

# FOR LEASE

800 INNOVATION DRIVE Kingston, ON

\$13.00 PSF Net | +/-20,687 SF | Office



Premiere office space in Kingston's St. Lawrence Business Park. Ample windows and high ceilings provide a space suitable for such uses as laboratory, office, research establishment, training facility, workshop and many others.

## PROPERTY DETAILS

|                         |                                   |
|-------------------------|-----------------------------------|
| <b>Lease Rate:</b>      | \$13.00 PSF Net (Base building)   |
| <b>Additional Rent:</b> | \$4.33 (2023 Estimate)            |
| <b>Available Area:</b>  |                                   |
| Unit 1:                 | 7,509 SF                          |
| Unit 2:                 | 13,178 SF                         |
| Total:                  | 20,687 SF                         |
|                         | (It is possible to demise units.) |
| <b>Ceiling Height:</b>  | 15 Ft.                            |
| <b>Site Area:</b>       | 8 Acres                           |
| <b>Zoning:</b>          | M1                                |
| <b>Power:</b>           | Individually metered.             |
| <b>Parking:</b>         | Ample on site                     |
| <b>Signage:</b>         | Available                         |
| <b>Delivery:</b>        | Base building condition           |



All information provided is deemed reliable but is not guaranteed and should be independently verified.



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## PHOTOS



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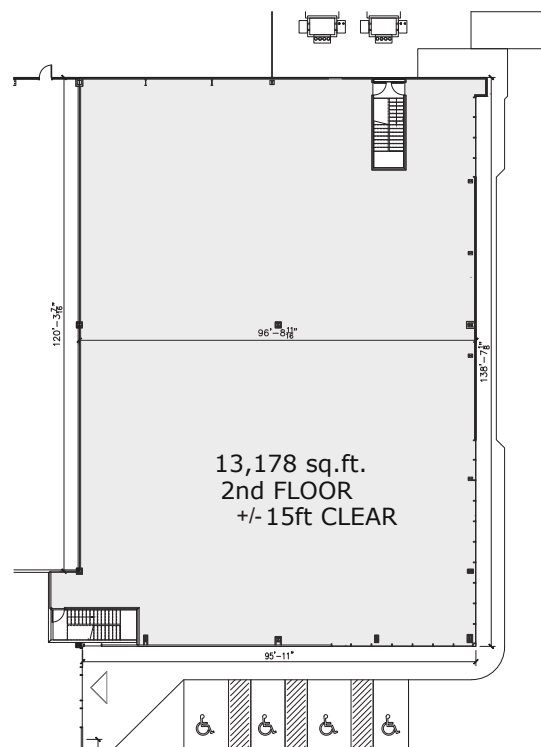
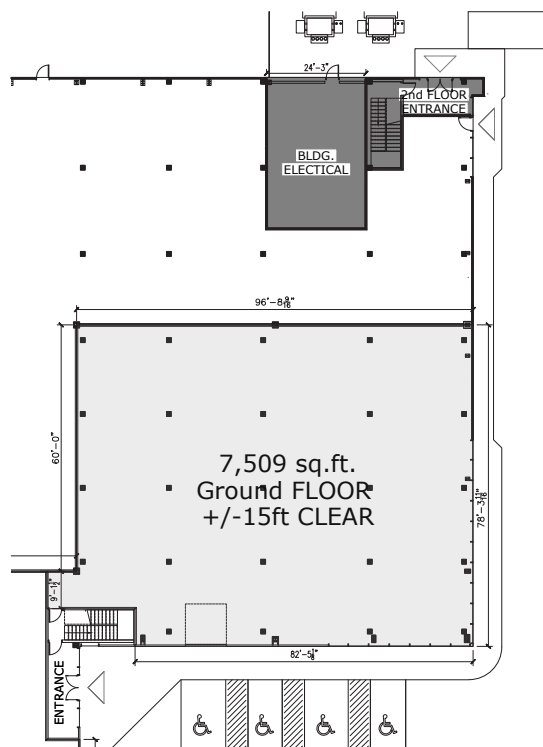
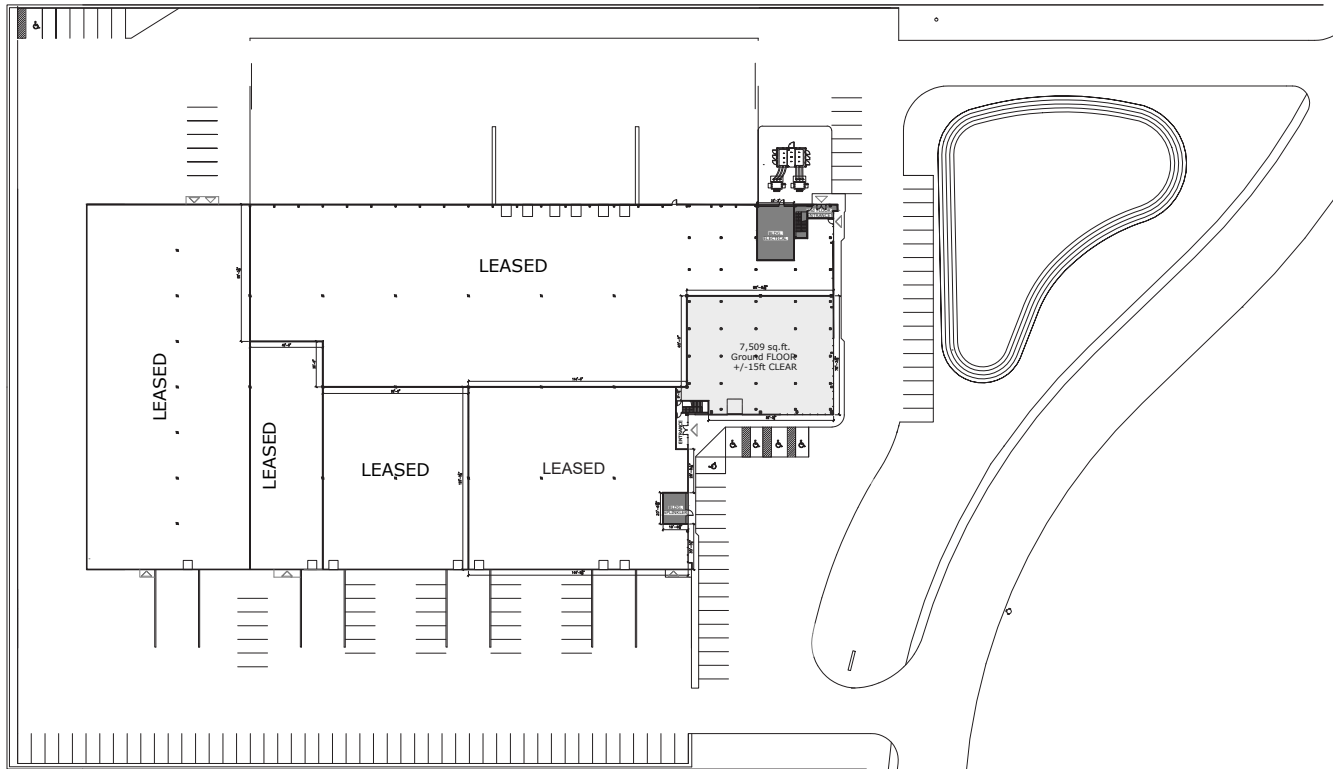


