

FOR LEASE

RETAIL SPACE IN NEW JDUC BUILDING - KINGSTON, ON



- The John Deutsch University Centre (JDUC) is located on the corner of University Avenue and Union Street, in Kingston, Ontario. With over 160 years of history, this hub of Queen's student life is being revitalized to reflect the needs of the next generations of students.
- Integrating green technology, advanced energy modelling, renewable materials and environmental certifications, the new JDUC will be the first of a new generation of green buildings at Queen's University, targeting a LEED Gold (Leadership in Energy and Environmental Design).
- The project has won three architecture awards in the non-built category.
 - *2019 Canadian Architect, Winner Award of Excellence,*
 - *The Architect's Newspaper 2020, Best of Design Award Unbuilt Education*
 - *Architizer A+ Awards 2021 Popular Choice Winner Unbuilt Institutional.*

JDUC
redevelopment project

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage



QUEEN'S UNIVERSITY

31K+ Full-time and part-time students

4,000 International students (over 101 countries)

793 Full-time instructional faculty (excluding clinicians)

7,500+ Staff

Member of the U15 group of research-intensive Canadian universities

24 Research centres and institutes

1841: Year founded



OVERVIEW



- When completed in 2024, the 93,500 square foot renovated building will feature accommodation for more than 100 student clubs, student commercial activities, and 6,000 square feet of new public study spaces.
- The mixed use building with a 100 room residence above will include new public spaces, secure and discreet wellness spaces, and will be open and available for students 24 hours a day, 365 days a year.
- The new JDUC will include at-grade entrances at all entry points, more elevators, and full barrier-free accessibility in all parts of the building, including the historic spaces.
- The shipping and receiving area loading dock will be moved underground, allowing space for an accessible outdoor plaza.
- With the strategic use of limestone and masonry, the new Centre is modern and approachable, while integrating seamlessly with the surrounding heritage buildings.
- The new addition is focused on sustainability and indigeneity, with a mass timber auditorium that actively sequesters carbon, while representing the Haudenosaunee and Anishinaabe territories on which the university is situated.

