

# FOR LEASE

# OFFICE SPACE ( SECOND FLOOR )



## 1040 GARDINERS ROAD, UNIT H



### PROPERTY DETAILS

**Lease Rate:** \$1650 per month (Semi-gross) includes property taxes, maintenance, snow clearance, landscaping and water/sewer.

**Electricity:** Separately metered; Paid by tenant

**Available Area:** 1161 sq ft

**Zoning:** M1 (Business Park)

**Parking:** 35 Parking Spots

**Possession:** Immediate

**Signage:** Pylon signage on Gardiners Rd

**Floor:** Second Floor

**Access:** Walk-up. No elevator.

- The unit has good natural light, a kitchenette, and a private washroom, with an additional common washroom available on the main level.
- Conveniently located 2.3 km to Hwy 401, and 1 km to most amenities.
- Very close to major transit hub providing excellent accessibility to all transit linked areas of the City
- Minutes away from Costco, Rona, Canadian Tire, Loblaws, various restaurants, and The Cataraqui Centre.

#### ALEX ADAMS

Sales Representative

✉ aadams@rtcr.com

☎ 613-531-2539

#### JAMES WARD

Broker Principal

✉ jward@rtcr.com

☎ 613-893-3335

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

☎ 613-384-1997 Ext. 15

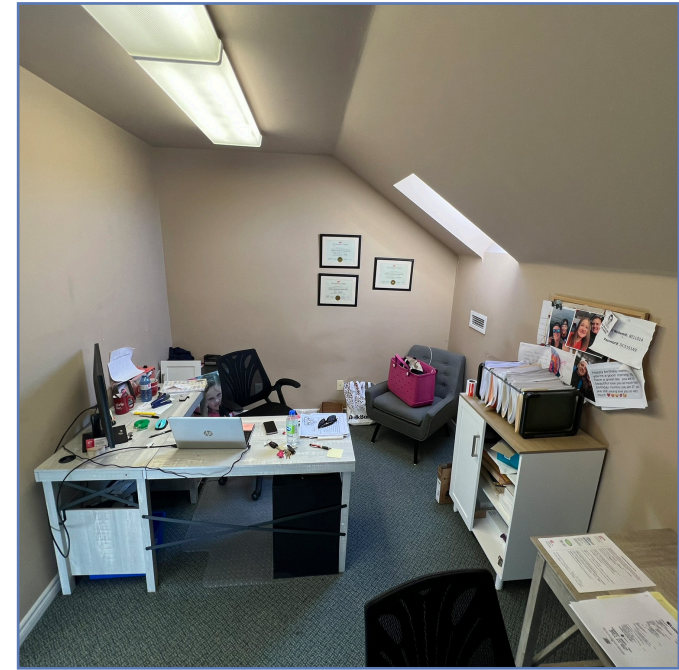
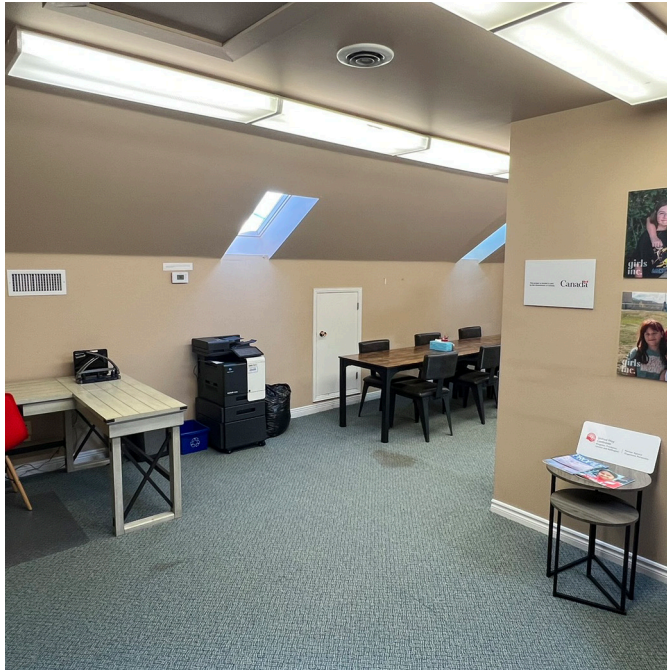
# Rogers & Trainor

