

# FOR LEASE

1440 Princess Street | Kingston

\$15 Annual SF Net | 2100 SF | Office/Retail



## PRIME OFFICE & RETAIL LOCATION

### KEY FEATURES

- Permitted uses in the C2.273 zoning include: Offices, Retail Stores, Restaurants, Day Care Centres
- Ample parking on site and transit stop adjacent to the property

<b>Lease Rate:</b>	\$15.00 Annual SF Net
<b>Additional Rent:</b>	\$6.00 PSF (2023 Est.)
<b>Available Space:</b>	2100 SF
<b>Zoning:</b>	C2.273
<b>Parking:</b>	Ample on Site
<b>Possession:</b>	Available November 1, 2023
<b>Utilities:</b>	Separately metered and the responsibility of the Tenant
<b>Signage:</b>	Pylon sign on Princess Street and building facia



### Providing Solutions

Stephen Gray  
Sales Representative  
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**Rogers  
& Trainor**

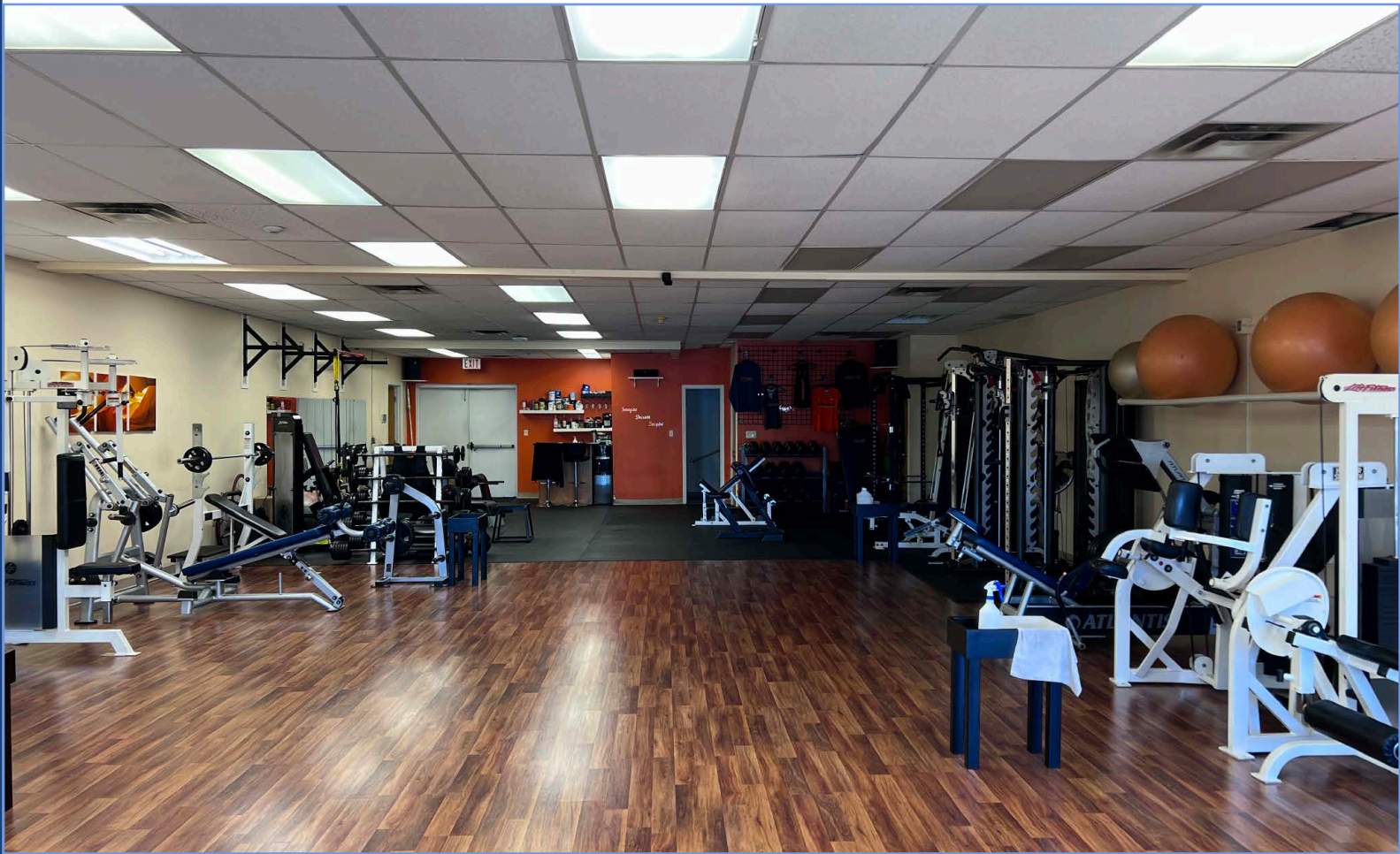
Commercial Realty Inc.  
Brokerage

All information provided is deemed reliable but is not guaranteed and should be independently verified.

