

Listing X12805316 MLS® Data Information



49 Place D' Armes, 503
Kingston, ON K7K 6E1
Commercial - Office
For Lease - \$14 Sq Ft Net - New

RE/MAX RISE EXECUTIVES, BROKERAGE
(613-546-4208)
PATRICK N HULLEY, Broker of Record
(613-541-9821)

Location

ASSESSMENT ROLL #	101103010013300	LOT/BLDG./ UNIT CODE	Building
PIN#	360010196	LOT SIZE CODE	Feet
AREA	Frontenac	LOT SHAPE	Irregular
MUNICIPALITY	Kingston	LOT SIZE SOURCE	GeoWarehouse
COMMUNITY	22 - East of Sir John A. Blvd	LOT SIZE AREA/CODE	3.6 Acres
LEGAL DESC.	Assessment Roll Legal Description: PLAN D19 LOT 1 TO LOT 30 B101 MARKET RESERVE CAT ORD WATER LOT RP 13R3005 PART 1 TO PART 24 Note: Full legal description is more comprehensive	ZONING	DT1
LOT FRONT	355	DIR.S	North East Corner of Place D' Armes and Wellington Street (main entrance is 49 Place D' Armes - Municipal is 279 Wellington Street)
LOT DEPTH	283	MAIN CROSS STREETS	Wellington at Place D' Armes 2 blocks north of Queen Street, inner harbour - City of Kingston

Amounts/Dates

MIN RENTAL TERM MONTHS	60	POSSESSION REMARKS/TYPE	Immediate / Immediate
MAX RENTAL TERM MONTHS	120	HOLDOVER DAYS	60
CONTRACT COMMENCEMENT	February 20, 2026	TAXES/TYPE/YEAR	\$1,106,285 / Annual / 2025
EXPIRY DATE	August 17, 2026	LANDLORD NAME	Lape Holdings Corp.

Details

CATEGORY	Office	UTILITIES	Yes
USE	Other	WATER	Municipal
FREESTANDING	No	AIR CONDITIONING	Yes
TOTAL AREA/CODE	39000 Sq Ft Divisible	HEAT TYPE	Gas Forced Air Closed
OFFICE APT. AREA/CODE	39000 Sq Ft	WASHROOMS	4
APPROX. AGE	31-50	ELEVATOR	Public
AREA INFLUENCES	Public Transit, Recreation/Community Centre	GARAGE TYPE	Outside/Surface
BASEMENT	Yes	RAIL	No
UFFI	No	SEWERS	Sanitary
CLEAR HEIGHT FT.	10ft	YEAR BUILT	1983
SPRINKLERS	Yes		

Comments

REMARKS FOR CLIENTS

Limited-Time Landlord Incentive: Sign a new five-year lease and receive 12 months base rent free. 49 Place D'Armes / 279 Wellington Street, Suite 503 offers a rare downtown Kingston office opportunity with immediate occupancy and outstanding panoramic views over the city core, Kingston Marina, the Great Cataraqui River, and the Inner Harbour along Lake Ontario. This fifth-floor space provides exceptional flexibility, with demising options ranging from approximately 1,800 sq. ft. up to approximately 39,000 sq. ft. gross contiguous, subject to final configuration and measurement, including suite sizes of approximately 3,000 sq. ft., 5,500 sq. ft., 10,500 sq. ft., and 17,200 sq. ft. The building is located in one of Kingston's most secure and desirable downtown settings and is home to established government tenancies, including the Ministry of Health. Features include three elevators, a kitchenette, and four full washrooms on the fifth floor. Parking is allocated on a pro-rata basis at a baseline of one space per 1,100 sq. ft. of leased area. Offered at a base rental rate of \$14.00 per sq. ft. per annum, with additional rent budgeted for 2025 at \$16.54 per sq. ft. annually (taxes \$5.33, operating \$5.82, utilities \$5.39). Surrounded by downtown amenities and approximately four blocks to City Hall, this space is ideal for professional office users seeking a high-profile, secure, and prestigious location. Lease per Landlord's form of lease. Virtual tour and floor plan configuration options available.

OFFER REMARKS

Please include Schedule B located in documents with all offers.

EXCLUSIONS

All existing tenant chattels and trade fixtures

REALTOR ONLY REMARKS

All showings through listing agent

Financial Information

FRANCHISE No

Other

LISTING BROKERAGE	RE/MAX RISE EXECUTIVES, BROKERAGE	DISPLAY ADDRESS ON INTERNET	Yes
SALESPERSON 1	PATRICK N HULLEY, Broker of Record	DISTRIBUTE TO DDF/IDX	Yes
SALESPERSON 1 PHONE #	613-541-9821	PERMISSION TO CONTACT BROKER TO ADVERTISE	Yes
SALESPERSON 1 EMAIL	patrickhulley@gmail.com	SHOWING REQUIREMENTS	List Salesperson
CMSN. TO CO-OP. BROKERAGE	2.00% of base rental initial term	OCCUPANCY	Vacant
SELLER PROP. INFO STATEMENT	No	CONTACT AFTER EXPIRED	No
DISTRIBUTE TO INTERNET	Yes		

This is an MLS® Data Information Form. Seller or Landlord hereby acknowledges having received a copy of this document which forms Part 2 of the listing agreement

Signature

Date

Signature

Date

Signature

Date