



REMAX
COMMERCIAL®

FOR LEASE
KINGSTON ONTARIO

1225 Gardiners Rd 105
2,670 sq.ft.



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REMAX RISE Executives - COMMERCIAL DIVISION
OFFERED BY: PATRICK HULLEY
BROKER OF RECORD / CO-OWNER



1225 GARDINERS RD #105, KINGSTON

FOR LEASE

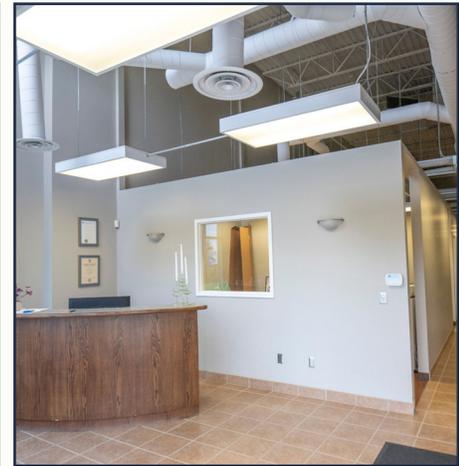
WEST END LOCATION

Exceptional west-end location offering a blend of finished professional office space and functional storage. Designed to meet the needs of modern businesses with both private and collaborative work areas.

WHY GREATER KINGSTON? A CONNECTED AND CAPABLE CITY

Strategically located between Toronto, Ottawa, and Montreal, Kingston offers direct access to major transportation corridors, including Highway 401 and VIA Rail. With a strong economic base in public sector services, education, and healthcare, and a growing tech and professional services sector, Kingston is a smart choice for office relocation or regional headquarters.

- POPULATION (CMA): 172,000+ ■ KEY SECTORS: GOVERNMENT, EDUCATION, HEALTHCARE, TECH, FINANCE
- EDUCATED WORKFORCE: 65% WITH POST-SECONDARY EDUCATION (QUEEN'S UNIVERSITY, ST. LAWRENCE COLLEGE, RMC)



1225 GARDINERS RD - KINGSTON, ON

FOR LEASE , UNIT 105



West-End Advantage

Work Where Life Happens

Kingston's West End offers a strategic balance of community and convenience. With family-friendly neighbourhoods, strong commercial growth, and direct access to Highway 401, it's an ideal location to position your business.

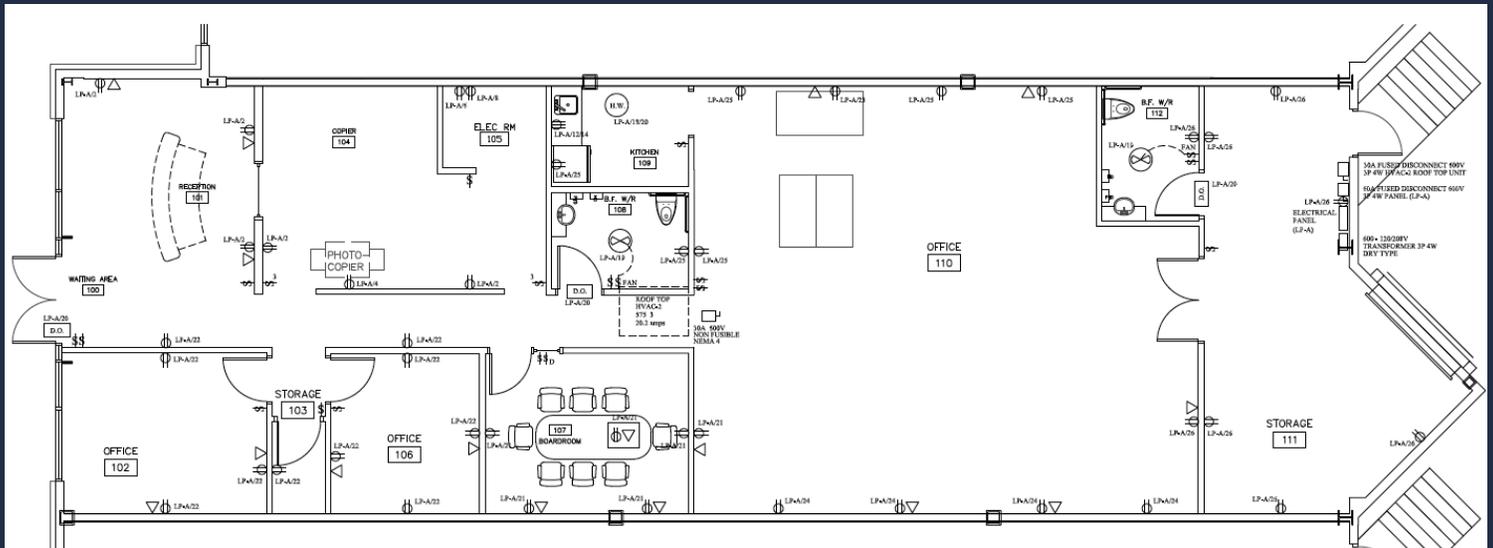
- Convenient access to Highway 401, city core, and west-end amenities
- Close to Cataraqui Town Centre, shopping plazas, schools, and park
- Direct routes to Napanee, Gananoque, and surrounding communities

