



RE/MAX
COMMERCIAL

FIFTH FLOOR OFFICE SPACE FOR LEASE - KINGSTON

49 Place D'Armes - Kingston, ON

1,800 to 39,000 sq.ft. (gross leaseable)

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



WELCOME TO 49 PLACE D'ARMES
IN THE HEART OF DOWNTOWN KINGSTON

FOR LEASE
LIMITED TIME OFFER:
12 MONTHS BASE RENT
FREE ON 5 YEAR TERM
LEASE*

Set within Kingston's historic and professional district, this office building with on-site parking in the city core presents a rare opportunity for businesses seeking quality space in a walkable, amenity-rich downtown environment.

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)



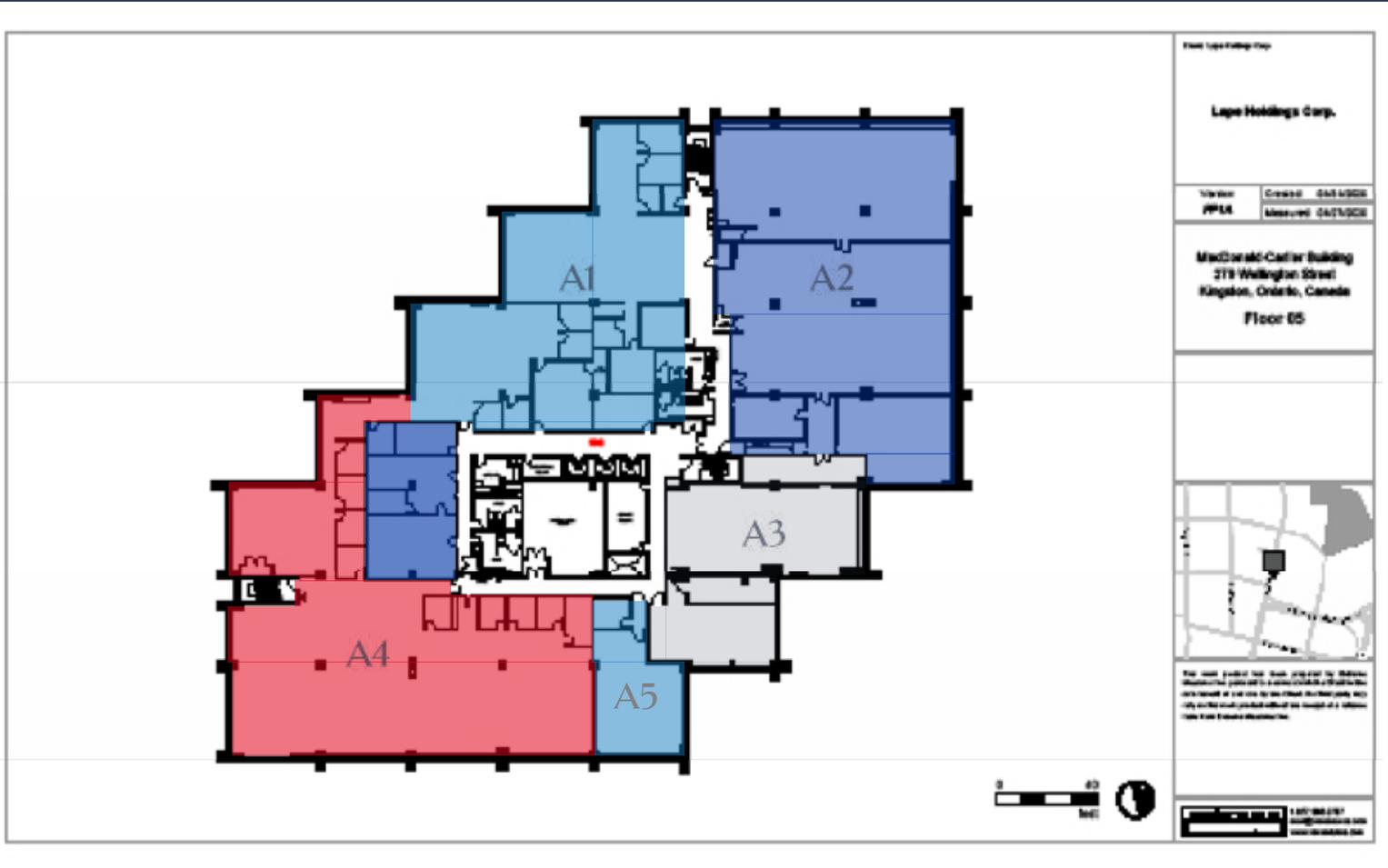
49 PLACE D'ARMES - KINGSTON, ON

FOR LEASE 5TH FLOOR

Downtown Advantage **Work Where Life Happens**

The downtown core blends business functionality with lifestyle appeal, offering staff and clients a vibrant, accessible setting. From waterfront trails and parks to boutique shops, top-rated dining, hotels, and cultural institutions like City Hall and Market Square, Kingston's downtown offers a complete work-life experience.

