

# CLASS A - OFFICE SUITES AVAILABLE

## FOR LEASE



### SUITE 301

## CITY PLACE I, 1471 JOHN COUNTER BLVD KINGSTON

- City Place consists of four office buildings with a total of over 200,000 square feet rentable area
- Occupying over ten acres, there are over 1000 parking surface spaces.
- Central location less than 1.5 km to Highway 401 with good transit connections
- Available March 2025
- John Counter Boulevard connecting into the new Third Crossing Bridge
- Building management systems for energy efficiency
- Accessible Buildings (Elevators, AODA)
- In-house management and janitorial services
- 24 hour secure entry

<b>LEASE RATE</b>	\$15.00 PSF NET
<b>ADDITIONAL RENT</b>	\$13.50 PSF (2024 Estimate)
<b>INCLUDES</b>	Taxes, Operating Costs, Utilities and Daily In-Suite Janitorial Services

<b>AVAILABLE SPACE</b>	2,648 SF
<b>ZONING</b>	C2.324
<b>PARKING</b>	Ample paved on site

# Rogers & Trainor

Commercial Realty (2009) Inc.  
Brokerage

[WWW.RTCR.COM](http://WWW.RTCR.COM)

**JAMES WARD**  
Broker

✉ [jward@rtcr.com](mailto:jward@rtcr.com)

☎ 613-893-3335

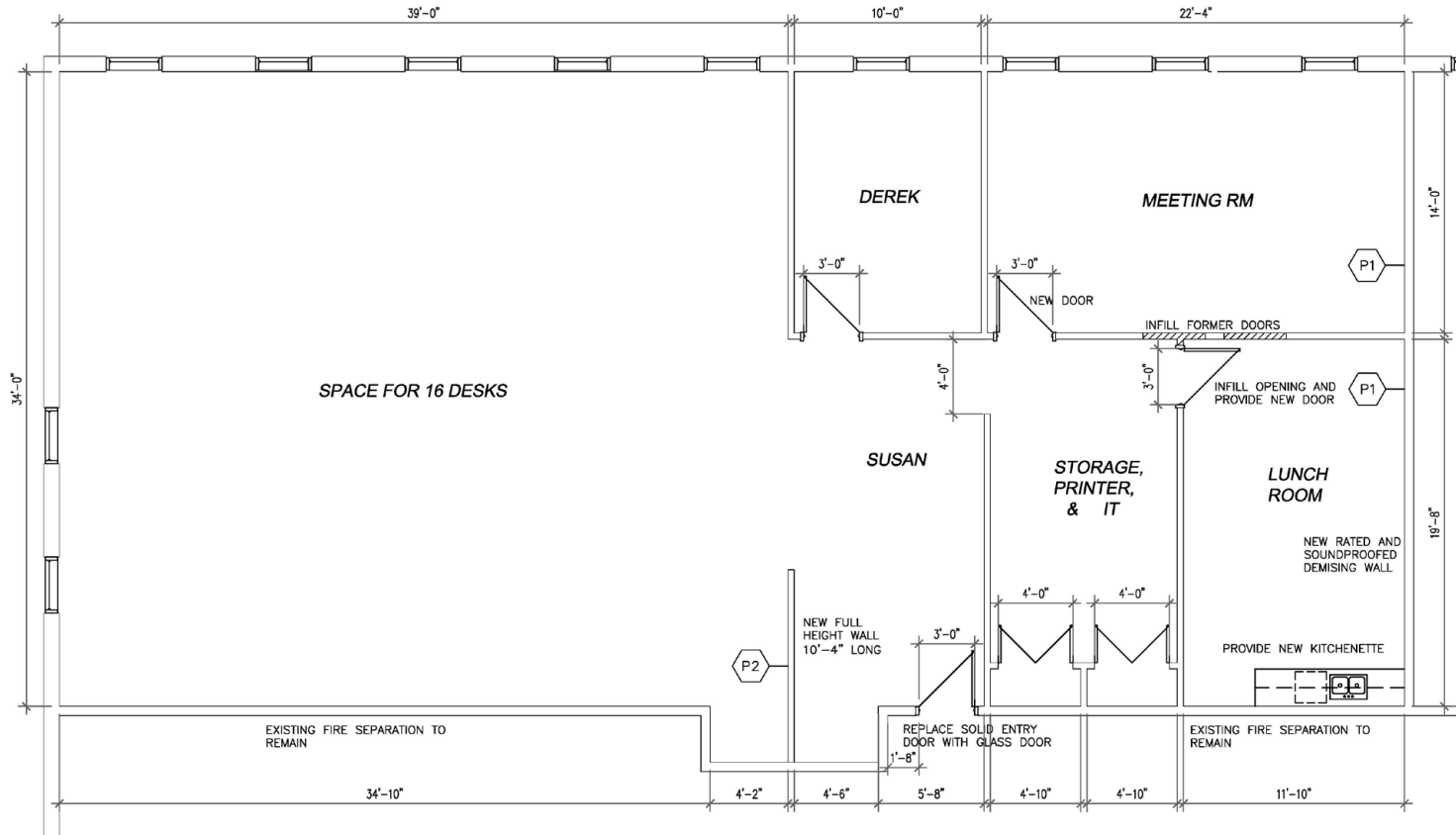
📍 20 Gore Street, Suite 102  
Kingston, Ontario K7L 2L1

