

For Lease

623 Fortune Cr,
Unit 320
Kingston, ON

Martin L. Skolnick

Broker/Vice President

+1 613 542-2724

martin.skolnick@rockwellcre.com



**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St Kingston, ON K7L 1R9

www.rockwellcre.com



Property Details

| | |
|-----------------|---|
| Available Space | ± 2,302 sf |
| Net Rent | \$16.00 psf + HST |
| Additional Rent | \$9.80 psf + HST including utilities (water/sewer + electricity + natural gas charges) |
| Landlord | Four Corners Developments Inc. |
| Parking | ± 465 stalls in common |
| Available | May 1, 2025 |
| Exclusions | The front reception desk, 3 pendent lights above, and 2 chandeliers belong to the existing tenant and are excluded. |

Zoning

M4-L287 (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- Office¹
- Personal service shop⁵
- Wellness clinic⁵

¹ Required to operated within an enclosed building

⁵ Is permitted as a principal use and may occupy 100% gross floor area on the lot, in accordance with the complementary use policies of the Official Plan

Highlights

- Join Re/Max Rise, Fractal Workspace, Defense Construction Canada, Four Corners Development, Vorster Eliason, Canada and as tenants in this prestige office building.
- Upscale 3-storey office building located at the northeast corner of Gardiners Road and Fortune Crescent.
- Building features include high end common area finishes, fibre optics, building signage separate from project, large efficient floor plates with an abundance of windows, security card access, single elevator and common washrooms/garbage/ recycling rooms.



The Development

Empire Court is a mixed use development of approximately $\pm 112,000$ sf (total size) on the northeast corner of Gardiners Road and Fortune Crescent, benefiting from easy Highway 401 access.

Situated immediately south of the municipally owned Invista Centre 4-pad arena, track and field and recreational facility with easy access to Highway 401, The Cataraqui Town Centre, the RIOCAN Power Centre, Rona+, Canadian Tire, Costco, Walmart and many other amenities.

Distance By Vehicles

| | | |
|-------------------------------|-------------|---------|
| Montreal | 2 hr 58 min | 292 KM |
| Ottawa | 1 hr 52 min | 199 KM |
| Toronto | 2 hr 30 min | 254 KM |
| Downtown Kingston* | 19 min | 10.6 KM |
| Kingston City Centre** | 12 min | 6.5 KM |
| Kingston East End*** | 14 min | 17.4 KM |

*623 Fortune Crescent to 1 Market Street **623 Fortune Crescent to 1100 Princess Street ***623 Fortune Crescent to 80 Gore Road

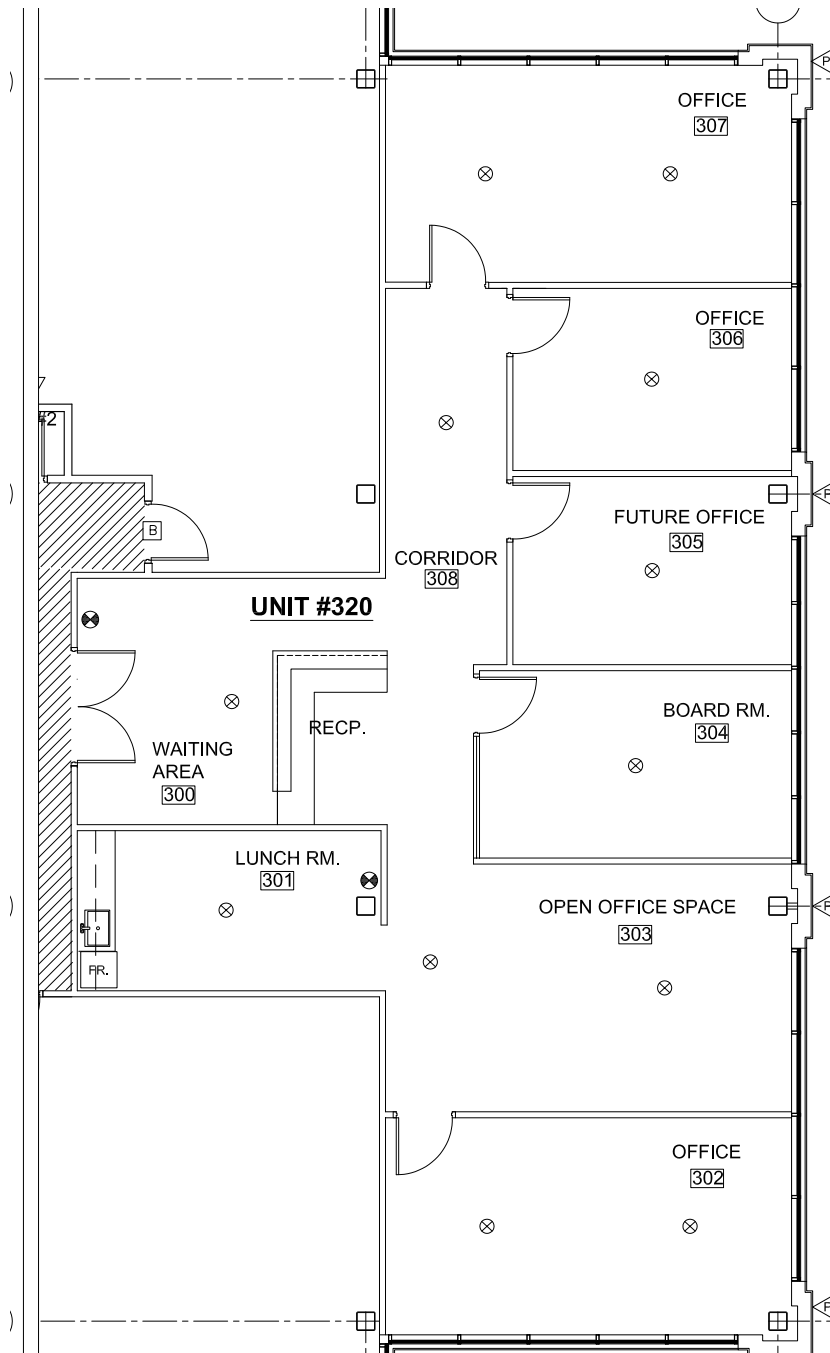
Traffic Count

| Fortune Crescent @ Gardiners Road | |
|-----------------------------------|---------------------|
| N/S 44,259 | E/W 6,603 |

Source: AADT 2018



Third Floor Plan



Contact Information

Martin L. Skolnick

Broker/Vice President

+1 613 542-2724

martin.skolnick@rockwellcre.com

©2025 Rockwell Commercial Real Estate Brokerage Corp. Independently owned and operated. Also operating as Rockwell Commercial Real Estate, Brokerage. All rights are reserved. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and/or to any special listing conditions imposed by the property owner(s). No representation or warranty is made with respect to the condition any real property or properties. V250402



**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com