LEVEL 1 RETAIL LEASING



UNIT 134
Retail kiosk
129 sf (12 sq m)
\$ TBD

UNIT 117
Retail
280 sf (26 sq m)
\$ TBD

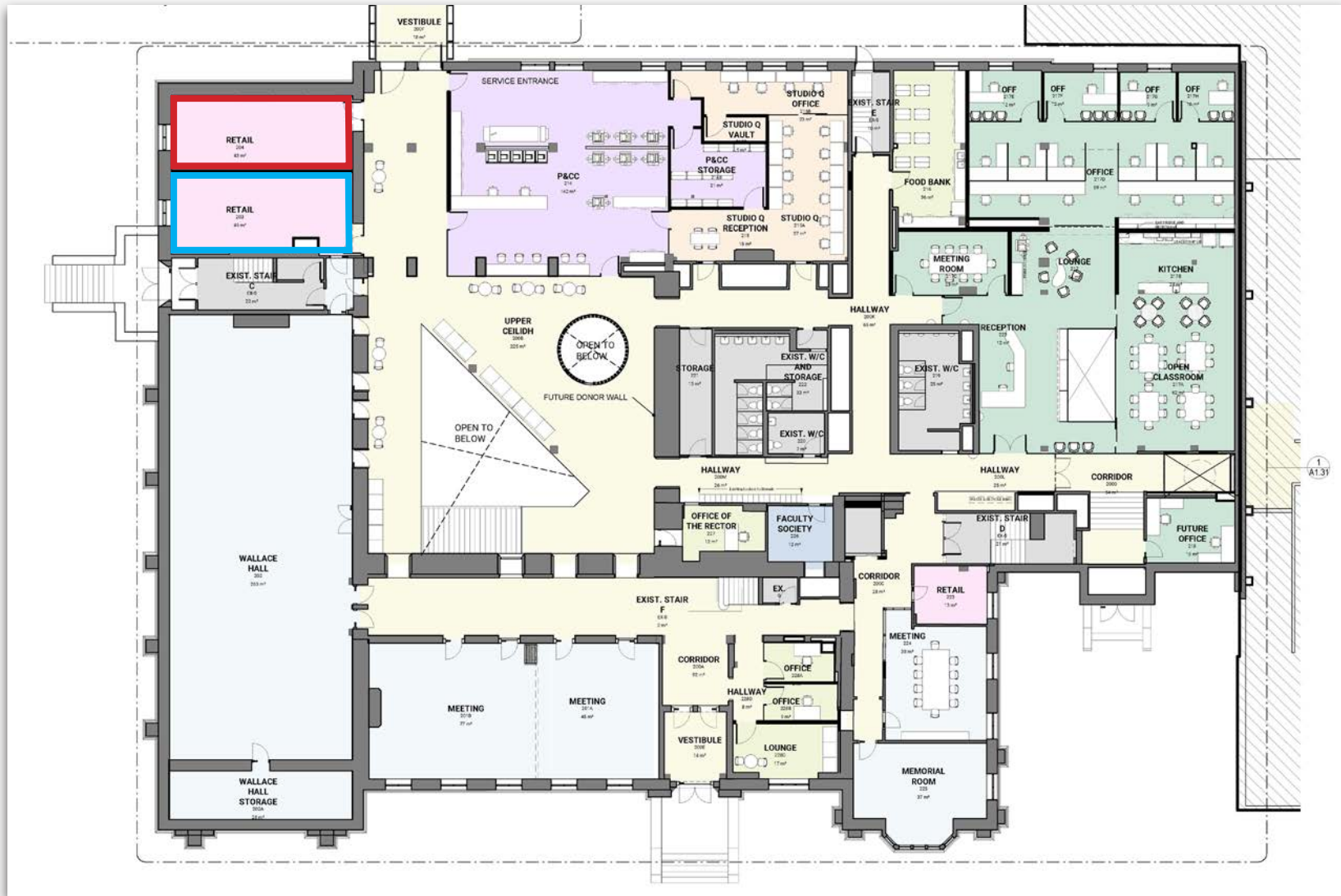
UNIT 102
Retail
474 sf (44 sq m)
\$ TBD

Lease rates are Gross Rent plus HST
Washroom and amenities spaces are common
Storage space also available on a lower floor



All information provided is deemed reliable but is not guaranteed and should be independently verified. For additional information regarding this and other listings, please visit our website at www.rtrcr.com.