- Steps to waterfront parks and walking paths
- Surrounded by restaurants, cafés, and retail
- Close proximity to hotels and civic amenities
- Serviced by public transit with major public parking access nearby



49 PLACE D'ARMES, KINGSTON, ON
A RARE OPPORTUNITY

In a Premier City Core Location

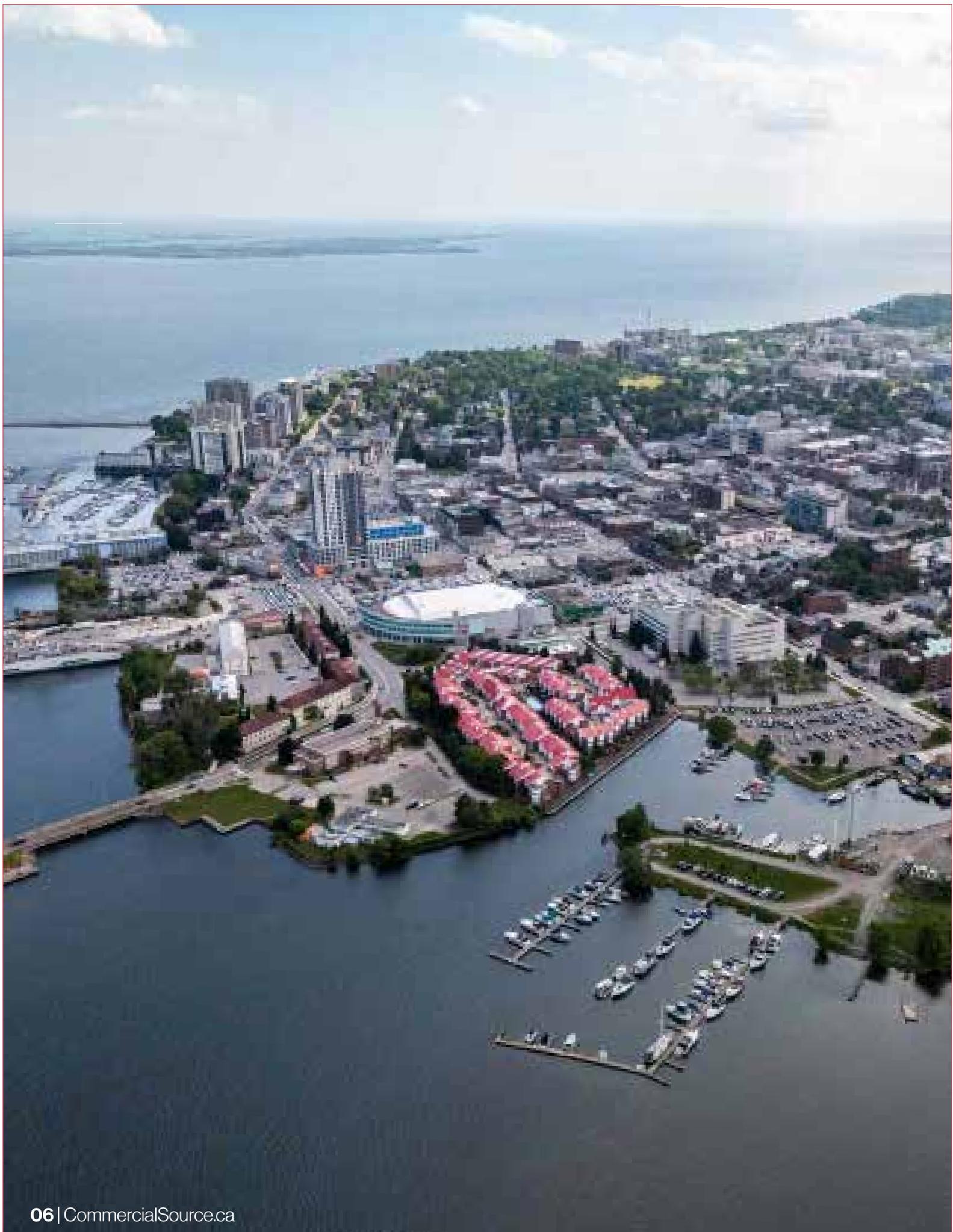
With limited large-block office space available in Kingston's downtown core, Place D'Armes offers a rare opportunity for contiguous fifth-floor office space of up to approximately 39,000 sq. ft. (gross leasable), with individual suites available from approximately 1,800 sq. ft. (leasable). All suites offer exceptional views of the city core and Inner Harbour, with 36 parking spaces available and allocated pro rata across the fifth-floor premises.

