

49 Place D'Armes 500, Kingston

NEW FOR LEASE **\$14** Sq Ft Net

Kingston, Frontenac, Ontario K7K 6E1

X12249354

RE/MAX RISE EXECUTIVES, BROKERA...

Office	390003 Sq Ft Divisible	Other	Office	0
TYPE	TOTAL AREA	USE	CATEGORY	DOM



CLIENT REMARKS

49 Place D'Armes / 279 Wellington Street offers a prime office opportunity in the heart of Kingston's downtown core. Suite 500 Within Offers 39,003 sq.ft Gross Leaseable contiguous, with additional options to demise from 3,000 sq.ft (502) , 10,800 sq. ft. (503), and 19,500 sq. ft. subject to space configuration. The building overlooks the city core, the Great Cataraqui River at Kingston Marina, and the Inner Harbour along the shores of Lake Ontario. The property is located in one of the most secure and desirable locations in the city, home to several government tenancies including the Ministry of Health. Features include three elevators, a kitchenette, four full washrooms on the fifth floor, and one parking space per 1,100 sq. ft. of leased space. Just 4 blocks to City Hall and surrounded by downtown amenities including restaurants, waterfront parks, and services, this location offers both functionality and prestige. The Landlord is offering space at a base rental rate of \$14.00 per sq. ft. per annum. Additional rent is budgeted for 2025 at \$5.33 per sq. ft. for taxes, \$5.82 per sq. ft. for operating costs, and \$5.39 per sq. ft. for utilities, totaling \$16.54 per sq. ft. annually. Ideal for professional office users seeking a secure, high-profile downtown location. Lease per Landlords Form of Lease. Preview Virtual Tour of floor plan and additional documents for space division options. Occupancy September 22nd, 2025 Allowable uses per DT1 Zoning include Office, Training Facility & Financial.

LISTING INFORMATION

PIN#	360010196	POSSESSION DATE	09/27/2025
TAXES	\$0 (2025) Annual	ASSESSMENT	/ 2024
TAX YEAR	2025	PROPERTY MGMT CO	Self Managed
ENERGY	N	SELLER PROPERTY	N
CERTIFICATION		INFO STATEMENT	
LEGAL DESCRIPTION	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

STATUS	Available
MINIMUM RENTAL	60
TERM	
MAXIMUM RENTAL	120
TERM	

PROPERTY INFORMATION

APPROX AGE	31-50	WASHROOMS	4
YEAR BUILT	1983	GARAGE TYPE	Outside/Surface
YEAR BUILT SOURCE	Other	APT/UNIT	500
LOT SIZE	355 x 283 Feet	BASEMENT	Y
LOT SHAPE	Irregular	ELEVATOR	Public
LOT SIZE SOURCE	GeoWarehouse	HEATING TYPE	Gas Forced Air Closd
LOT CODE	Building	WATER	Municipal
DIR/CROSS ST	Wellington at Place D' Armes 2 blocks north of Queen Street, inner harbour - City of Kingston	SEWERS	Sanitary
DIRECTIONS	North East Corner of Place D' Armes and Wellington Street (main entrance is 49 Place D' Armes - Municipal is 279 Wellington Street)	UTILITIES	Y
UFFI	No	AREA INFLUENCES	Public Transit,Rec Centre
A/C	Y		
ZONING	DT1		
PHYS HDCAP-EQUIP	Y		
FREESTANDING	N		
FRANCHISE	N		
OFFICE APT AREA	39003 Sq Ft		
RAIL	N		
CHATELS	N		
CLEAR HEIGHT	10		
AREA	Frontenac		
MUNICIPALITY	Kingston		

