


For Lease
623 Fortune Cr,
Unit 320
Kingston, ON

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 **Rockwell Commercial**
Real Estate, Brokerage
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Property Details

Available Space	± 2,302 sf
Net Rent	\$16.00 psf + HST
Additional Rent	\$9.50 psf + HST including water/sewer + natural gas charges
Landlord	Four Corners Developments Inc.
Electrical Service	Separately metered and paid directly by tenants
Parking	± 465 stalls in common
Available	May 1, 2025

Zoning

M4-L287 (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- Office¹
- Personal service shop⁵
- Wellness clinic⁵

¹Required to operated within an enclosed building

⁵Is permitted as a principal use and may occupy 100% gross floor area on the lot, in accordance with the complementary use policies of the Official Plan

Highlights

- Join Re/Max Rise, Fractal Workspace, Defense Construction Canada, Four Corners Development, Vorster Eliason, Canada and as tenants in this prestige office building.
- Upscale 3-storey office building located at the northeast corner of Gardiners Road and Fortune Crescent.
- Building features include high end common area finishes, fibre optics, building signage separate from project, large efficient floor plates with an abundance of windows, security card access, single elevator and common washrooms/garbage/ recycling rooms.



The Development

Empire Court is a mixed use development of approximately ± 112,000 sf (total size) on the northeast corner of Gardiners Road and Fortune Crescent, benefiting from easy Highway 401 access.

Situated immediately south of the municipally owned Invista Centre 4-pad arena, track and field and recreational facility with easy access to Highway 401, The Cataraqui Town Centre, the RIOCAN Power Centre, Rona+, Canadian Tire, Costco, Walmart and many other amenities.

Distance By Vehicles

Montreal	2 hr 58 min	292 KM
Ottawa	1 hr 52 min	199 KM
Toronto	2 hr 30 min	254 KM
Downtown Kingston*	19 min	10.6 KM
Kingston City Centre**	12 min	6.5 KM
Kingston East End***	14 min	17.4 KM

*623 Fortune Crescent to 1 Market Street **623 Fortune Crescent to 1100 Princess Street ***623 Fortune Crescent to 80 Gore Road

Traffic Count

Fortune Crescent @ Gardiners Road	
N/S	E/W
44,259	6,603

Source: AADT 2018



Subject Property

TRILLIUM GYMNASTICS

Electronic Packaging Systems

TINT WORLD
AUTOMOTIVE STYLING CENTERS

ONTARIO MEDICAL SUPPLY

RIVERHEAD BREWING COMPANY

Energetics HEALTH & FITNESS

RED HOUSE WEST

Quesada BUREITOS & TACOS
HOMESTYLE DELI

SMOKE BARREL
Eurb Lash Pita Pit
PHO KINGSTON

St. Louis BAR & GRILL
Dulux
mccabe FAMILY DENTISTRY

BESPOKE SKIN
Kingdom Nail & Spa

GARDINERS ROAD ANIMAL HOSPITAL

FRONTIAC CHIROPRATIC AND SPORTS REHAB

N88°40'10"W REAR YARD

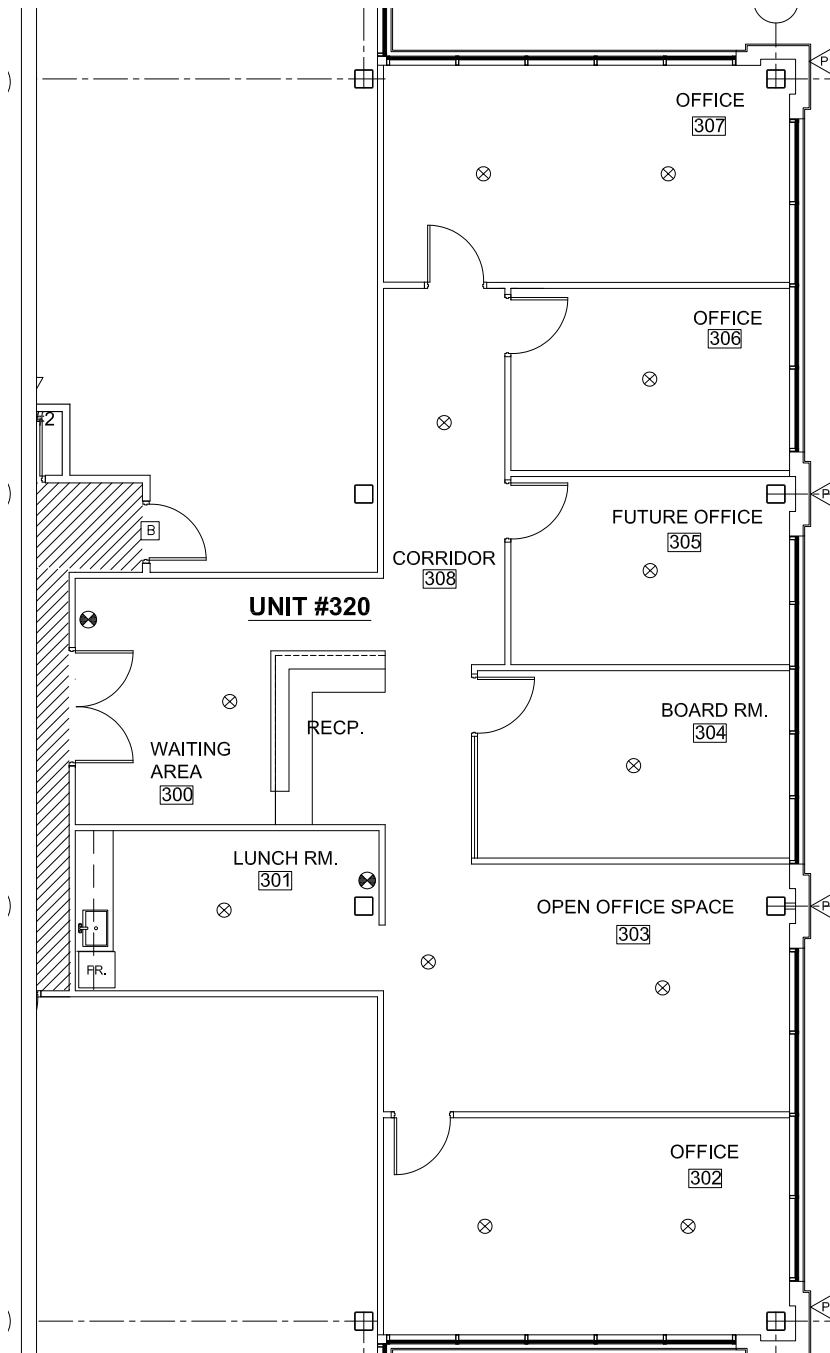
190.91

N87°42'30"W 109.75 (P5&S)

N88°38'50"W 44.87 (P5&S)

WIT PART 3(PB) PART 1

Third Floor Plan



Contact Information

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