



CLERMONT
GROUP

1-590 Cataragui Woods Drive
Kingston, Ontario
K7P 1 T8
ClermontGroup.com

FOR LEASE

GARDINERS CENTRE

561 MacRow
Kingston, Ontario



SPACE AVAILABLE

45,000sq. ft. (approx)

BUILDING AREA

4,000sq. ft. to 9,500sq. ft.

LEASE RATE

\$16.00 - \$18.00 PSF

ADDITIONAL RENT

\$7.00-\$8.00 PSF

ZONING

BP-4

CEILING HEIGHT

14 foot ceilings (but can customize to specific needs)

PARKING

Onsite parking available at no additional charge

DESCRIPTION

New development with immediate access to Highway #401 and approximately 1 Kilometer from Princess Street off Gardiners Road. Property has zoning for a business or professional office, data processing and related services, laboratory and research, a financial institution, clinic or restaurant.

NOTES:

This development is centrally located between Toronto, Ottawa & Montreal.

FOR MORE INFORMATION PLEASE CONTACT:

Carol Parks
Property Manager

Telephone: 613.384.4477 Ext. 203
Facsimile: 613.384.4497

cparks@clermontgroup.com

Note: All information provided is deemed reliable but is not guaranteed and should be independently verified.



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ZONING INFORMATION:
BP-4

Its permitted uses include, but are not limited to, the following:

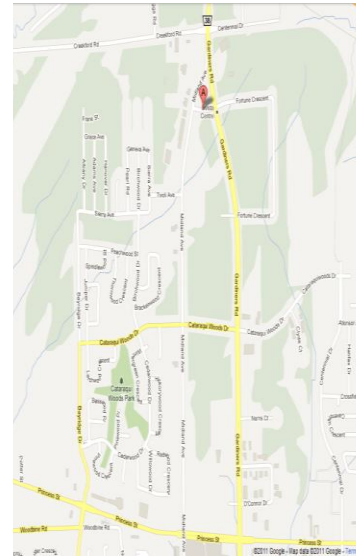
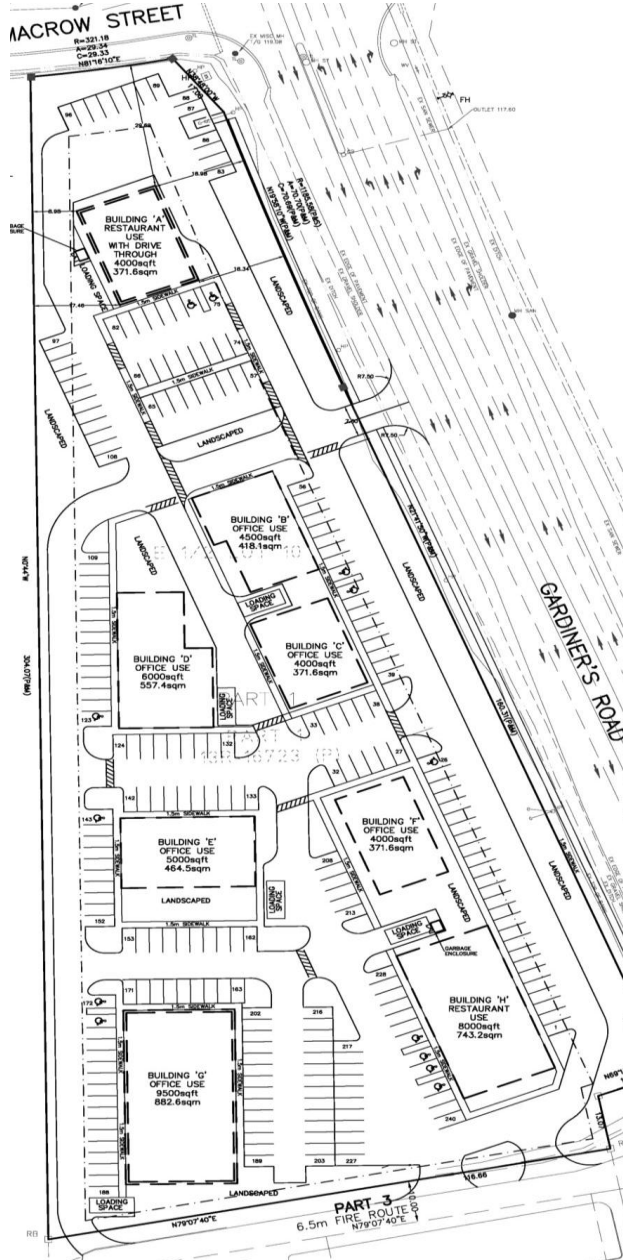
- Business or Professional Office
- Data Processing and Related Services
- Laboratory, Research, Development Facilities
- Financial Institution
- Clinic
- Restaurant and Patio

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BUILDING SIZES

- #1 4,000 Sq. Ft.
- #2 4,500 Sq. Ft.
- #3 4,000 Sq. Ft.
- #4 4,000 Sq. Ft.
- #5 8,000 Sq. Ft.
- #6 6,000 Sq. Ft.
- #7 5,000 Sq. Ft.
- #8 9,500 Sq. Ft.

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