Commercial Realty (2009) Inc.  
Brokerage

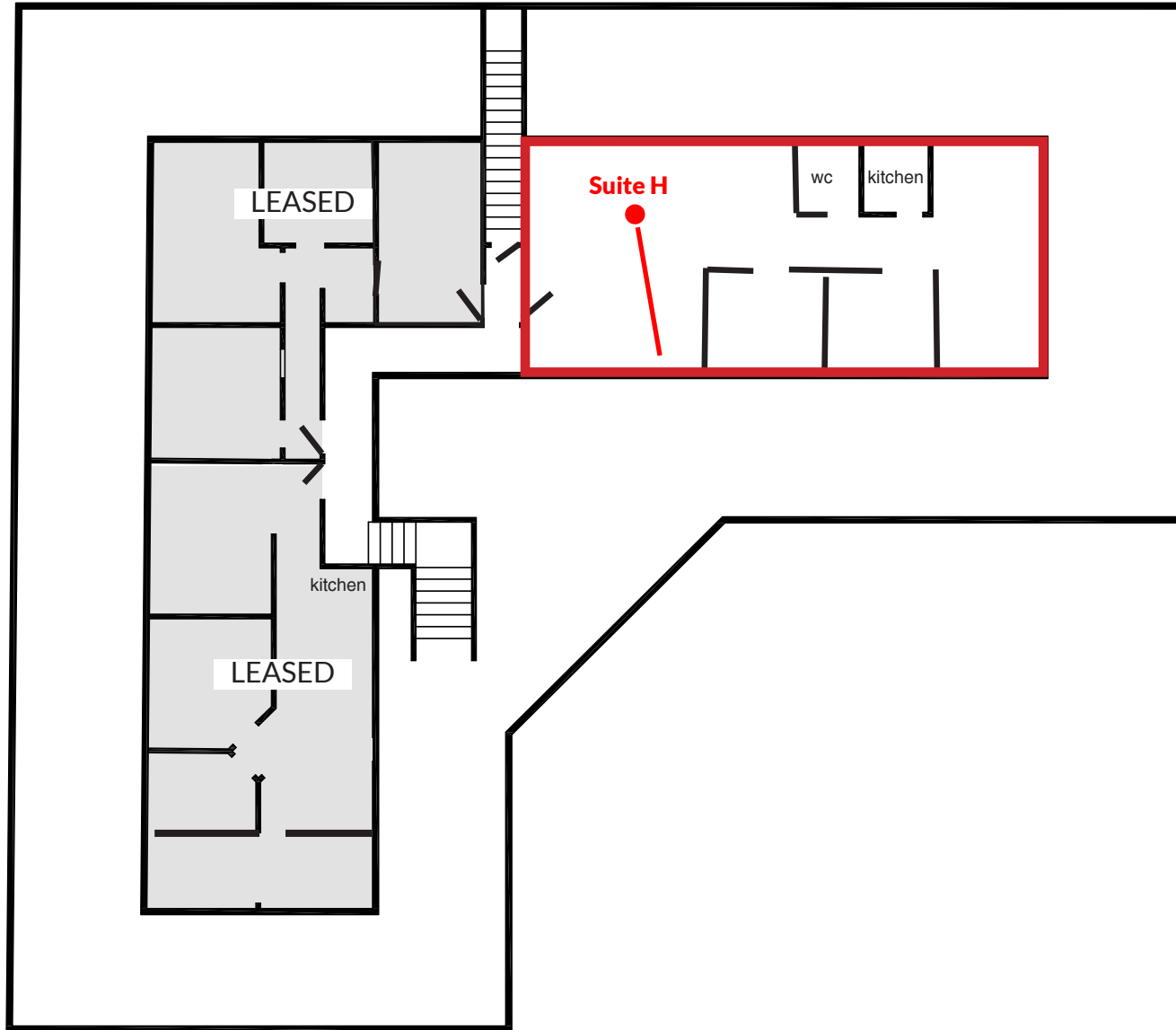
[WWW.RTCR.COM](http://WWW.RTCR.COM)

