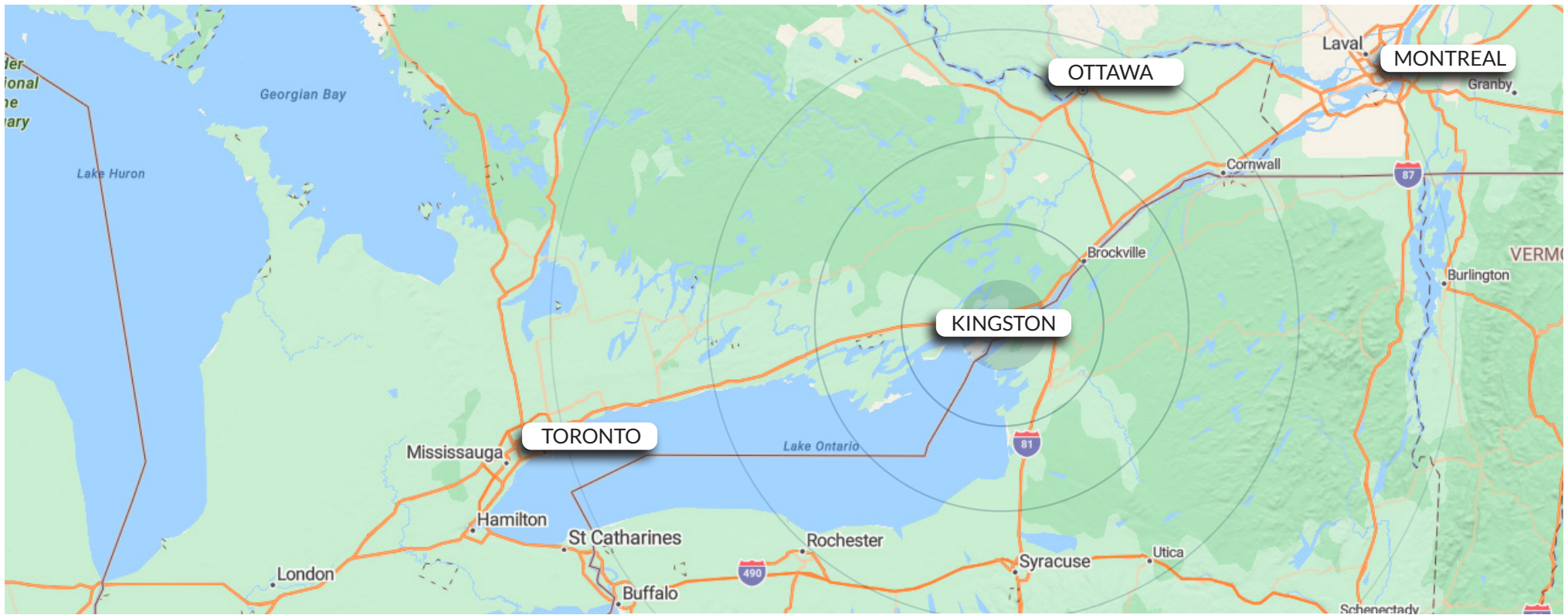
Retail
344 sf (32 sq m)
\$2,083.33/month gross

Lease rates are Gross Rent plus HST.
Washroom and amenities spaces are common.
Storage space also available on a lower floor.



All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtrcr.com.

STRATEGIC LOCATION



PROXIMITY

TORONTO	263.5 km (2 hrs 53 min)
MONTREAL	286.5 km (3 hrs 4 min)
OTTAWA	194.7 km (2 hrs)
BROCKVILLE	83.6 km (55 min)
BELLEVILLE	83.7 km (1 hr 1 min)
PETERBOROUGH	185.1 km (2 hrs 10 min)
COBOURG	150.7 km (1 hr 37 min)
U.S. BORDER	51.2 km (39 min)

ONE OF THE TOP 20 PLACES TO INVEST IN CANADA

- Located halfway between Canada's two largest cities, Toronto and Montreal
- The large student population brings the city of Kingston a sense of community, diversity, and economic benefits (\$1.67 billion in GDP and 14,946 FTE jobs to Kingston, as of 2021). *KEDCO
- 30% more permanent residences settled in Kingston in the first three quarters of 2022 compared to 2021.



#1 Small City in Canada for Startup Ecosystem 2023

(StartupBlink)

#4 in Canada in the Energy and Environment Sector 2023

(Startup Blink)

#5 Best City in Canada to Buy Real Estate

(MoneySense Magazine, 2020)

CONTACT INFORMATION



Kostas Doulas
Broker of Record
613-384-1997 ext. 17
kdoulas@rtcr.com



James Ward
Broker, Principal
613-384-1997 ext. 25
jward@rtcr.com



Stephen Gray
Sales Representative
613-384-1997 ext. 19
sgray@rtcr.com

Rogers & Trainor provides a wide range of services that leverage years of commercial real estate experience with the motivation of a deep connection with the communities that we serve.

We are experts in commercial real estate sales and leasing and deliver results through fully integrated and insight driven services that can support your overall business strategy.



www.rtcr.com