



**Wellness
Clinics Now
Permitted**

For Lease

705 Arlington Park Place, Kingston, On

Newly Constructed 2 Storey Office Building

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V260304



**Rockwell Commercial
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Property Details

Building Rentable Area	± 15,596.5 sf	
Ground Floor Suite(s) Available:	Suite 102	± 1,568.86 sf
	Suite 103	± 1,733.41 sf
	Suite 104	± 1,421.65 sf
	Suite 103 + 104	± 3,551 sf combined
Second Floor:	FULLY LEASED	
Net Rental Rate:	Ground Floor: \$15.00 psf	
2025 Budgeted Additional Rent:	\$9.95 psf (including property taxes, operating costs and utilities)	
Fiber Optics	Bell Canada	
Landlord:	1000324626 Ontario Ltd.	
Parking:	Total of 47 on-site stalls plus 2 loading stalls (1 stall/332ft)	
Project Pylon Signage:	Common pylon signage, each tenant will have one space on sign.	
Leasehold Improvements:	Landlord will consider paying for leasehold improvement costs and amortizing those costs over initial lease term for financially qualified tenant and with appropriate indemnification, if required.	

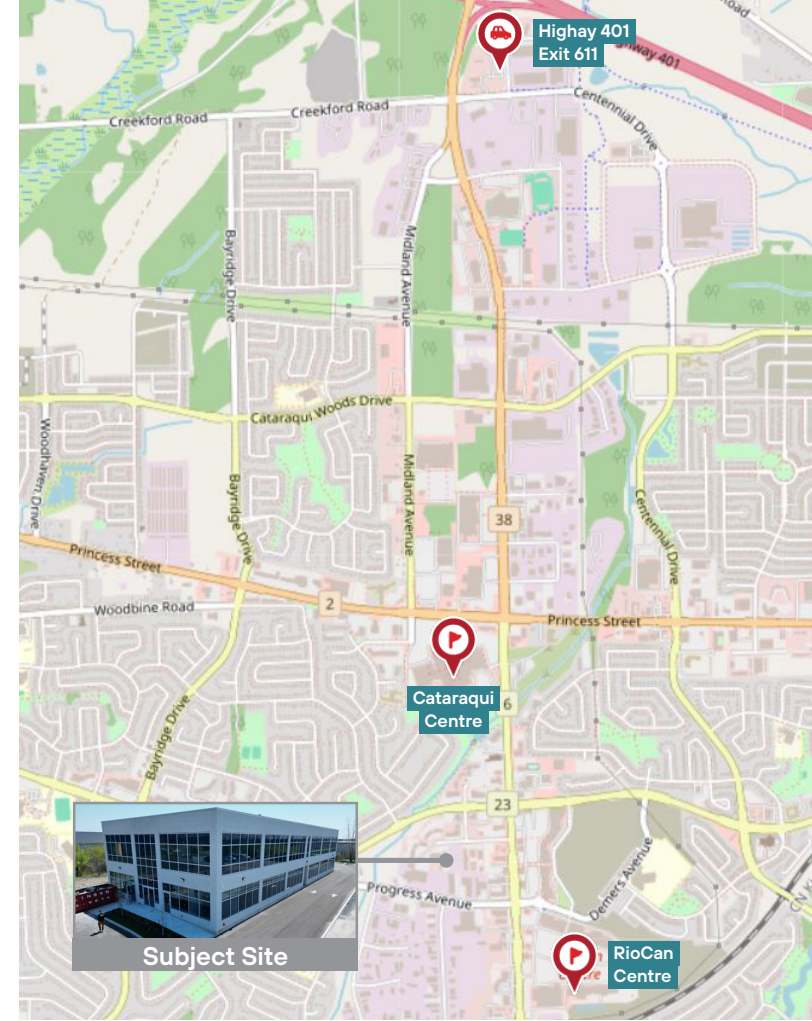
Zoning

M2-E146 allowing for **office use, wellness clinic** and accessory retail² use.

²Is permitted only as an accessory use to a principal use on the lot and is limited to a maximum gross floor area of 25% of the gross floor area of the principal use.

Landlord's Base Building

- Perimeter drywall finish (taped, sanded, ready for Tenant's paint);
- Sprinkler heads installed and dropped based on open floor plan;
- Cold water supply with shut-off to Premises;
- Communications conduit from demarcation room to Premises with pull-string;
- Adequate HVAC brought to Premises but not distributed;
- Adequate electrical brought to Premises with circuit breaker panel sized to meet tenant's requirements;
- Building Standard window covering installed (Melrose window coverings - Roller blinds with 3% openness square matte finish);
- Building standard suite entrance including 8 foot wood door & frame with hardware installed;
- Smooth level concrete floor ready for Tenant's finishes, and;
- Broom swept clean.

