



**CUSHMAN &  
WAKEFIELD**  
Kingston

**ST. LAWRENCE BUSINESS PARK  
OFFICE SPACE | FOR LEASE**

**100 INNOVATION DR  
KINGSTON, ON**

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HWY  
401

## BUILDING DETAIL

<b>AVAILABLE SPACE:</b>	± 46,030 sf (willing to demise)
<b>SITE AREA:</b>	Building is set on ± 4.9 acre site
<b>AVAILABILITY:</b>	Immediate
<b>NET RENT:</b>	\$10.00 psf Note: above rate is for a minimum of one full floor
<b>ADDITIONAL RENT:</b>	Budgeted at \$12.00 psf (including: taxes, common operating costs and utilities)
<b>UTILITIES:</b>	Included in additional rent
<b>PARKING:</b>	± 250 parking spaces
<b>LANDLORD:</b>	New Empire Square Development Inc.
<b>ZONING:</b>	Property's dual zoned. Application for rezoning has been made to rezone entire property to M4.
<b>TRANSIT:</b>	Kingston Transit runs to/and the site and downtown

## HIGHLIGHTS

- Premium office complex offering panoramic views of Kingston and surrounding waterways
- Outside patio area and landscaping including grassed berms, trees, shrubs and a 100' fish pond along the front of the building
- Currently fitted for a call centre with ± 500 active telecommunications ports, 2 computer rooms and 2 IT server rooms
- Elevator serviced + 2 emergency stairwells + grand stairway connecting all 4 floors
- Large reception area and full service cafeteria with lunch room on main level
- Men's and women's washroom on each floor
- Back-up power: 2x MGE Galaxy 4000 UPS and Cummins diesel engine generator

St. Lawrence  
Business Park



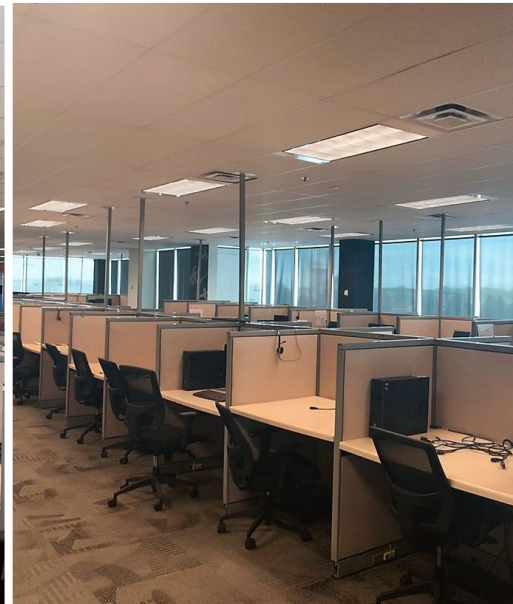
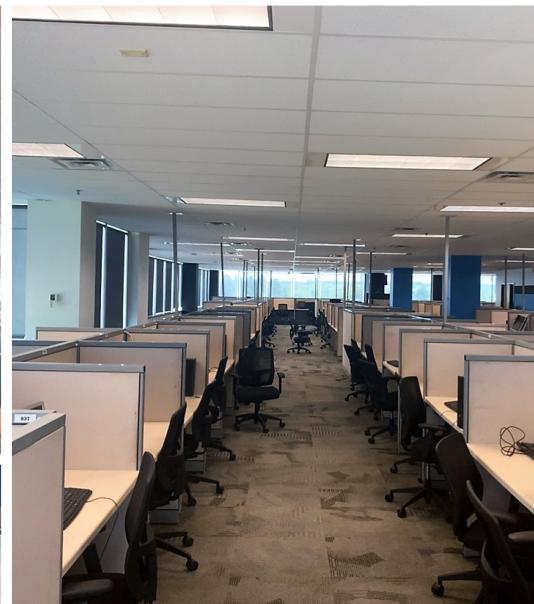
## THE OPPORTUNITY

Rare opportunity to lease an entire 4-storey stand-alone office building, located just south of Highway 401 in the St. Lawrence Park in Kingston's east end. Currently fitted for a call centre the building has  $\pm 46,030$  rentable square feet over four floors, with  $\pm 250$  parking spaces on-site. Elevator serviced, with grand stairway connecting all floors. Featuring backup power systems, ample parking, cafeteria/kitchen on main level, large reception area, outside patio area, landscaping with grassed berms, trees shrubs, and a fish pond along the front of the building.



