

CLASS A - OFFICE SUITES AVAILABLE

FOR LEASE



SUITE 412

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
- 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

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

AVAILABLE SPACE	2,090 SF
ZONING	C2.324
PARKING	Ample paved on site

Rogers & Trainor
Commercial Realty (2009) Inc.
Brokerage

WWW.RTCR.COM

JAMES WARD
Broker

✉ jward@rtcr.com

☎ 613-893-3335

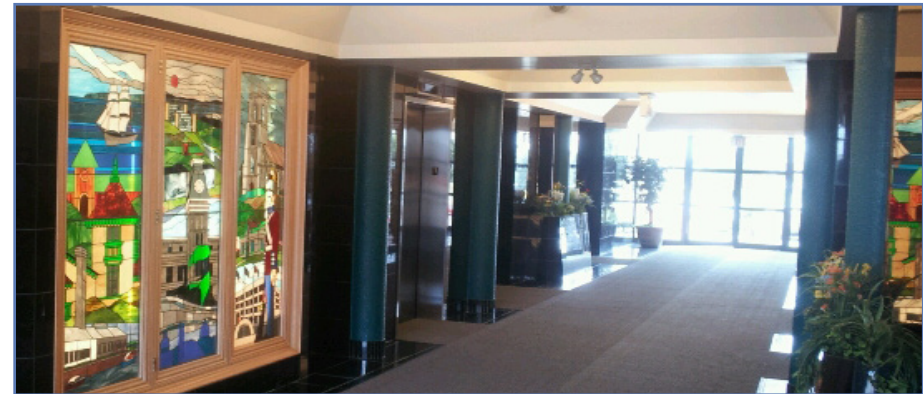
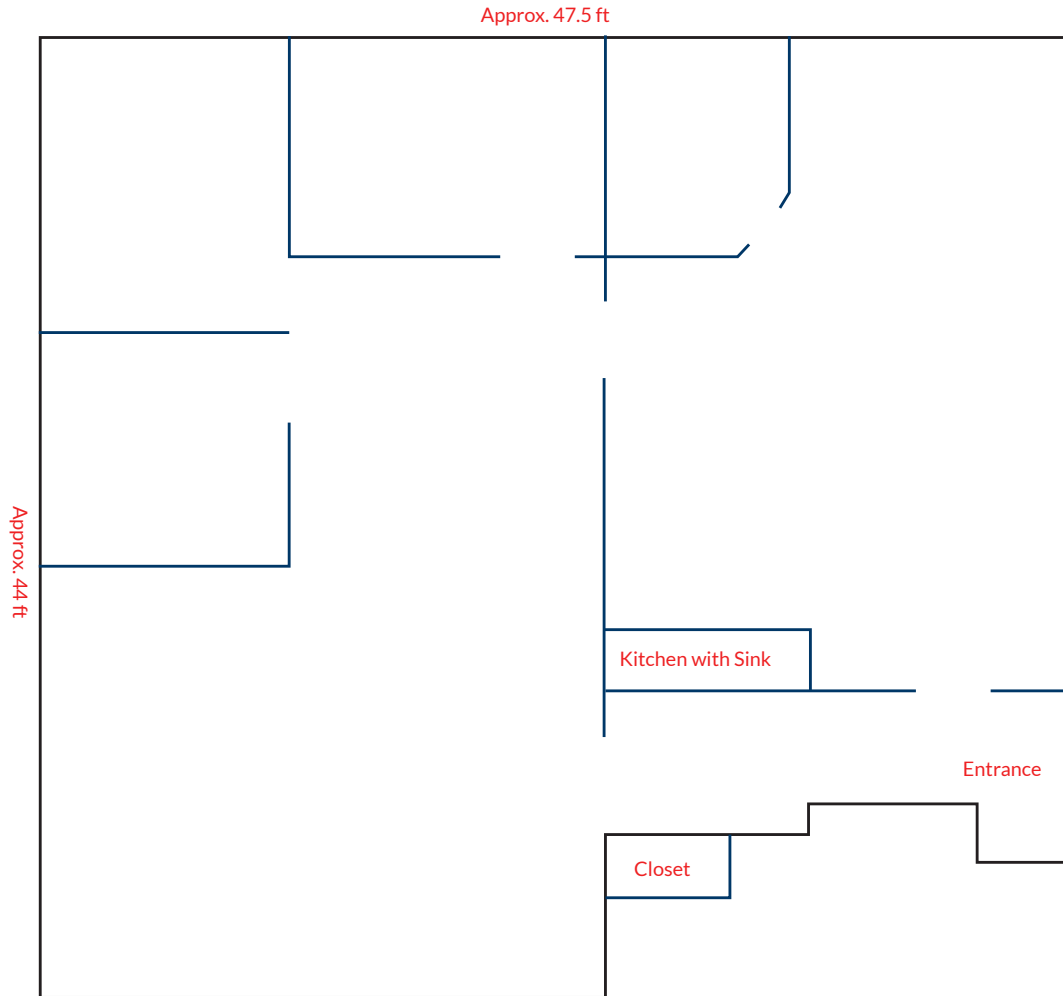
📍 20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

