


# For Lease

## 791 Princess St., Kingston, ON

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## Property Details

Available Space	Ground floor: ±400 sf
	Second floor: ±6,400 sf
Asking Rent	Ground floor: \$15.75 psf
	Second floor: \$13.00 psf
Additional Rent	\$14.25 psf (est. 2026) (including property taxes, operating costs & utilities)
Ceiling Height	Min ±8.5 ft
Heating/Cooling	HVAC/Forced air - gas
Signage	Building directory
Accessibility	Elevator serviced
Parking	±156 municipal spots located behind building
Occupancy	August 1, 2026



## 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
- Office<sup>1</sup>
- Personal service shop
- Special needs facility
- Wellness clinic

<sup>1</sup>Is required to operate within an enclosed building

## Highlights

- Professional medical office space with elevator access
- Features a reception area, waiting room and numerous offices and exam rooms with several configured with plumbing fixtures.
- Surrounded by amenities and easy access to downtown or west end via Princess Street and to Highway 401 via Sir John A. Macdonald Boulevard or Division Street

### Ground Floor



### Second Floor