FEATURES

✔ Sprinklers

SECURITY FEATURES

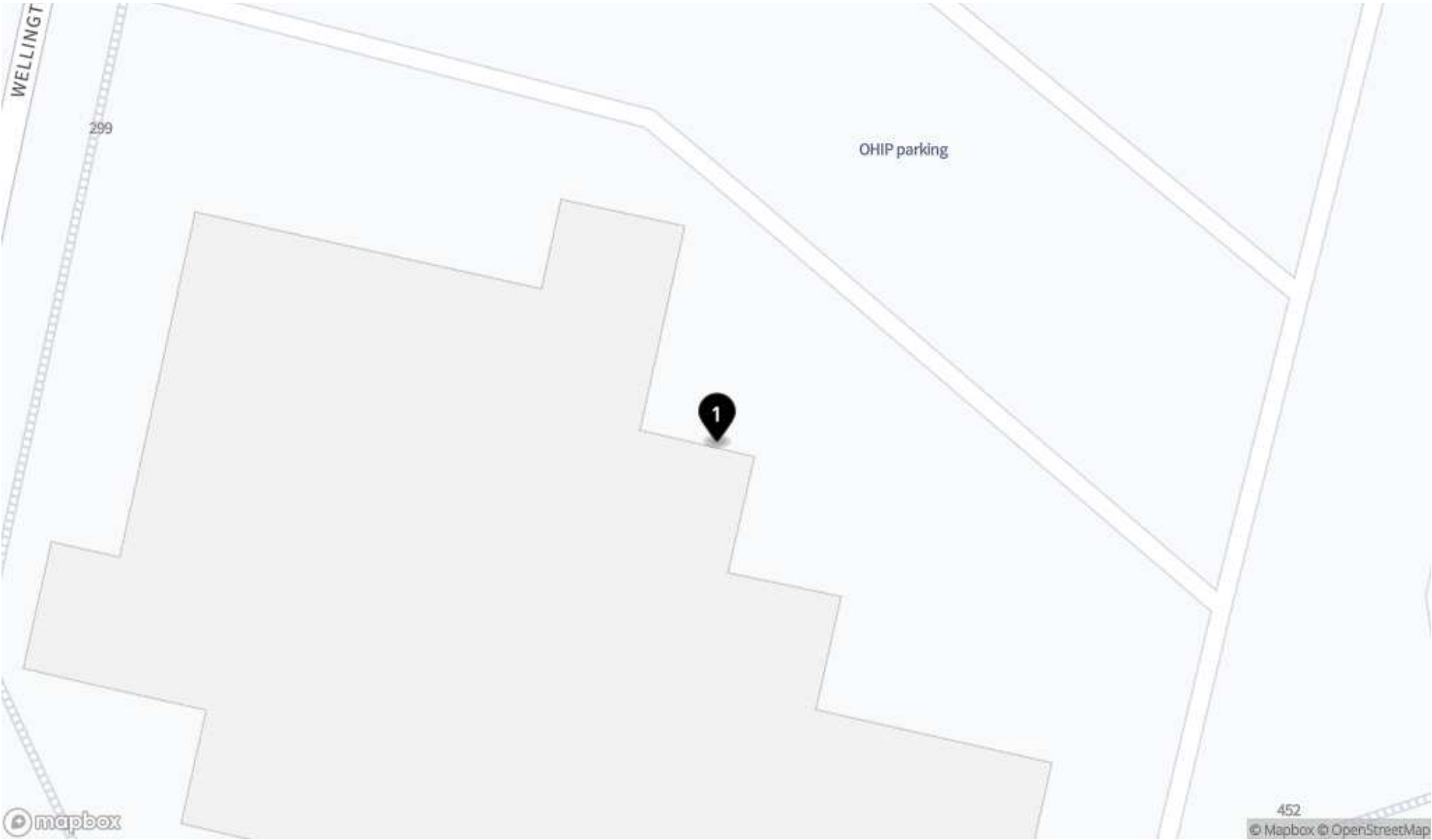
✔ Yes

WASHROOM INFO

# OF WASHROOMS	PIECES	LEVEL
4		

LISTING CONTRACTED WITH

RE/MAX RISE EXECUTIVES, BROKERAGE
613-546-4208



LSC	ADDRESS & MUNICIPALITY	COMMUNITY	LIST PRICE	SOLD PRICE	TYPE	BR	WR	FAM	KIT	GAR	TYPE	AC	HEAT	CONTRACT DATE	SOLD DATE	LIST BROKERAGE	CO-OP BROKERAGE	MLS#
1 NEW	49 Place D'Armes 500 Kingston		\$14		Office+	0	4				Outside/Surface	Y		6/27/2025		RE/MAX RISE EXECUTIVES, BROKERAGE		X12249354

AVERAGES

	MEAN	MEDIAN
PRICE	\$14	\$14