



**623 Fortune Cres 230**  
**Kingston Ontario K7P 0E5**  
 Kingston 42 - City Northwest Frontenac  
**SPIS:** N  
**Taxes:** \$584,905.47/2025/Annual  
**DOM:** 3  
**List: \$14 Sq Ft Net**  
**For:** Lease  
**Last Status:** NEW

**MLS#:** X12507564  
**PIN#:** 360862999  
**Legal:** PT LTS 10 & 11, CON 3, PTS 2, 5 & 9, 13R20396; SUBJECT TO AN EASEMENT OVER PT 5, 13R20396 IN FAVOUR OF PTS 6, 10, 11 & 12, 13R20396 AS IN FC136141 SUBJECT TO AN EASEMENT OVER PT 9, 13R20396 IN FAVOUR OF PTS 6, 10, 11 & 12, 13R20396 AS IN FC136141 TOGETHER WITH AN EASEMENT OVER PT 10, 13R20396 AS IN FC136141 SUBJECT TO AN EASEMENT OVER PT 5, 13R20396

**Total Area:** 2581 Sq Ft  
**Ofc/Apt Area:** 2581 Sq Ft  
**Indust Area:**  
**Retail Area:**  
**Apx Age:**  
**Volts:**  
**Amps:**  
**Zoning:** M4  
**Truck Level:**  
**Grade Level:**  
**Drive-In:**  
**Double Man:**  
**Clear Height:**  
**Sprinklers:** N  
**Heat:** Gas Forced Air Open  
**Phys Hdp-Eqp:**

**Survey:**  
**Lot/Bldg/Unit/Dim:**  
 512.45 x 587.47 Feet Unit  
**Lot Irreg:**  
**Bay Size:**  
**%Bldg:**  
**Washrooms:** 0  
**Water:** Municipal  
**Water Supply Type:**  
**Sewers:** Sanitary  
**A/C:** Y  
**Utilities:** A  
**Garage Type:** Outside/Surface  
**Park Spaces:** #Trl Spc:

**Prop Feat:**  
**Security Feat:** No  
**Soil Test:**  
**Out Storage:**  
**Rail:**  
**Crane:**  
**Basement:**  
**Elevator:** Public  
**UFFI:**  
**Assessment:**  
**Chattels:**  
**LLBO:**  
**Days Open:**  
**Hours Open:**  
**Employees:**  
**Seats:**  
**Area Infl:**

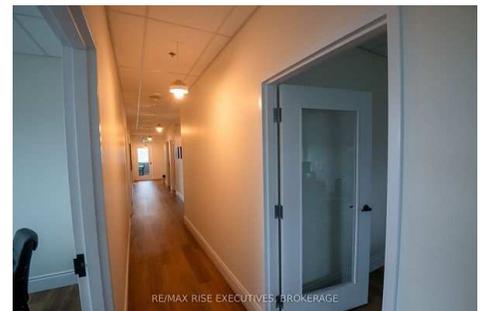
Bus/Bldg Name:		For Year:	Financial Stmt:
<b>Actual/Estimated:</b>			
<b>Taxes:</b>	<b>Heat:</b>	<b>Gross Inc/Sales:</b>	<b>EstValueInv At Cost:</b>
<b>Insur:</b>	<b>Hydro:</b>	<b>-Vacancy Allow:</b>	<b>Com Area Upcharge:</b>
<b>Mgmt:</b>	<b>Water:</b>	<b>-Operating Exp:</b>	<b>% Rent:</b>
<b>Maint:</b>	<b>Other:</b>	<b>=NetIncB4Debt:</b>	

**Client Remks:**  
 Exceptional opportunity to relocate in one of the best office locations in Kingston West, Empire Tower. Located at the intersection of Gardiners Rd., and Fortune Cres, walking distance to restaurants and easy access from the 401 and all city connections. Well appointed space is demised into 13 offices with a boardroom and provides for a large number of offices with natural light spacious windows, complete with blinds in place. This second floor space offers 2,581sq.ft. with shared washrooms in common area, elevator access, signage on two pylons (facing Fortune Cres. & Gardiners Rd.). Sublease rate of \$14 sq.ft. base Rental w/additional rent including projected utilities at \$9.80 sq.ft.. Potential to offset rent w/existing sub tenant. Professional building to locate your business within a prime location in Kingston's West End. (Landlord is Four Corners Developments Inc. - Sub Lease through RISE Executives Inc. 4.5 years remaining on term)

**Listing Contracted With:** RE/MAX RISE EXECUTIVES, BROKERAGE 613-546-4208

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