LEVEL 2 RETAIL LEASING



UNIT 204
Retail
463 sf (43 sq m)
\$ TBD

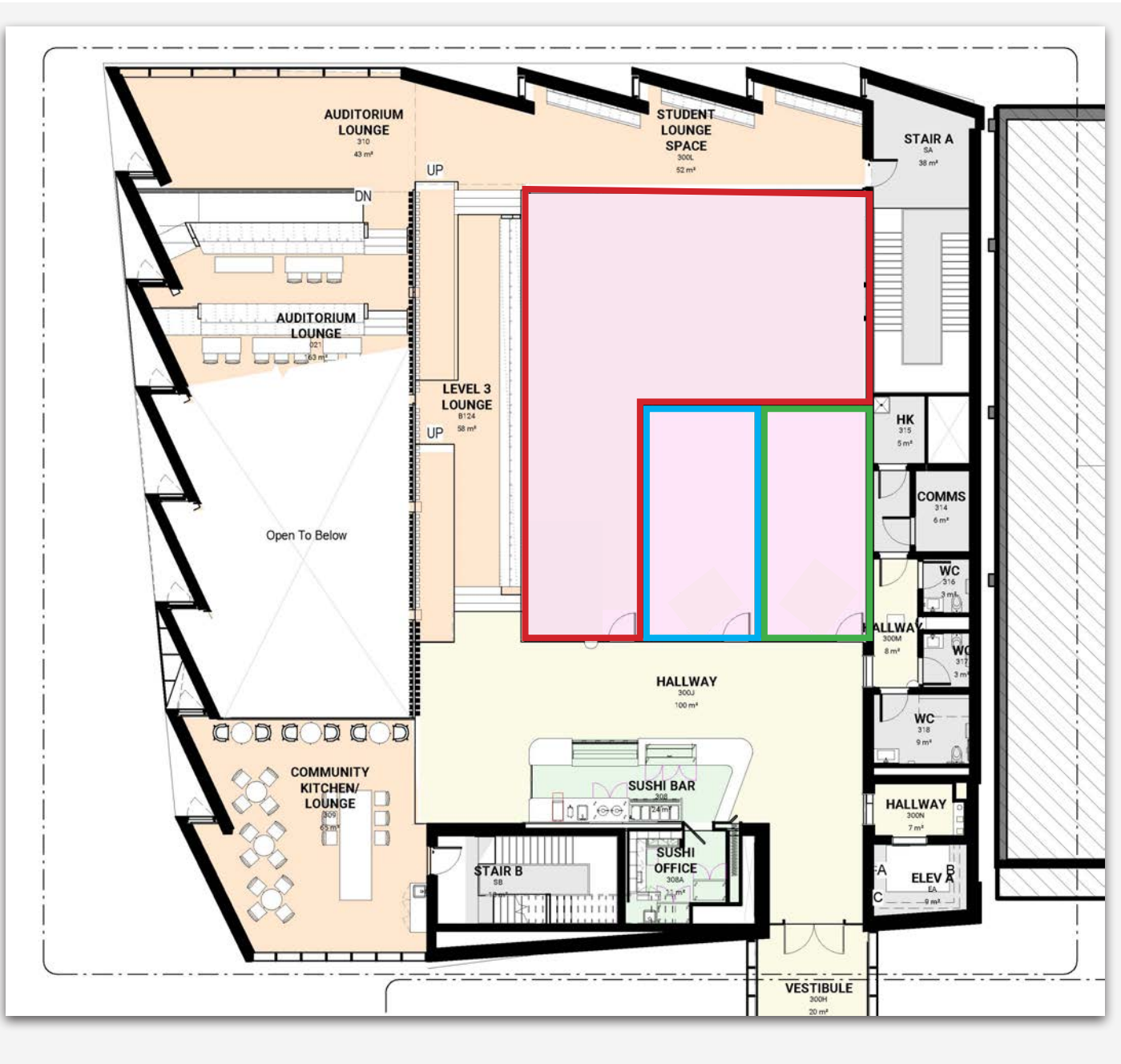
UNIT 203
Retail
484 sf (45 sq m)
\$ TBD

Lease rates are Gross Rent plus HST
Washroom and amenities spaces are common
Storage space also available on a lower floor



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LEVEL 3 RETAIL LEASING



Lease rates are Gross Rent plus HST
Washroom and amenities spaces are common. Storage space also available on a lower floor.

* Unit 312-313 is flexible in terms of configuration and size

- **UNIT 312**
 Retail
 1335 sf (124 sq m)
 \$ TBD
- **UNIT 313B**
 Retail
 355 sf (33 sq m)
 \$ TBD
- **UNIT 313A**
 Retail
 344 sf (32 sq m)
 \$ TBD



