



RE/MAX
COMMERCIAL[®]

FIFTH FLOOR OFFICE SPACE FOR LEASE - KINGSTON

49 Place D'Armes - Kingston, ON
From 3,000 to 39,003 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

FOR LEASE

IN THE HEART OF THE
DOWNTOWN CORE

Set within Kingston's historic and professional district, this secure-access office building 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 parking access nearby



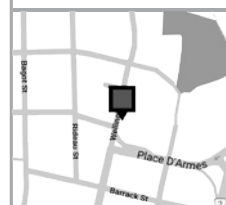
Client: Lape Holdings Corp.

Lape Holdings Corp.

Version Created: 01/31/2020
FP1A Measured: 01/27/2020

MacDonald-Cartier Building
279 Wellington Street
Kingston, Ontario, Canada

Floor 05



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FOR LEASE - 5TH FLOOR COMPRISING 39,003 SQ.FT CONTIGUOUS

A RARE OPPORTUNITY

In a Premier City Core Location

With limited large-block office space available in Kingston's downtown core, this offering at Place D'Armes presents a timely opportunity for forward-looking organizations. Whether relocating, expanding, or consolidating, this property provides the strategic visibility, location benefits, and workplace quality today's leading employers seek.

APPROXIMATE AREAS:

≡ A1: 5,550 sq.ft ≡ A2: 10,900

≡ A3: 3,050 sq.ft ≡ A4: 19,500

BASE RENTAL ASKING: \$14.00 SQ/FT ANNUM

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

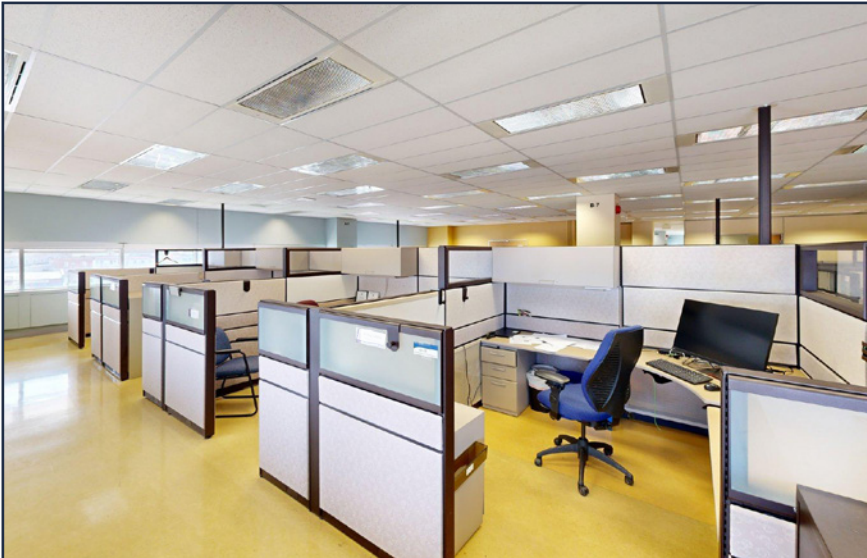


ZONING: DOWNTOWN ZONE 2 (DT2)

The building is well zoned for the anticipated within uses being professional office space. Allowable uses within the DT2 Zone include financial institution, Office, Wellness Clinic to name but a few of the within allowable uses.

PROFESSIONAL SPACE WITH SECURE ACCESS

Existing tenants operate with front desk security (existing tenants own security in place), and elevator access to upper floors is controlled via fob for added security. Onsite parking is available, with additional municipal parking and adjacent bus route access. The building offers a rare downtown parking ratio of one space per 1,100 sq.ft., included in the rent — an enviable feature for a core office location.



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