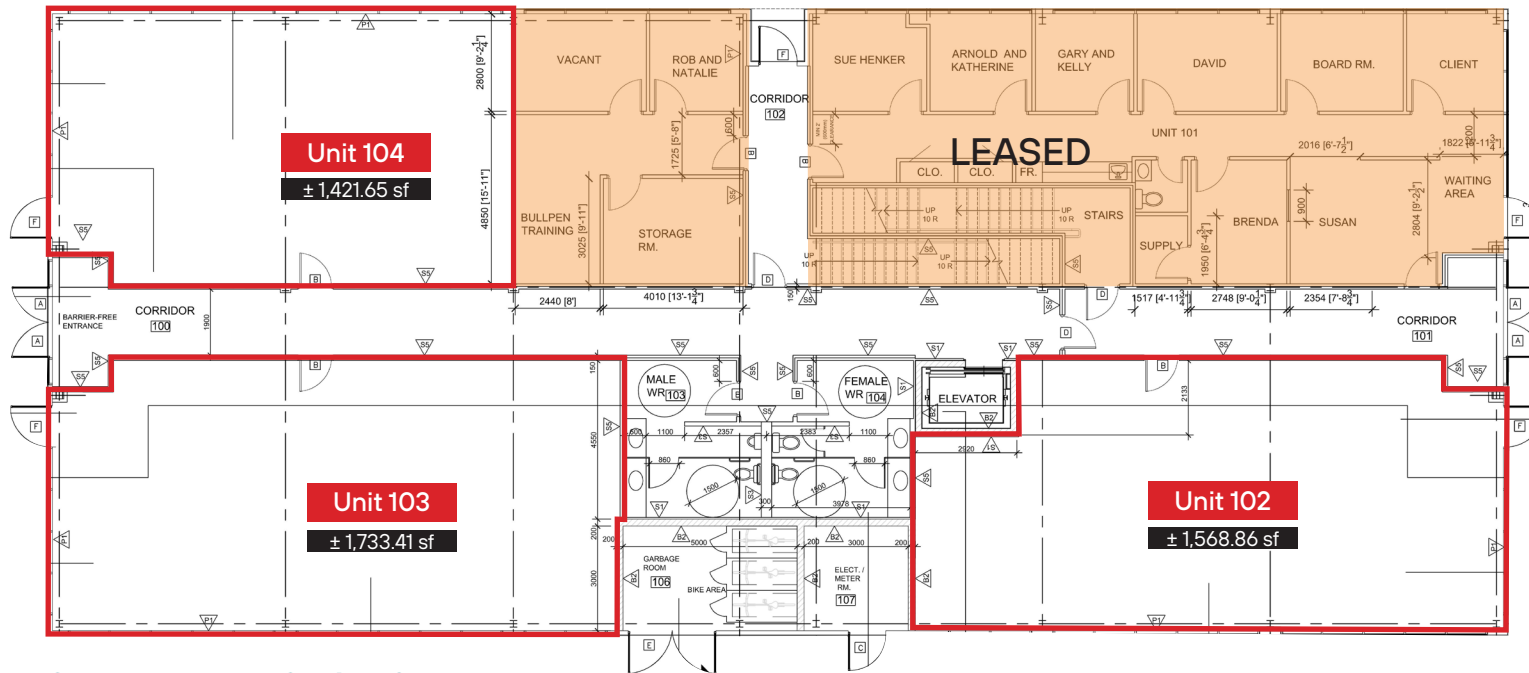


Highlights

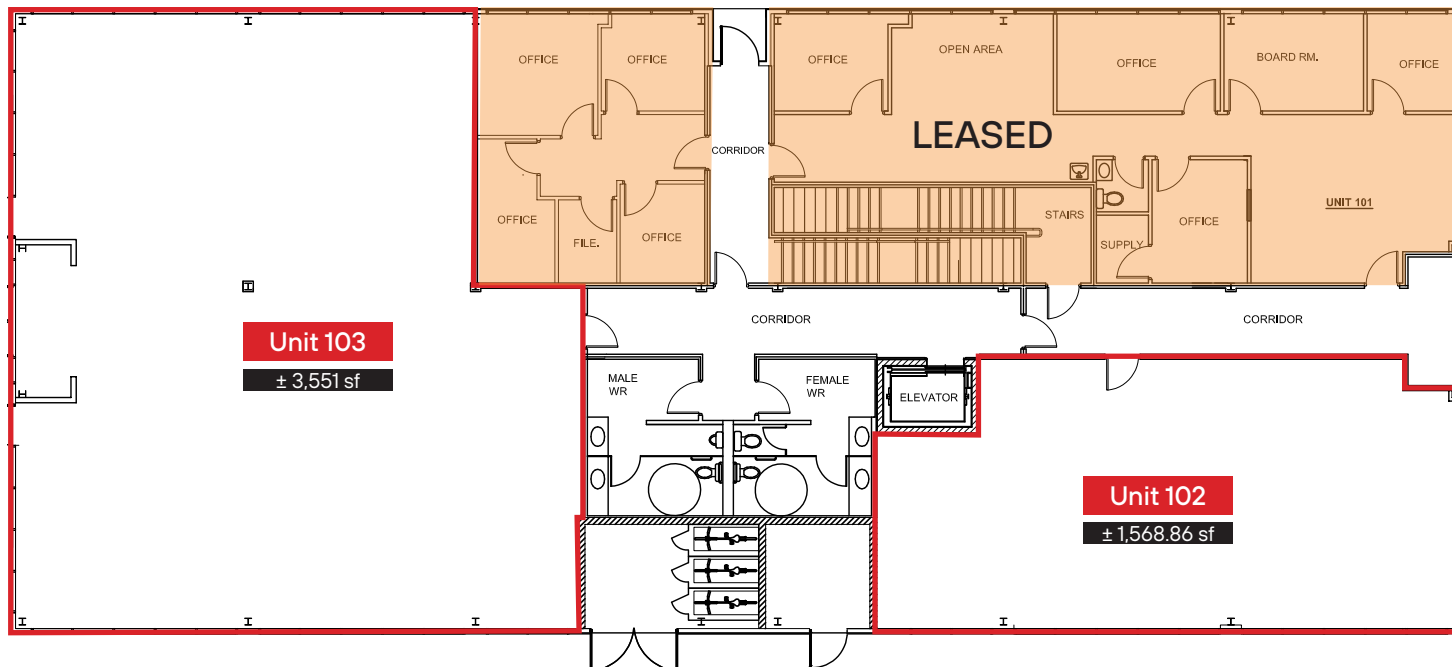
- Newly constructed office building available, located 4kms south of Highway 401, with access off of Gardiners Road. Ideally located, in Kingston's west end, providing easy access to Kingston's major arterial throughway's and major cities along the Highway 401 corridor.
- Building Tenants include: Tarnowecky Law, Sutton Group - Masters Realty and Raymond James Ltd.