1225 GARDINERS RD #105

CONVENIENT TO HWY 401

Prime West End Location

A versatile property with high visibility on Gardiners Road, complete with pylon signage and ample on-site parking. Rarely does a space combine this level of accessibility, exposure, and flexibility.



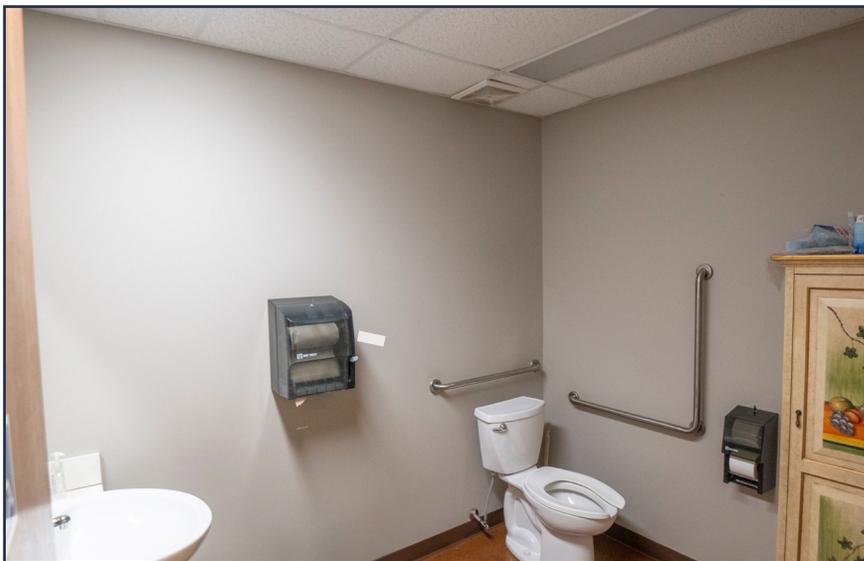


ZONING: BUSINESS PARK ZONE (M1)

Permitted uses under the applicable zoning by-law allow for warehouse, training facility, professional office, production studio, and light industrial uses per by-law.

PROFESSIONAL SPACE

Features include a welcoming reception, three spacious private offices, a boardroom, kitchenette, two washrooms, a large shared work area, and a rear warehouse/storage area with dock-level loading.



 **RATE:** \$14.00/sq.ft.

 **SIZE:** 2,670 sq.ft.



FOR LEASE

KINGSTON WEST-END

1225 Gardiners Rd Unit 105 - Kingston, ON
Asking \$14/sq.ft.



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EXECUTIVES, BROKERAGE - INDEPENDENTLY OWNED AND OPERATED

TERMS AND RATES SUBJECT TO CHANGE WITHOUT NOTICE. ADDITIONAL RENT PER LANDLORD'S LEASE. E.&O.E.

LET'S TALK COMMERCIAL REAL ESTATE

