



For Lease

496 Discovery Ave, Unit 530, Kingston, ON

**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com





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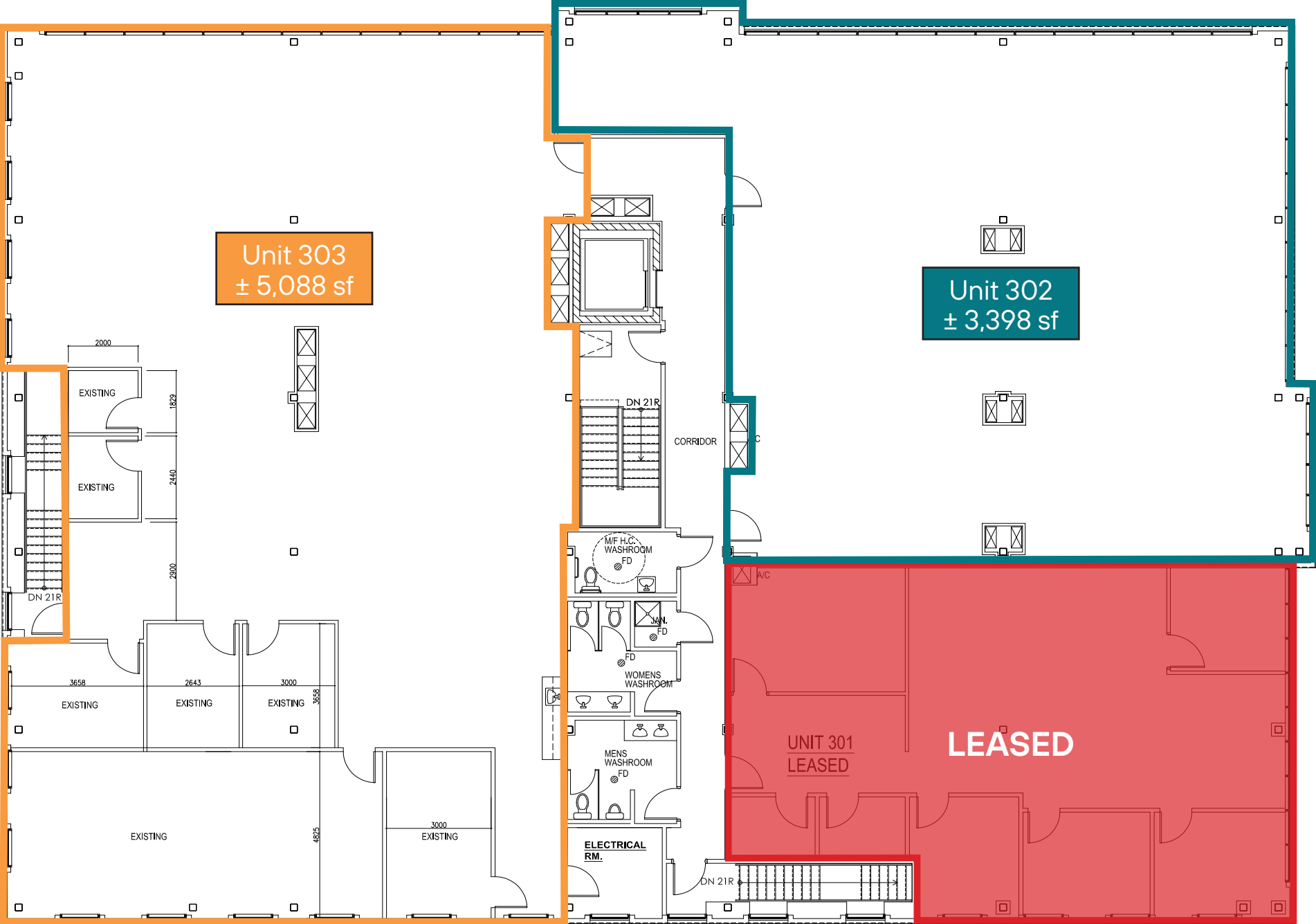
Property Details

Available Space	From ± 2,000 sf to ± 8,486 sf available. Willing to demise floor as illustrated (see pages 3-5)
Net Rent	\$10.00 psf including common area costs, realty taxes and utilities
Budgeted Additional Rent	\$10.10 psf (2025)
Electrical	100 amp, 600 volt, 3 phase
Parking	Ample parking - ± 330 on-site parking spaces in common
Signage	Fascia and pylon signage available

Zoning	M4-E136-H228 (BY-LAW NO. 2022-62)
Availability	Immediate
Comments	<ul style="list-style-type: none"> • Elevator serviced • 360-degree window views • Sprinklered throughout • Kingston Transit bus service runs to/from site and downtown • Excellent location in the Empire Centre in Kingston's east end St. Lawrence Business Park