☎ 613-384-1997 ext. 25



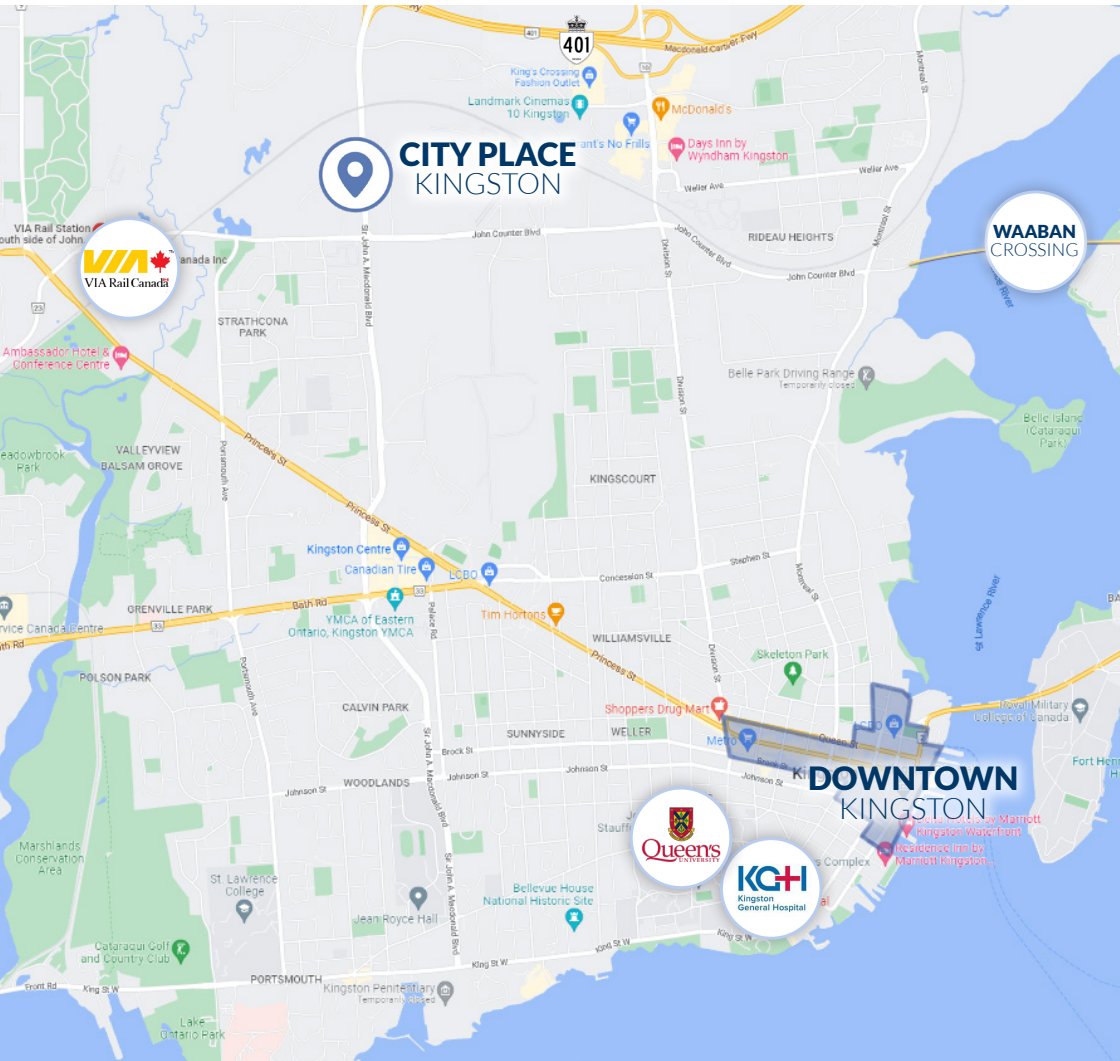
All information provided is deemed reliable but is not guaranteed and should be independently verified.

FLOOR PLAN



FOR LEASE

CITY PLACE I, 1471 JOHN COUNTER BLVD, SUITE 412



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.