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## SITE PLAN



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## KINGSTON'S THRIVING BUSINESS COMMUNITY

SKILLED AND MOTIVATED  
WORKFORCE



### KINGSTON ADVANTAGE: WAREHOUSING & LOGISTICS

The City of Kingston is a liveable 21st century city and is a premier location for warehousing & logistics opportunities. Kingston is the regional centre for Eastern Ontario and represents 25M people and the third largest GDP in North America within an 8-hour drive. Companies choose Kingston for the ideal logistics along Highway 401, close proximity to 1000 Islands International Bridge, Picton Deep Water Port and proximity to major Canadian cities. The 1000 km of fibre optics cable, proximity to markets and workforce make Kingston an ideal location for investment.



**2.6%** 2019 GDP  
GROWTH

**#1** SMALL  
CITY

FOR FOREIGN DIRECT  
INVESTMENT STRATEGY



**10**  
MIN

AVERAGE  
COMMUTE  
TO WORK

### INNOVATION & ENTREPRENEURSHIP

Kingston's culture of innovation and entrepreneurship is growing and bringing with it new people, big ideas, diverse personalities and a fresh outlook on how to drive economic development. The city is located in an easy-to-access ecosystem, within driving distance from major urban markets: Toronto, Montreal and Ottawa, offering incredible resources ranging from investors, mentors, acceleration programs, and infrastructure. Kingston is bringing people together, supporting their drive to create, explore and innovate. Kingston develops new talent at three post-secondary educational institutions collectively attracting, educating, training and inspiring more than 45,000 students each year.



POPULATION  
**176,000**

**45,000**

STUDENTS ENROLLED

Queen's University, RMC  
St. Lawrence College



## ACCELERATE GROWTH WITH RESEARCH EXCELLENCE

Locating in Kingston helps companies execute a growth strategy. Kingston has a strong history of innovative and leading research, development and manufacturing companies. Businesses such as DuPont, INVISTA, Bombardier and GreenCentre Canada have significant global research and development facilities in order to take advantage of the research partnerships available with Kingston's local colleges and universities.





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## LOCATION

### ST. LAWRENCE BUSINESS PARK

St. Lawrence Business Park is located in the east end of Kingston, approximately 2 km south of Highway 401, and minutes away from the Waaban Crossing (the Third Crossing), which connects the east and west approaches to the city. The business park accommodates a wide range of businesses including manufacturing and assembling operations, processing plants, warehousing and distribution facilities, and business/professional offices. The area has good transit, cycling and walking paths, a variety of restaurants, health & fitness facilities, and a new hotel.

