

For Lease

863 Princess Street,
Suite 203,
Kingston, ON

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Property Details

Available Space	± 6,959 sf - can be demised
Base Rent	\$14.00 psf
Additional Rent	\$14.88 psf (est. 2026)
Utilities	Included
Parking	Up to 12 reserved spaces available
Availability	February 1, 2027

Zoning

WM1 (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- Community centre
- Entertainment establishment
- Financial institutions
- Laboratory
- Office¹
- Personal service shop
- Special needs facility
- Wellness clinic

¹Is required to operate within an enclosed building

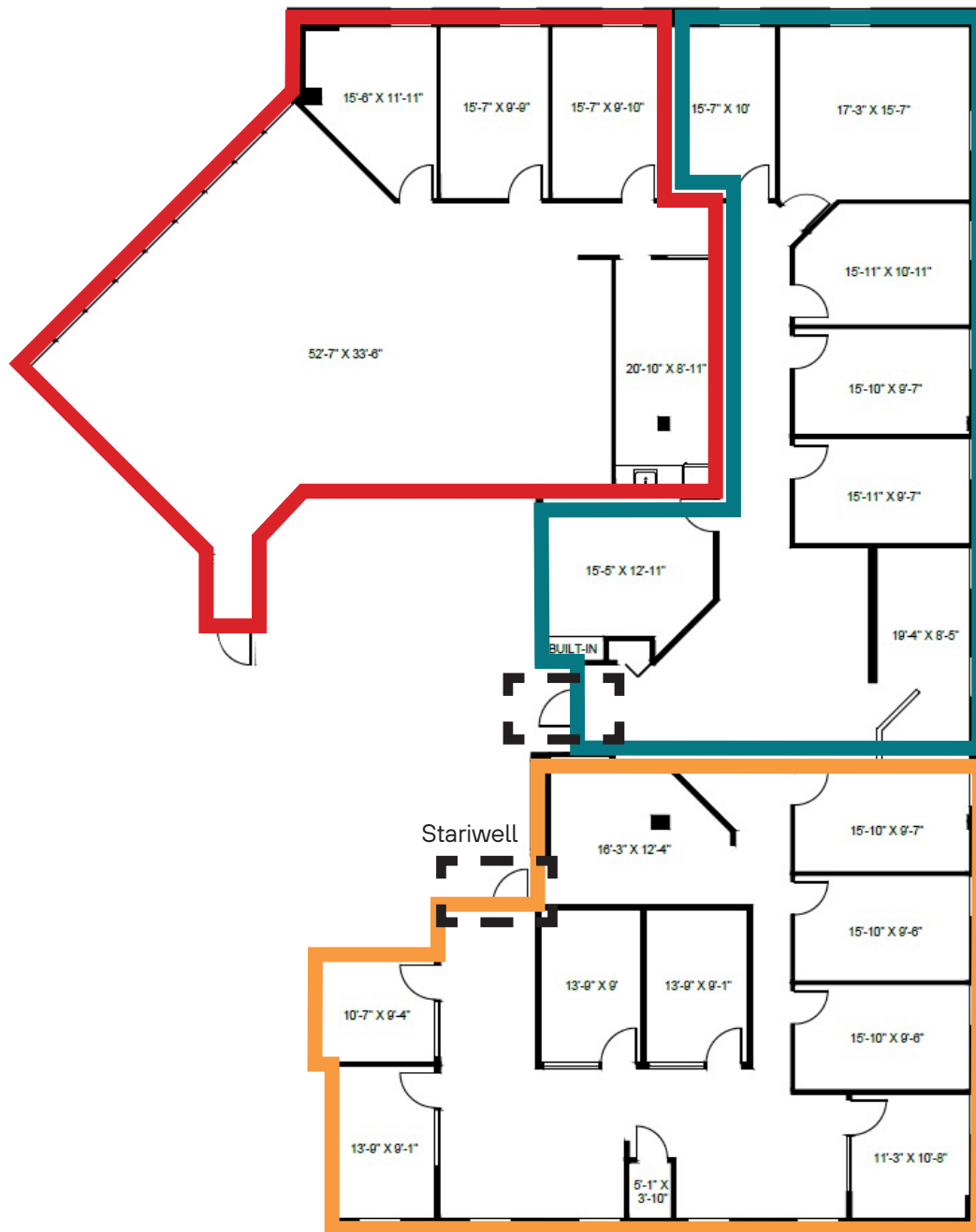
Highlights

- Professional office space with elevator access
- Excellent exposure on Princess Street and Concession Street
- Easy access to downtown or west end via Princess Street and to Highway 401 via Sir John A. Macdonald Boulevard or Division Street
- Nearby amenities include the Kingston Centre stores, a Kingston Transit hub, Tim Horton's and VIA Rail
- Current building occupants include: KPMG, Scotia Bank, Public Service Alliance of Canada, J.L. Richards & Associates Ltd., Dynamic Psychotherapy & Psychology Centre, Nelson Kotze LLP.



Existing Floor Plan

± 6,959 sf



Demising Options

	Suite 202	± 2,380 sf
	Suite 203	± 2,144 sf
	Suite 204	± 2,435 sf

Actual rentable area of demised premises to be confirmed by architect

 Entrances to 203 and 204 to be redesigned if demised