📞 613-384-1997 ext. 25



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

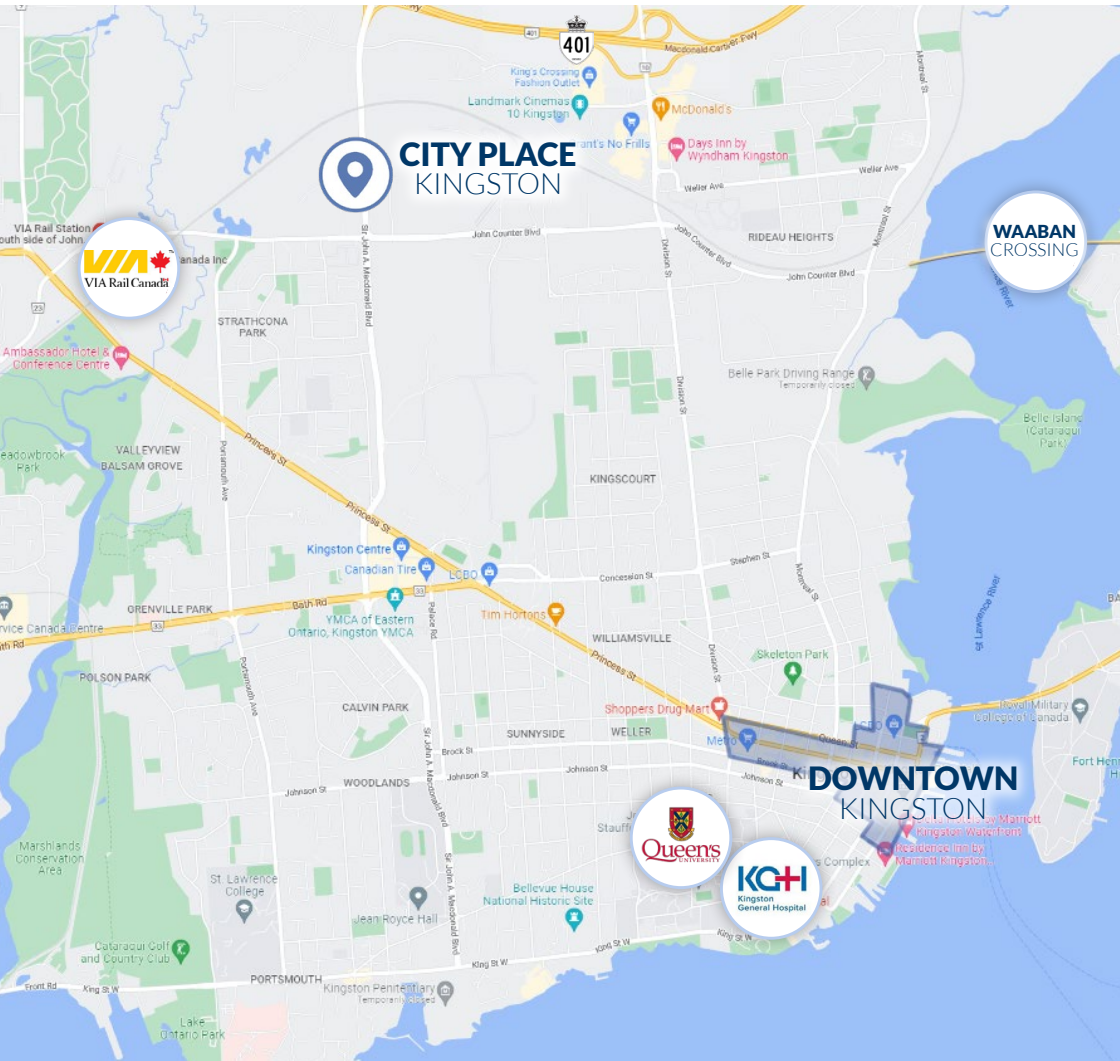
## FLOOR PLAN





# FOR LEASE

# CITY PLACE I, 1471 JOHN COUNTER BLVD, SUITE 301



## CITY PLACE TENANTS

- Canada Revenue
- MNP LLP
- AmerisourceBergen
- Financial Horizons Group
- WSIB
- Novari Health
- Assante Wealth Management
- Callidus Engineering
- The Royal Ottawa

## LOCAL AMENITIES

- Convenience Store
- Cafe
- Restaurants
- Various Fast Food
- Seasonal Food Trucks

## POPULATION

125,000 City of Kingston  
 4,985 Kingscourt-Novelis  
 3,110 Strathcona Park

# 8,095



Within a 10-15 Minute Walk Radius



## TRANSPORTATION

**23,011**  
 NORTH BOUND TRAFFIC

**21,770**  
 EAST BOUND TRAFFIC

**TRAFFIC COUNTS**  
 City of Kingston 2014  
**SOUTH** 19,798  
**WEST** 21,464



VIA Rail going to Toronto, Montreal and Ottawa within 2.1 km.



Coach Bus Terminal and local transit hub just 1.2 km away.



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