

**FOR LEASE**

**CLASS 'A' OFFICE SPACE** KINGSTON



## 1055 PRINCESS STREET - SUITE 201

### PROPERTY DETAILS

- Entire 2nd Floor - 17,248 +/- SF Rentable Area
- Net Rent \$14.00 PSF
- Additional Rent (2025 est): \$12.90 PSF  
Includes TMI/CAM & Utilities
- Single tenant can have open space to the elevators
- Potential to demise for a minimum of 4000 SF
- R/U Factor: 1.175
- Available Immediately
- Signage - New Pylon to be installed.  
Lobby signage
- Parking in common - 265 spaces
- Transit - Express Transit outside building. Transit Transfer Point within 200 meters
- Access: From Princess Street and Sir John A. Macdonald Boulevard

**JAMES WARD**

Broker

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☎ 613-893-3335

**Rogers  
& Trainor**

Commercial Realty (2009) Inc.  
Brokerage

**WWW.RTCR.COM**

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

☎ 613-384-1997

### **BUILDING FEATURES**

- Building Management System
- HVAC - through light troffers
- LED Efficiency lighting
- T-bar ceiling with acoustic tiles - Minimum height 8'6"
- Male and Female washrooms on each floor
- Two elevators
- Protected riser conduit access to equipment room
- Building interiors, electrical and mechanical systems and windows were replaced and renovated in 2017/2018.
- 24/7 Building key-card access.
- Main lobby concierge/security during business hours

### **OTHER TENANTS IN THE BUILDING**

- CMC Microsystems
- OHIP
- Ontario Ministry of Municipal Affairs & Housing
- Huawei Canada



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**INTERIOR PHOTOS**

See floor plan for viewpoints



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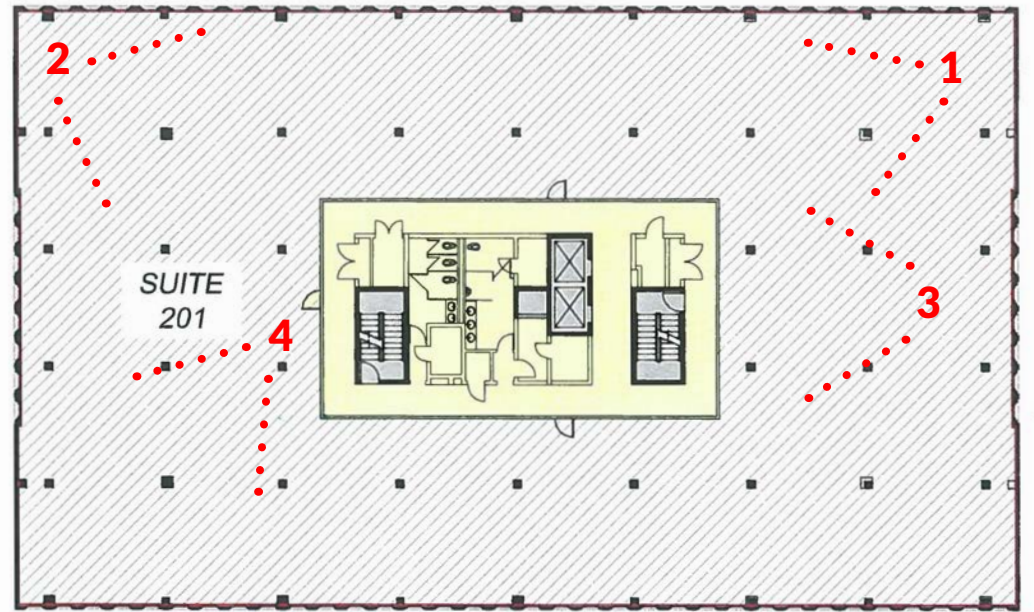
**LOBBY & EXTERIOR PHOTOS**



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## FLOOR PLAN & LOCATION



1 0 1 2 3 4 5000m



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1.2 KM TO DOWNTOWN KINGSTON



PRINCESS ST.

SIR JOHN A MACDONALD BLVD.

PARKING 265 SPACES

TRANSIT STOP

1055 PRINCESS ST.

## BEYOND THE BUILDING

### LUNCH / COFFEE

1. McDonald's
2. Wendy's
3. Kingston Coffee House
4. Quiznos
5. Popeyes
6. barBURRITO

### RECREATION

7. Movement Performance Centre
8. Boiler Room Climbing Gym
9. Conquer Training
10. YMCA

### SHOPPING

11. Loblaws
12. Shoppers Drug Mart
13. Canadian Tire
14. Rexall

Walk Score  
**71**

**VERY WALKABLE**  
Most errands can be accomplished on foot.

Transit Score  
**55**

**GOOD TRANSIT**  
Many nearby public transportation options.

## KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- Ranked #1** Top Cities in Canada to be a Woman *Canadian Centre for Policy Alternatives, Manitoba Office, 2019*
- Ranked #1** Best Small City *FDI Strategy FDI Communities of the Future, 2018*
- Ranked #1** Fastest Growth in Transit Ridership *Statistics Canada, 2017*
- Ranked #4** Top City in Ontario for Millennials *Point2 Homes real estate portal, 2018*
- Ranked #5** Top City to Buy Real Estate in Canada *MoneySense Magazine, 2020*
- Ranked #6** Small City for Human Capital and Lifestyle *FDI Communities of the Future, 2018*
- Ranked #14** Best Community in Canada *Maclean's Magazine, 2019*



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.rtc.com](http://www.rtc.com).