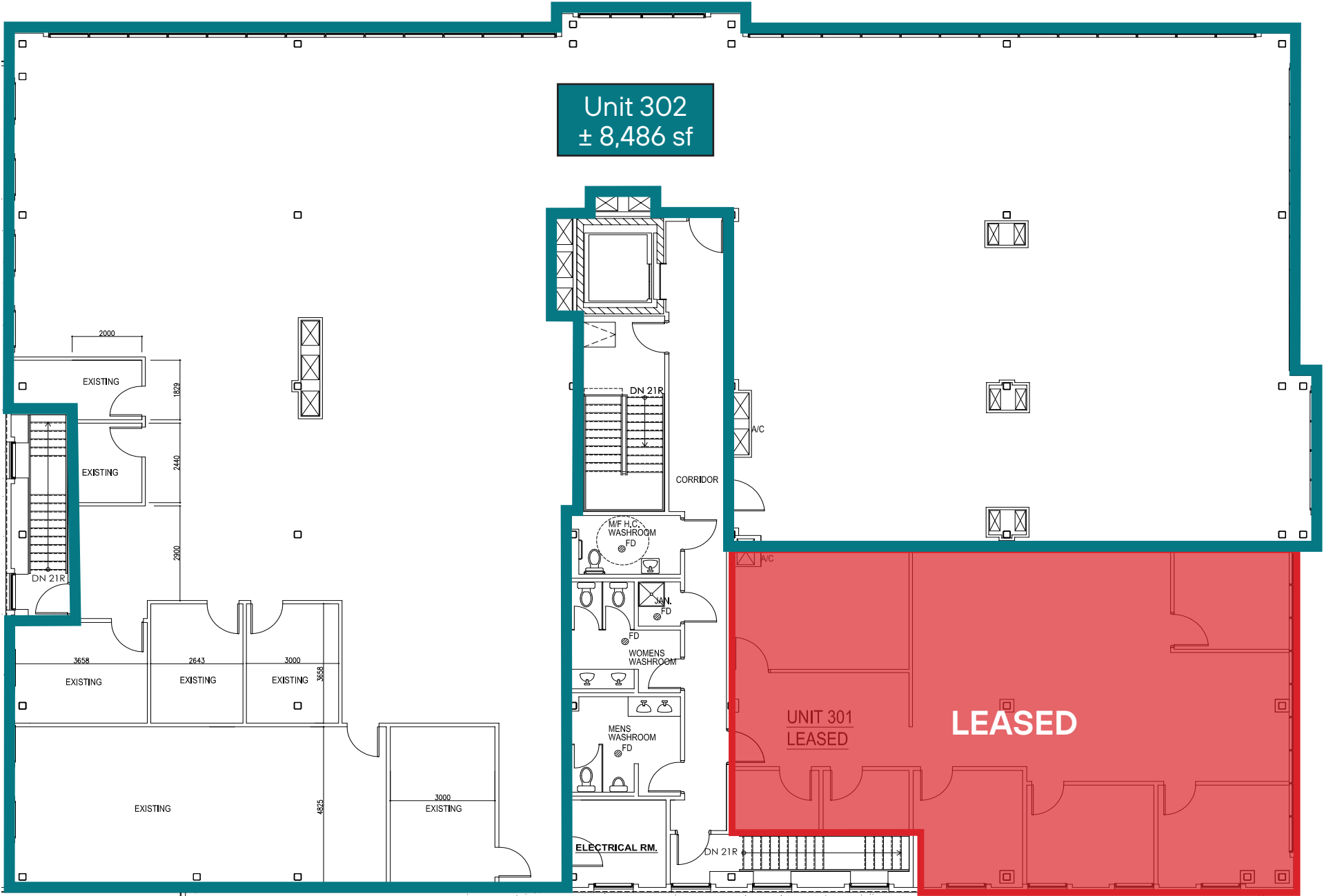
Floor Plan

Potential demising option #1



Floor Plan

Potential demising option #2



Floor Plan

Potential demising option #3



Photo Gallery





Kingston East

The east end of Kingston incorporates CFB Kingston, the Royal Military College, and the historic neighbourhood of Barriefield with many new homes under construction in the immediate area. Situated in close proximity to Highway 401 and the new Waaban crossing bridge provide an accelerated ease of access. Strip plaza's, small hotels and national and local retailers can be found along Highway 15 and Highway 2. The two major arterial routes leading into the city.

St. Lawrence Business Park

Approximately 2km south of Highway 401 via Highway 15 and km to downtown Kingston.