- Within very close proximity to The Cataraqui Centre, Invista Centre RIOCAN Centre - including but not limited to the following tenants: Food Basics, Starbucks, Staples, Scotia Bank, TD Bank, Montana's BBQ & Bar, Freshii and much more.

Floor Plan

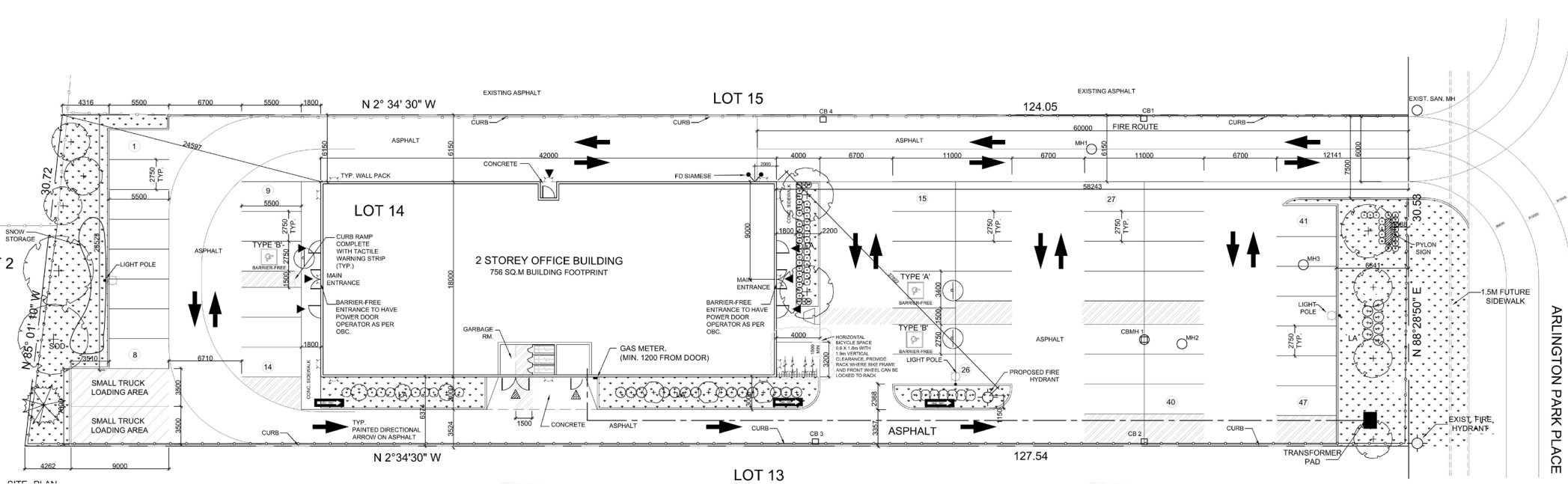
Ground Floor



Ground Floor - Option 2



Site Plan



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Contact Information

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