**FOR LEASE**

**1040 GARDINERS ROAD, UNIT H KINGSTON**

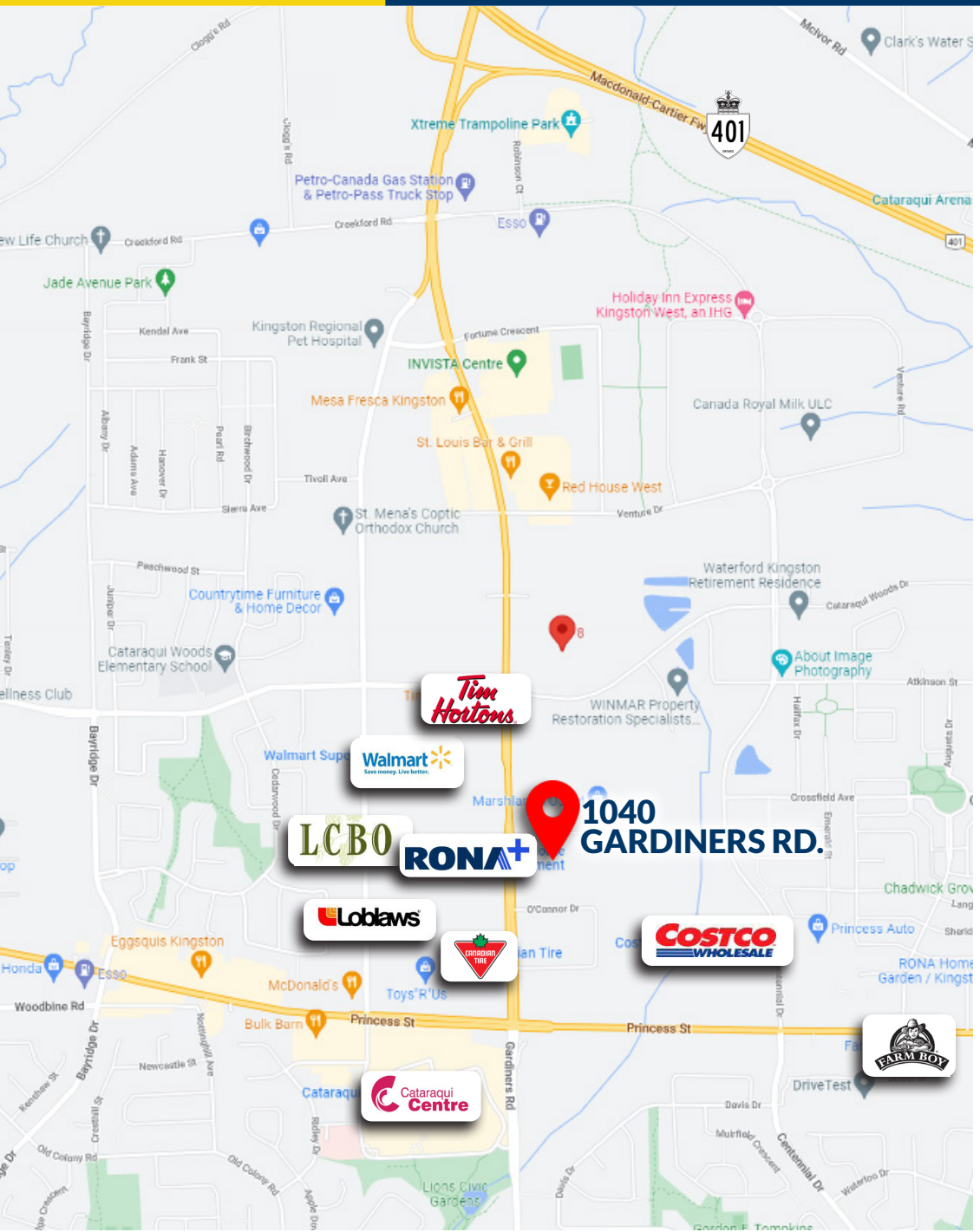


**FLOOR PLAN, SECOND FLOOR**



# FOR LEASE

# 1040 GARDINERS ROAD, UNIT H KINGSTON



## NEIGHBOURHOOD HIGHLIGHTS

### RESTAURANTS

- Red House West
- Quesada Burritos
- St. Louis Bar & Grill
- Limestone Kebab House

### FITNESS & RECREATION

- Crunch Fitness
- Planet Fitness
- Xtreme Trampoline Park

### GROCERY

- Loblaws
- Costco
- Farm Boy

### AMENITIES

- Rona+
- Princess Auto
- Cataraqui Centre
- BMO, CIBC, RBC

## 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*