## CONFIGURATION

- Private offices
- Agent Workstation  $\pm 694$
- Supervisor Station  $\pm 38$  (38 seats)
- Administrative Station  $\pm 13$  ( $\pm 13$  seats)
- Meeting Rooms 1 ( $\pm 13$  seats)
- Storage rooms 1
- LRG Training Rooms 3 ( $\pm 28$  seats per room)
- SM Training Rooms 1 ( $\pm 16$  seats per room)
- Lunchroom 1 ( $\pm 80$  seats)
- Private First Aid room 1 (1 cot)





# KINGSTON EAST

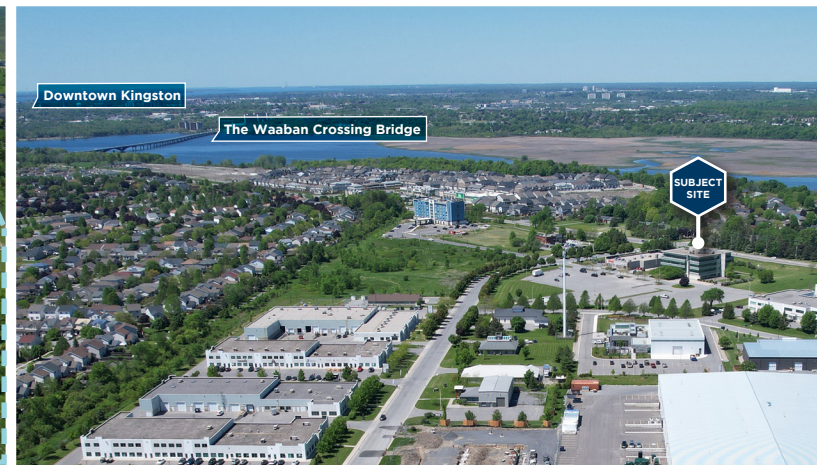
The east end of Kingston incorporates CFB Kingston, the Royal Military College, and the historic neighbourhood of Barriefield with many new homes under construction in the immediate area. Situated in close proximity to Highway 401 and the new Waaban crossing bridge provide an accelerated ease of access. Strip plaza's, small hotels and national and local retailers can be found along Highway 15 and Highway 2. The two major arterial routes leading into the city.

# ST. LAWRENCE BUSINESS PARK

Approximately 2km south of Highway 401 via Highway 15 and 6 km to downtown Kingston.

Home to:

- Distribution/Logistics/Manufacturing
- Hotel
- Science & Tech services
- Health & Fitness services
- 80,000 sf Medical Campus
- Fine Balance Brewing
- Company
- Tim Hortons
- Quesada Burritos & Tacos
- Domino's Pizza
- Popeye's Louisiana Kitchen
- Pita Pit
- Municipal soccer fields