APPROXIMATE AREAS:

- ≡ A1: 5,500 sq.ft. ≡ A2: 10,500 sq.ft.
- ≡ A3: 3,000 sq.ft. ≡ A4: 17,200 sq.ft.
- ≡ A5: 1,800 sq.ft.

BASE RENTAL ASKING: \$14.00 SQ/FT ANNUM

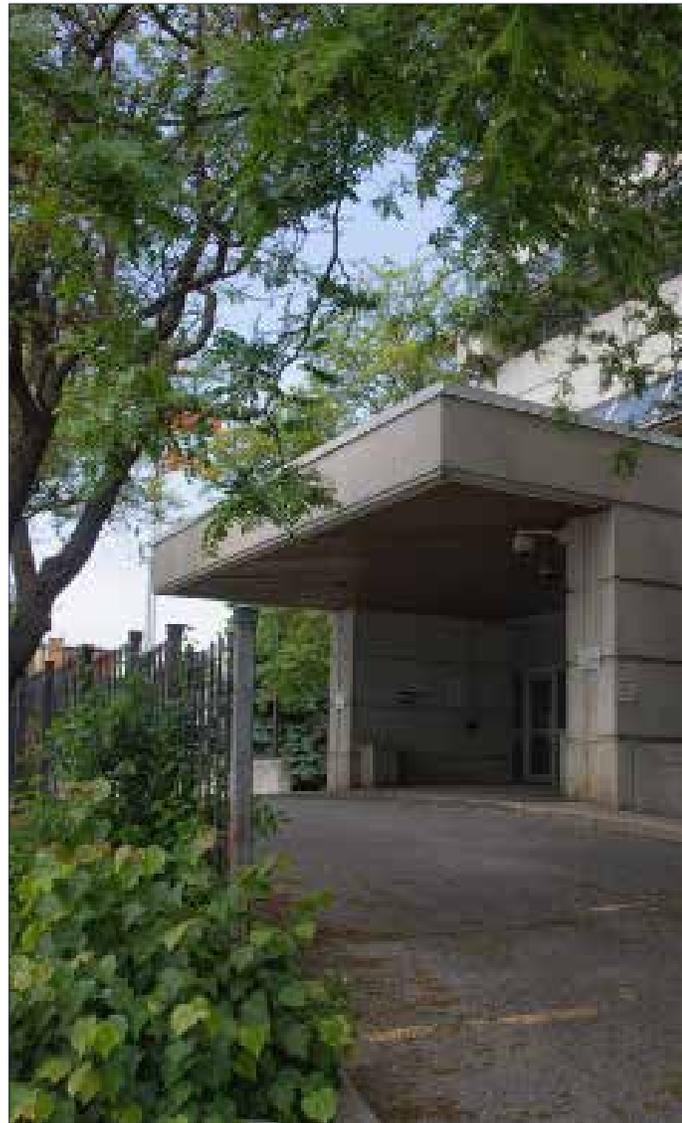
TAXES: \$5.82* SQ/FT CAM: \$5.33* UTILITIES: \$5.39*
*PER ANNUM / PROJECTED 2025



FLEXIBLE OFFICE DEMISING OPTIONS:

We have approximated demising options for the space, though the floorplate offers a range of configurations from approximately 1,800 sq. ft. to 3,000 sq. ft., up to a full-floor opportunity of approximately 39,000 sq. ft. (gross leasable). All suites benefit from unparalleled views of the city core and Inner Harbour, and select configurations include existing private offices and meeting rooms.

If the floor is subdivided, tenants will share a central corridor with access to washrooms and a common kitchenette and dining area. A main-floor lounge, located just off the lobby, is also available for all tenants.



ZONING: DOWNTOWN ZONE 1 (DT1)

49 Place D'Armes is zoned for a wide range of uses within the Downtown 1 Zoning Provision, per the City of Kingston Zoning By-Law including: Financial Institution / Fitness Centre / Office / Personal Service Shop / Restaurant / Retail / Training Facility / Wellness



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EXECUTIVES, BROKERAGE - INDEPENDENTLY OWNED AND OPERATED

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

LET'S TALK COMMERCIAL REAL ESTATE