Home to:

- Distribution/Logistics/Manufacturing
- Hotel
- Science & Tech services
- Health & Fitness services
- 80,000 sf Medical Campus
- Fine Balance Brewing Company
- Tim Hortons
- Quesada Burritos & Tacos
- Domino's Pizza
- Popeye's Louisiana Kitchen
- Pita Pit
- Municipal soccer fields

Demographics



Population
11,110



Total Households
4,260



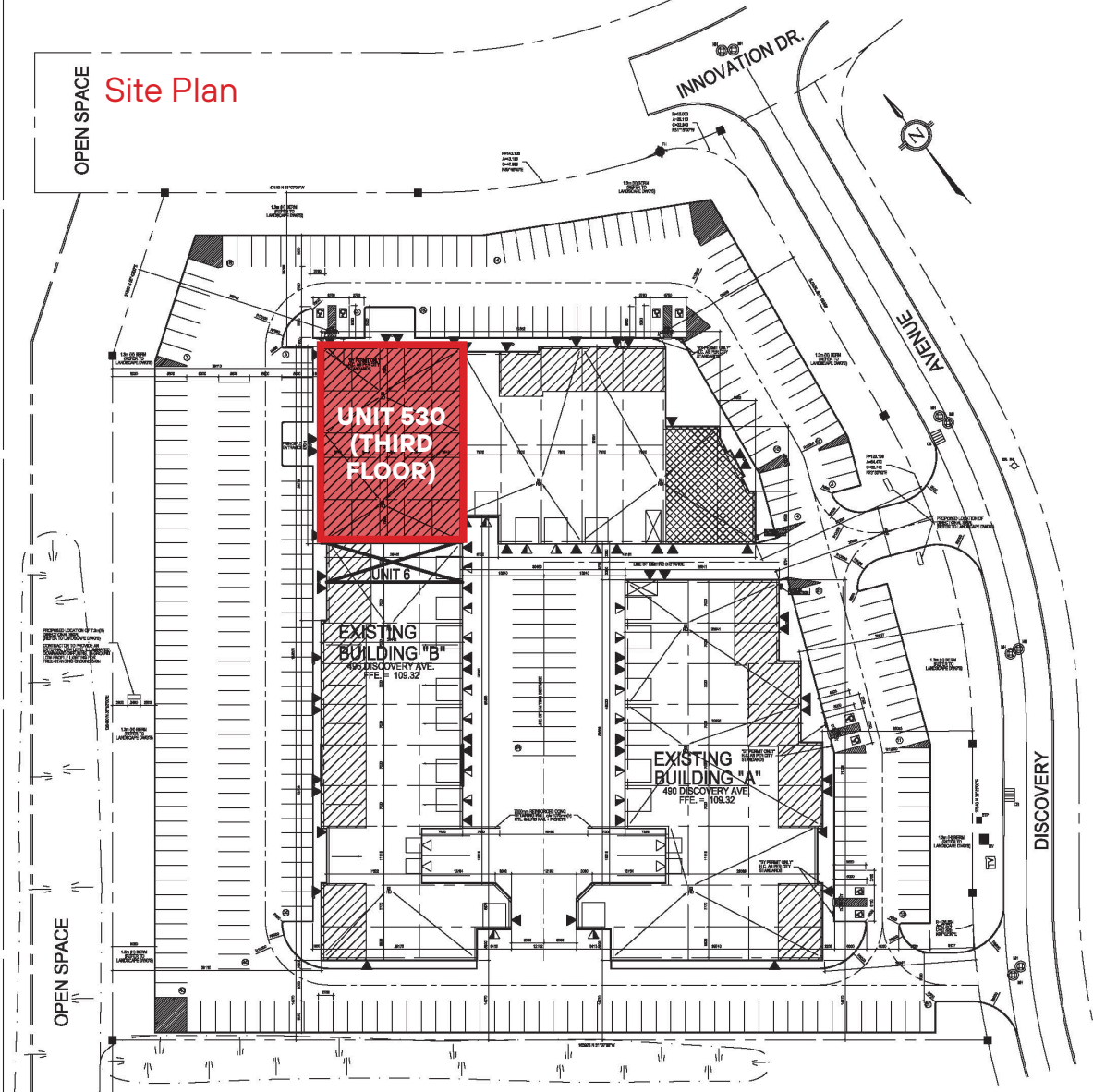
Median Income
\$92,284



To/From Downtown
Kingston Transit

*Statistics Canada Kingston Community Census Profiles 2016. Neighbourhoods captured include: CFB Kingston, Greenwood/St. Lawrence South, Revensview and Cataraqui River East.

Site Plan



Zoning

M4-E136-H228 (BY-LAW NO. 2022-62)

Allowing for uses including:

- Animal care⁵
- Animal shelter
- Banquet hall⁵
- Call centre¹
- Catering service¹
- Contractor's yard¹
- Day care centre⁵
- Financial institution⁵
- Fitness centre⁵
- Hotel⁵
- Laboratory¹
- Light industrial use¹
- Office¹
- Personal service shop⁵
- Place of worship⁵
- Production studio¹
- Recreation facility
- Repair shop¹
- Research establishment¹
- Restaurant⁵
- Retail store³
- Training facility¹
- Transportation depot¹
- Warehouse¹
- Wellness clinic⁵
- Wholesale establishment¹
- Workshop¹

¹Is required to operate within an enclosed building.

³Is limited only to convenience commercial uses in a retail store, in accordance with the complementary use policies of the Official Plan.

⁵Is 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.

Contact Information

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