



RE/MAX
COMMERCIAL[®]

SECOND FLOOR OFFICE SPACE FOR SUBLEASE - KINGSTON

623 Fortune Crescent #230 - Kingston, ON
2,581 sq.ft.

CELL: 613.541.9821
Email: patrickhulley@gmail.com
Web: commercialsource.ca

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



WELCOME TO 623 FORTUNE CRESCENT

FOR LEASE

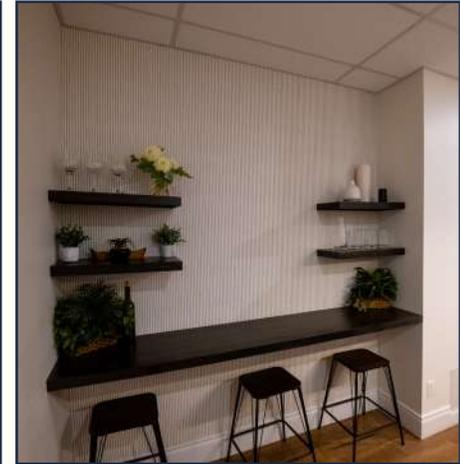
IN KINGSTON'S WEST END

An exceptional opportunity to establish your business in one of Kingston West's most desirable office locations — Empire Tower.

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)



623 FORTUNE CRESCENT #230 - KINGSTON, ON

FOR LEASE SUITE 230



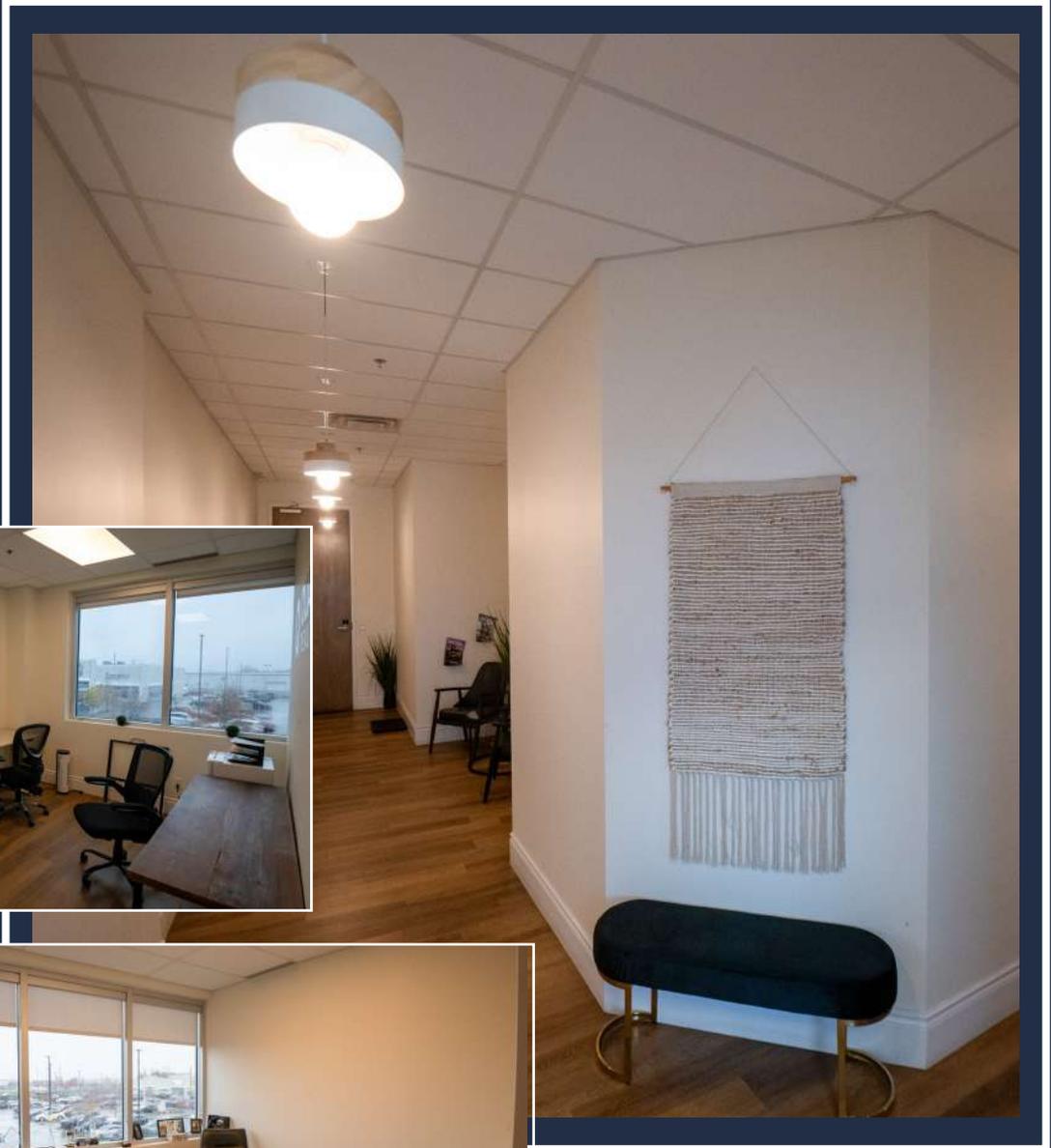
West End Advantage

Work Where Life Happens

Position your business in a thriving commercial hub with unbeatable connectivity. Empire Tower offers:

- Easy Access to Highway 401 and Major Arterial Routes
- Walking Distance to Restaurants, Shops and Local Amenities
- A Growing Centre for Commerce and Professional Services
- Balance of Convenience, Visibility, and Prestige

623 FORTUNE CRESCENT #230 - KINGSTON, ON



A RARE OPPORTUNITY

In a Premier City Location

With only limited availability in this sought-after building, Suite 230 presents a rare chance to secure prime office space in Kingston's West End. The sublease rate of \$14.00/sq.ft. (plus \$9.80/sq.ft. additional rent, including projected utilities) makes this a cost-effective option for businesses seeking quality and visibility. Plus, the potential to offset rent with an existing subtenant adds further value to this outstanding opportunity.



ZONING: DOWNTOWN ZONE 1 (DT1)

Located within a professional office zone, the property accommodates a wide range of business, administrative, and professional service uses. This flexible zoning allows for both established and growing enterprises to operate efficiently in a well-supported business environment.

PROFESSIONAL SPACE

Empire Tower stands as a landmark professional building, home to a diverse mix of established businesses and executive offices. The bright, efficient layout of Suite 230 supports productivity and collaboration in a professional environment designed to impress clients and employees alike. This well-appointed second-floor suite spans 2,581 sq. ft. and features 13 private offices plus a boardroom. Large windows throughout provide an abundance of natural light, with blinds already in place for added comfort. The space includes shared washrooms, elevator access, and signage on two prominent pylons visible from both Gardiners Road and Fortune Crescent.



BASE RENTAL RATE: \$14.00/sq.ft. per Annum
Additional Rent Projected at \$9.80/sq.ft. per Annum

SIZE: 2,581 sq.ft.



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Asking \$14/sq.ft.



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[Linkedin.com/in/patrickhulley/](https://www.linkedin.com/in/patrickhulley/)

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

LET'S TALK COMMERCIAL REAL ESTATE