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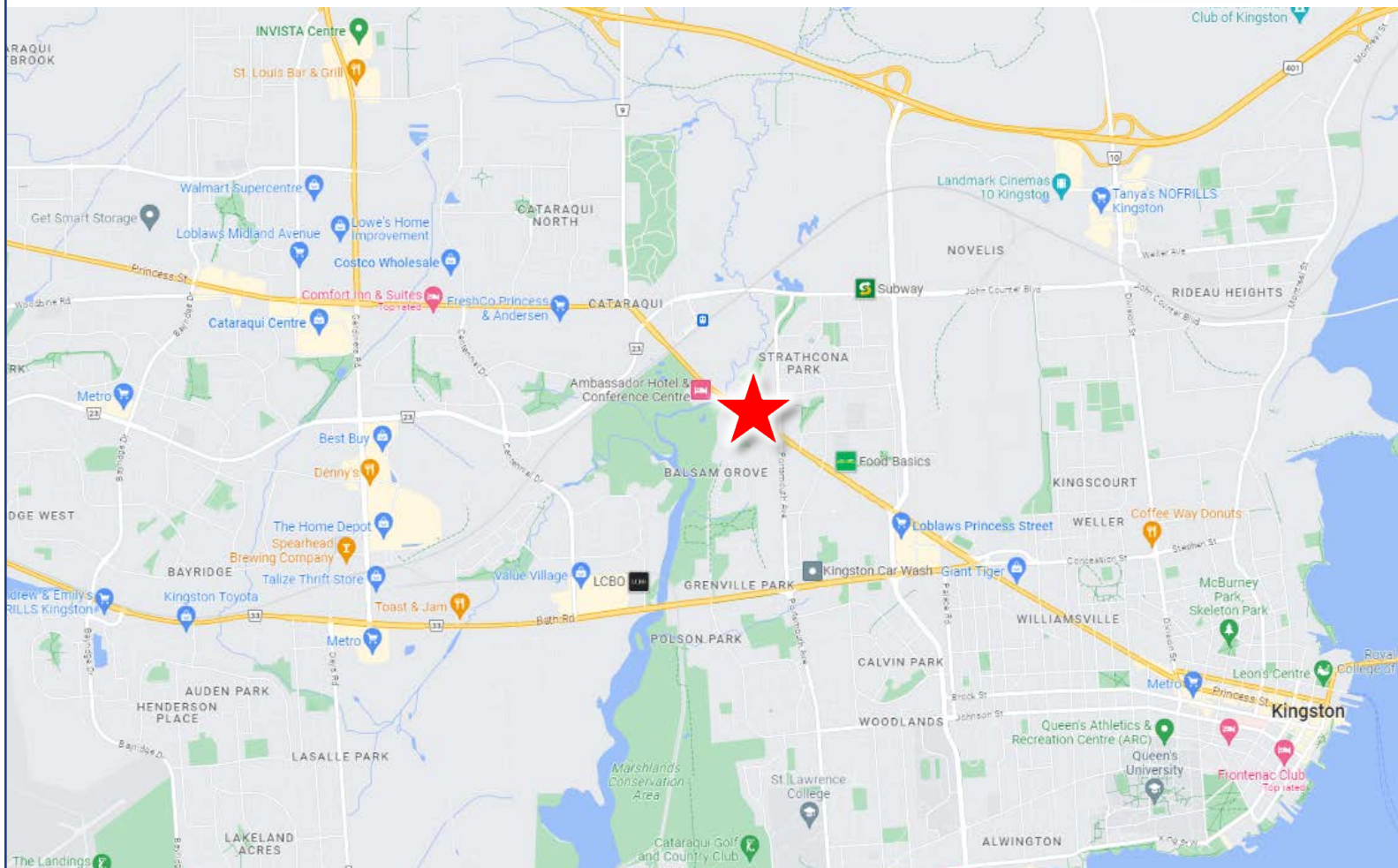
- The property is located on the west side of Princess Street in a high traffic retail and office plaza.
- Area contains a mix of single family dwellings, apartment buildings, condominiums, hotels and commercial establishments.
- Local businesses include Kingston Dodge Chrysler, MyCar Kingston, KFC, Maple Crest Inn, Loyola School of Adult and Continuing Education, Burning Grill Korean Cuisine, and the Ambassador Hotel.

### SCHOOLS

- St. Lawrence College
- Lord Strathcona Public School
- Saint Paul Catholic School

### TRANSIT

- 1 Bus stop directly in front of the property and a second at the intersection of Portsmouth Avenue and Princess Street.



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