

FOR LEASE

2,438 SF & 3,181 SF
Office Space

PRIME COMMERCIAL OFFICE LEASING OPPORTUNITIES AVAILABLE



Net Rent at \$7.60/SF | Tenant Incentives Offered to Qualified Tenants by the Landlord

190 WELLINGTON ST
UNIT #202 & 401
Kingston, ON

Stacey MacDonald, CCIM/Broker
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Royal LePage ProAlliance® Realty, Brokerage
Independently Owned & Operated



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THE OPPORTUNITY

OFFICE SPACE AVAILABLE IN DOWNTOWN KINGSTON CORE!

TENANT INCENTIVES

- Landlord will provide Six (6) months Net Rent Free as an incentive (on lease terms that are Three (3) years or more; Premises as is
- Landlord will also consider One & Two Year lease terms (no free rent incentive shall be considered for short term leases); Premises as is

EXPOSURE

- Located on the corner of Princess St and Wellington St in Kingston's downtown core, these commercial office units will benefit from the foot traffic of neighbouring tenants such as Hotel Dieu Hospital, Scotiabank, TD Bank and Starbucks, with many nearby restaurant, retail, and service amenities.
- Exceptional location within walking distance to both hospitals (HDH and KGH), Queen's University, and the waterfront.

ZONING

- DT2 – Downtown Zone 2

IDEAL OFFICE SPACE FOR HEALTHCARE PROFESSIONALS IN THE HEART OF DOWNTOWN KINGSTON

- Opportunity to take advantage of health-reform bill passed in May 2023 that expands delivery of care (Bill 60, Integrated Community Health Services Centres Act, 2023).
- For additional information, the listing broker would be happy to connect you with a consultant specializing in this legislation.

PROJECT DETAILS

- Unit 202 (3,181 SF) & Unit 401 (2,438 SF)
- Net Rent - \$7.60/SF+ HST, includes utilities
- Additional Rent - \$17.40/SF
- Landlord will consider tenant incentives based on term, and covenant of tenant

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TRANSIT

- Located near Kingston Bus Downtown Transfer Point, #2 and #4 bus service at front of Building.

PARKING

- Nearby Hanson Memorial Garage, Lower/Upper Robert Bruce Memorial Lot, and Street Parking Available

FINISHES

- Both Unit 202 and Unit 401 are nicely finished with office leasehold improvements and unit may be demisable.
- All offices are on the upper floors, with main street entrance of Wellington Street.
- Space lends itself well for any professional office type, use but has an existing build out perfect for a medical use.
- Large windows facing the north and east which provides natural light throughout. Common washrooms on 2nd floor.
- Landlord is willing to provide tenant incentives for qualified tenants.

INTERNET PROVIDER

- Bell Fibe

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PROPERTY OVERVIEW

DIRECTIONS

South on Division St. from Hwy 401, left onto Princess to corner of Wellington & Princess, building on Northwest corner.

SPECIFICATIONS

- Plenty of natural light and large windows
- Ample parking options in close proximity including Hanson Memorial Garage
- Nearby both hospitals (Hotel Dieu Hospital and Kingston General Hospital) and Queen's University
- Building is highly exposed with its prominent corner location
- HVAC System in place for each unit
- Ground floor pharmacy on site
- 11ft ceilings
- High speed internet available
- [Click here to view virtual tour](#)

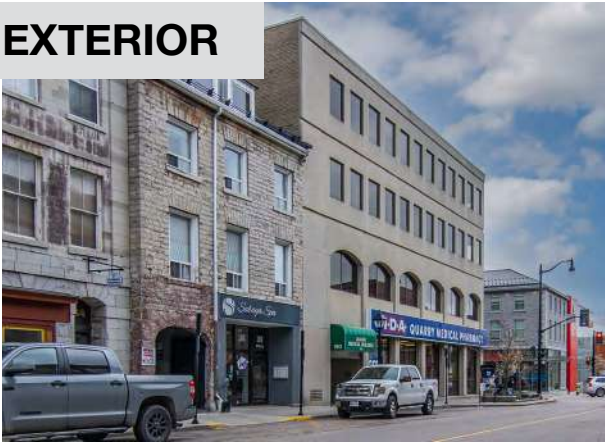


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EXTERIOR



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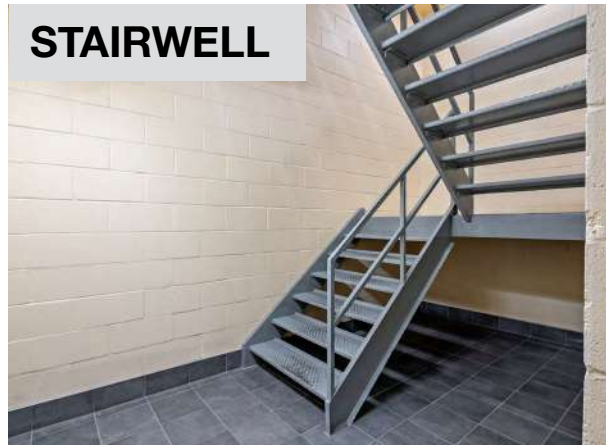
GROUND FLOOR LOBBY