### KINGSTON, ONTARIO

Kingston's vision of being a smart, livable, leading city is fast becoming reality. History and innovation thrive in our dynamic city located along the beautiful shores of Lake Ontario, an easy travel distance from Toronto, Ottawa and Montreal, in the heart of eastern Ontario. A vibrant and prosperous downtown core features over 100 restaurants, 200 plus specialty stores and over 400 commercial businesses in a beautiful, historic waterfront setting.



### Providing Solutions

Gary Croke  
Broker

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**Rogers  
& Trainor**

Commercial Realty Inc.  
Brokerage

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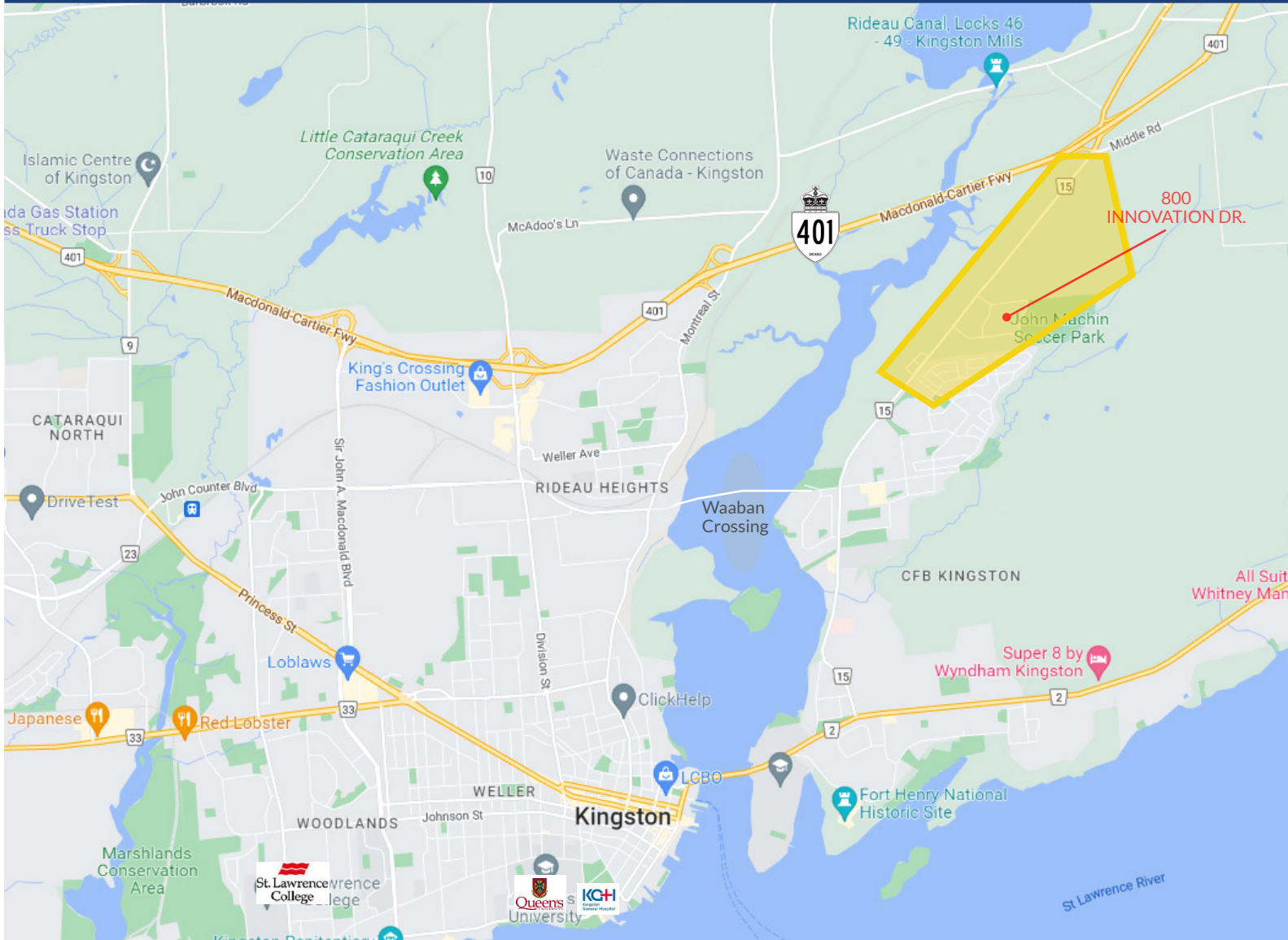


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## LOCATION



**WITHIN 2 KM  
OF SUBJECT  
PROPERTY**

#### NEIGHBOURING BUSINESSES:

Tim Horton's Distribution  
Coca-Cola Bottling

#### LODGING:

Hampton Inn  
Kingston Motel East  
Lord Nelson Motel

#### FOOD:

Domino's  
Popeye's  
Tim Horton's  
Starbucks  
Qesada  
St. Louis Bar & Grill

#### OTHER:

Food Basics  
LCBO  
Riverdale Pharmacy  
Pet Valu  
Esso

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