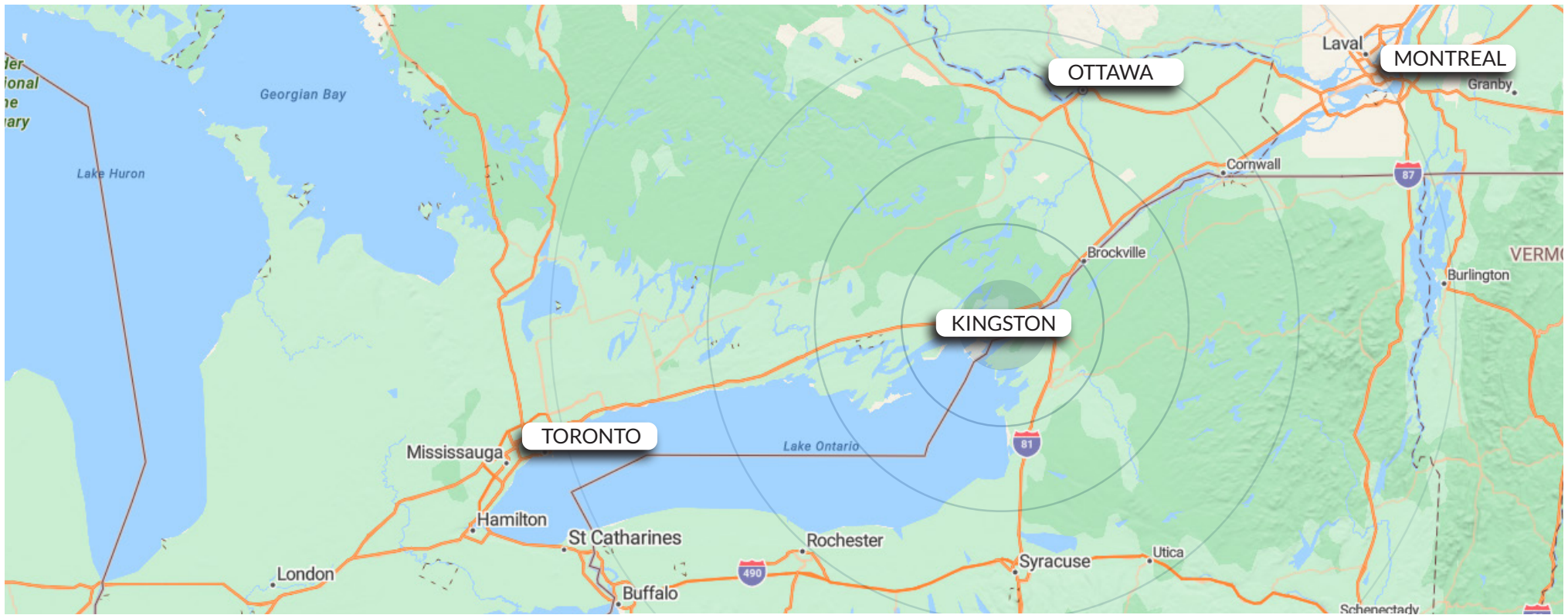
QUEEN'S MAIN CAMPUS



- Queen's main campus is located on roughly 100 acres of land on the southwestern edge of downtown Kingston.
- Its approximate boundaries are King Street in the south, Earl Street in the north, Collingwood Street in the west, and Barrie Street in the east.
- The main campus showcases a mix of modern and historical architecture, creating a unique environment that highlights the university's rich heritage and commitment to innovation.
- Queen's is an integral part of the Kingston community, with the campus nestled in the core of the city, only a 10-minute walk to downtown shopping, dining and entertainment.



STRATEGIC LOCATION



PROXIMITY

TORONTO	263.5 km (2 hrs 53 min)
MONTREAL	286.5 km (3 hrs 4 min)
OTTAWA	194.7 km (2 hrs)
BROCKVILLE	83.6 km (55 min)
BELLEVILLE	83.7 km (1 hr 1 min)
PETERBOROUGH	185.1 km (2 hrs 10 min)
COBOURG	150.7 km (1 hr 37 min)
U.S. BORDER	51.2 km (39 min)

ONE OF THE TOP 20 PLACES TO INVEST IN CANADA

- Located halfway between Canada's two largest cities, Toronto and Montreal
- The large student population brings the city of Kingston a sense of community, diversity, and economic benefits (\$1.67 billion in GDP and 14,946 FTE jobs to Kingston, as of 2021). *KEDCO
- 30% more permanent residences settled in Kingston in the first three quarters of 2022 compared to 2021.



#1 Small City in Canada for Startup Ecosystem 2023

(StartupBlink)

#4 in Canada in the Energy and Environment Sector 2023

(Startup Blink)

#5 Best City in Canada to Buy Real Estate

(MoneySense Magazine, 2020)

CONTACT INFORMATION



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We are experts in commercial real estate sales and leasing and deliver results through fully integrated and insight driven services that can support your overall business strategy.



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