FOURTH FLOOR LOBBY



STAIRWELL



DETAILS

- Building lobby entrance from Wellington St. has a fully accessible entrance with locked doors after hours (fob key access)
- Immediate elevator and stairway access along with a direct access to pharmacy

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UNIT 202



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UNIT 401



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FLOOR PLANS

SECOND FLOOR



FOURTH FLOOR

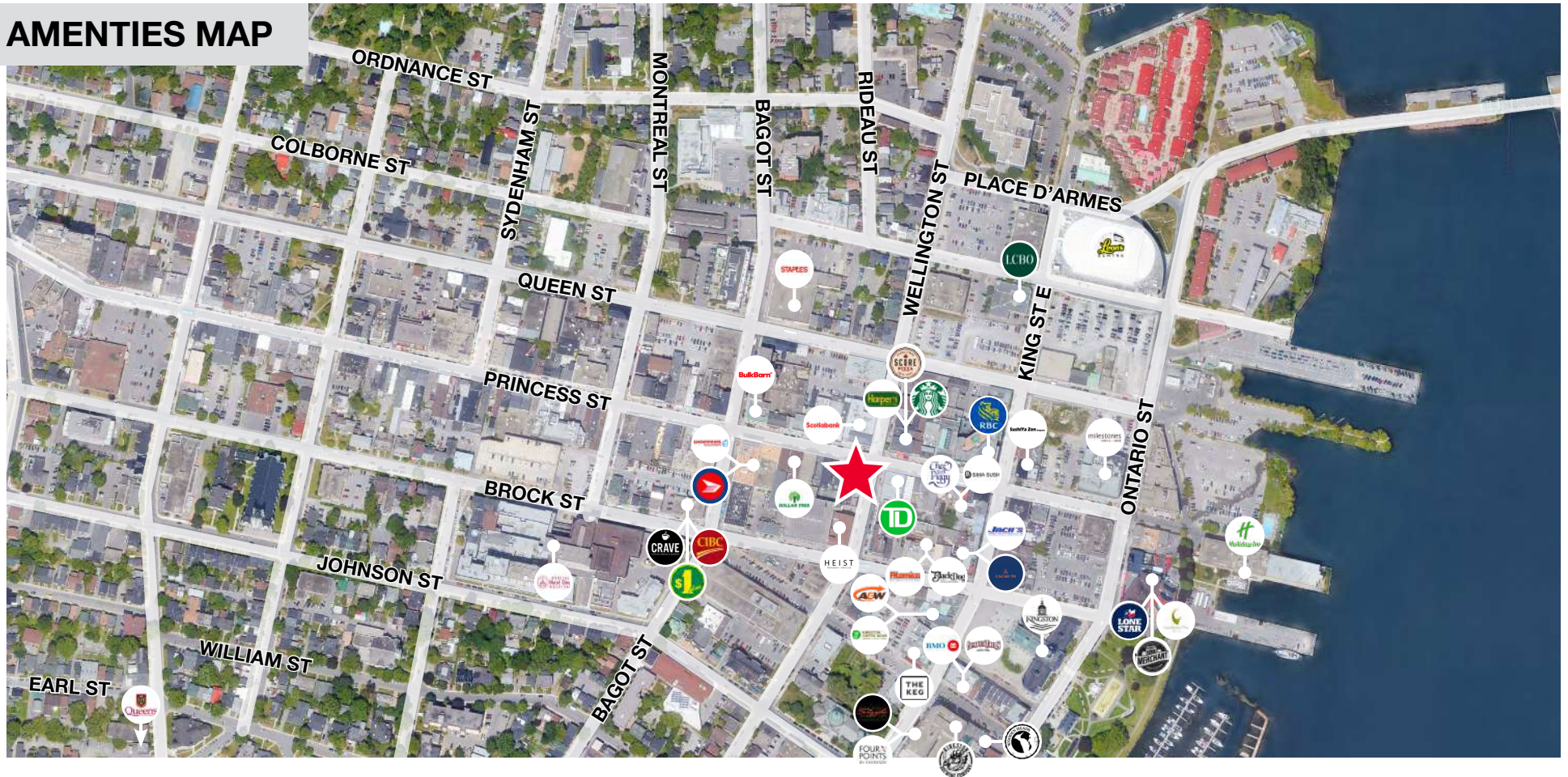


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AMENITIES MAP



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