# DEMOGRAPHICS

 **4,260**  
HOUSEHOLDS\*

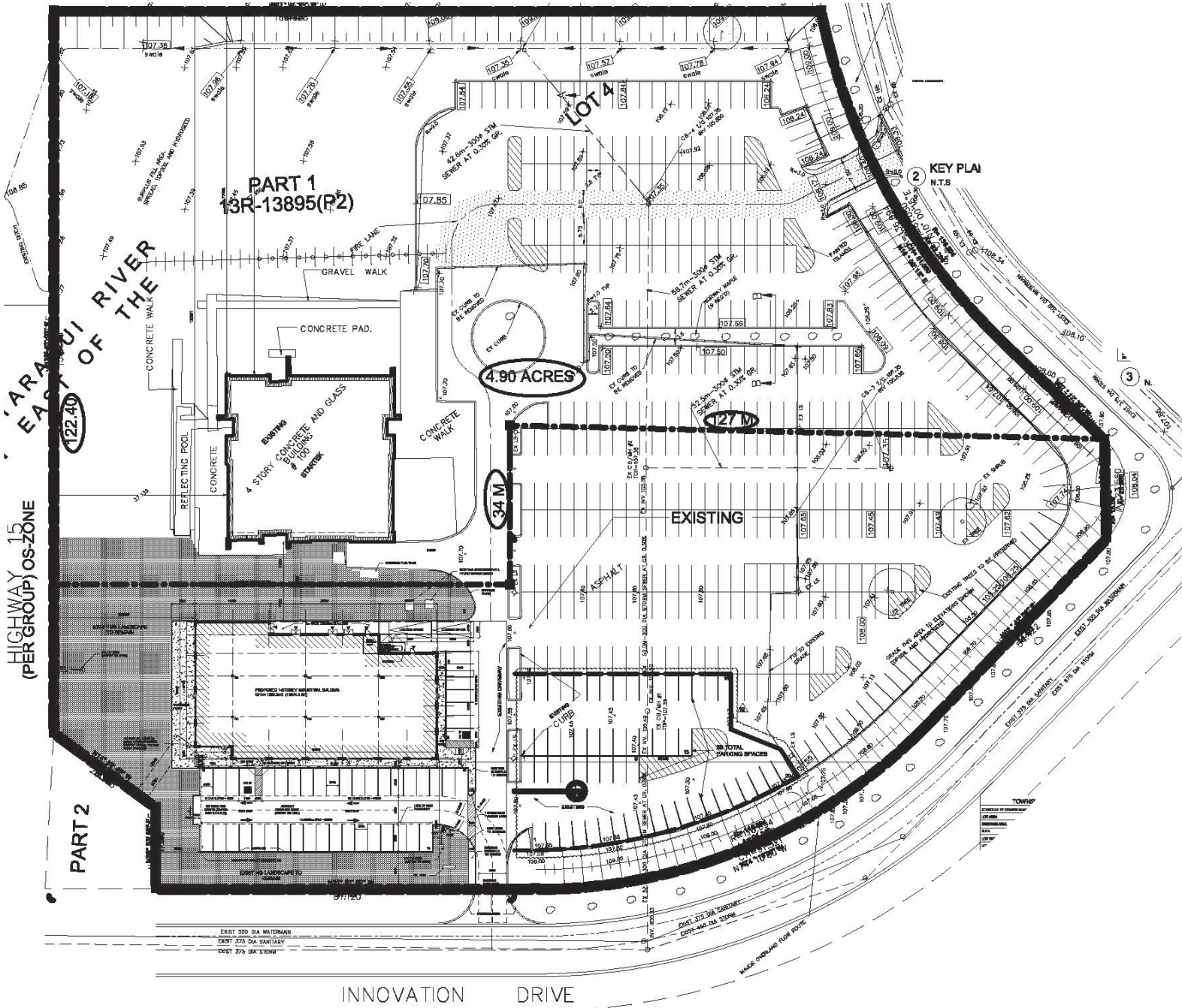
 **\$92,284**  
MEDIAN INCOME\*

 **11,110**  
POPULATION\*

 **TO/FROM DOWNTOWN**  
KINGSTON TRANSIT

 **49,949**  
VEHICLES

\*Statistics Canada Kingston Community Census Profiles 2016. Neighbourhoods captured include: CFB Kingston, Greenwood/ St. Lawrence South, Revensview and Cataraqui River East.



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