



RE/MAX
COMMERCIAL®

PROFESSIONAL OFFICE SPACE

216 MAIN ST PLAZA D1-D3

FOR LEASE
Asking \$14.00/sq.ft. N/N/N



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

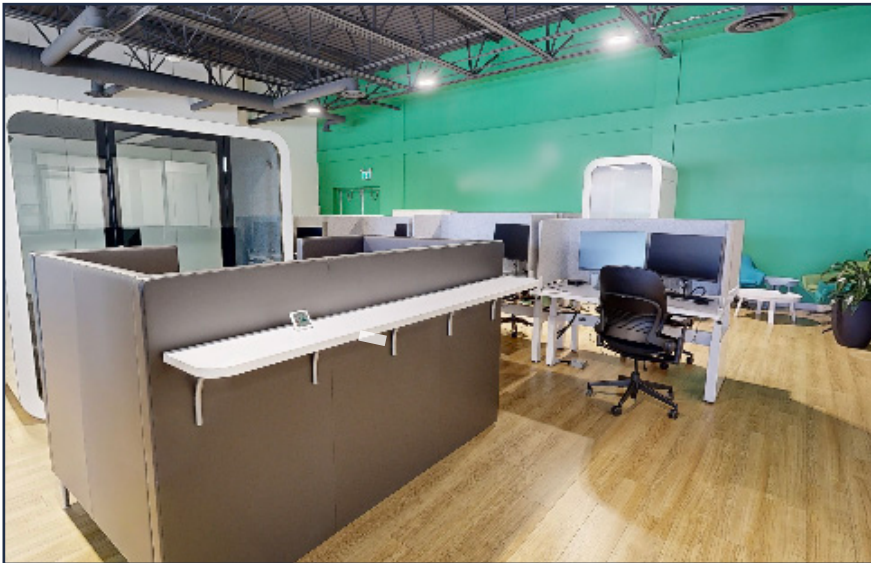
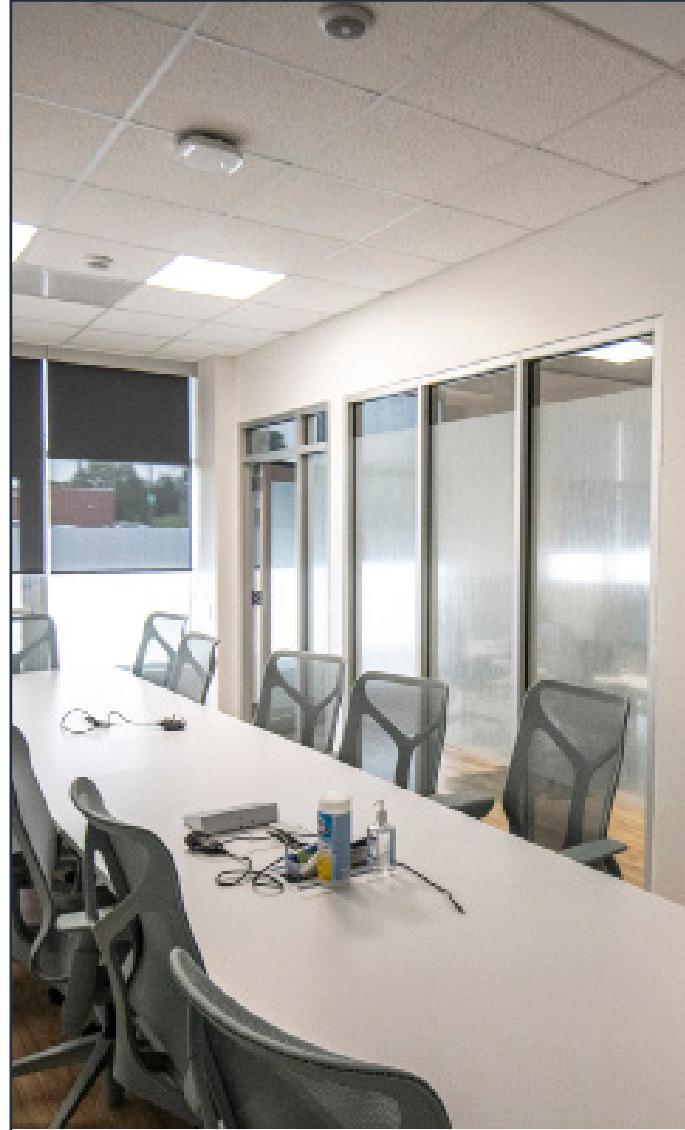
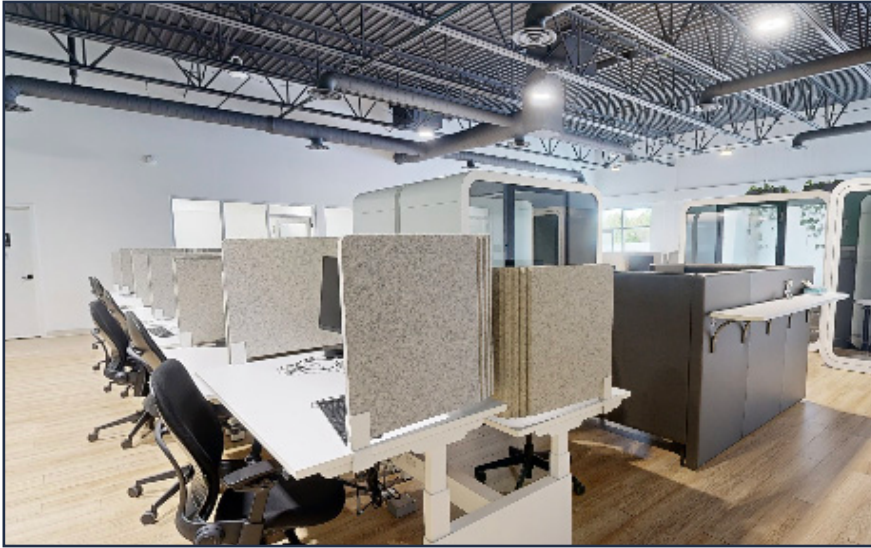


PROFESSIONAL OFFICE SPACE
FOR LEASE
20 MINUTES TO KINGSTON

Located in historic Bath, Main Street Plaza offers prime professional office space in a growing waterfront community. Surrounded by parks, a marina, and new residential development, the plaza is anchored by trusted local tenants with steady visibility, consistent traffic, and a front-row seat to the area's growth.

216 MAIN ST D1-D3

Exceptionally finished professional office space featuring glass partitions, boardroom, offices, large open work area w/ exposed high ceiling, 3 washrooms, kitchenette w/lunchroom and tinted glass for privacy located within Main Street Plaza, Bath Ontario ideal location to service the broader region of Loyalist, Greater Kingston & Napanee. TMI (taxes, maintenance and Insurance) projected at \$6.50 sq. ft. Gas and hydro metered individually. Ceiling heights vary from 13' open areas to 9' finished office areas. Ready to move in premium turnkey office space.

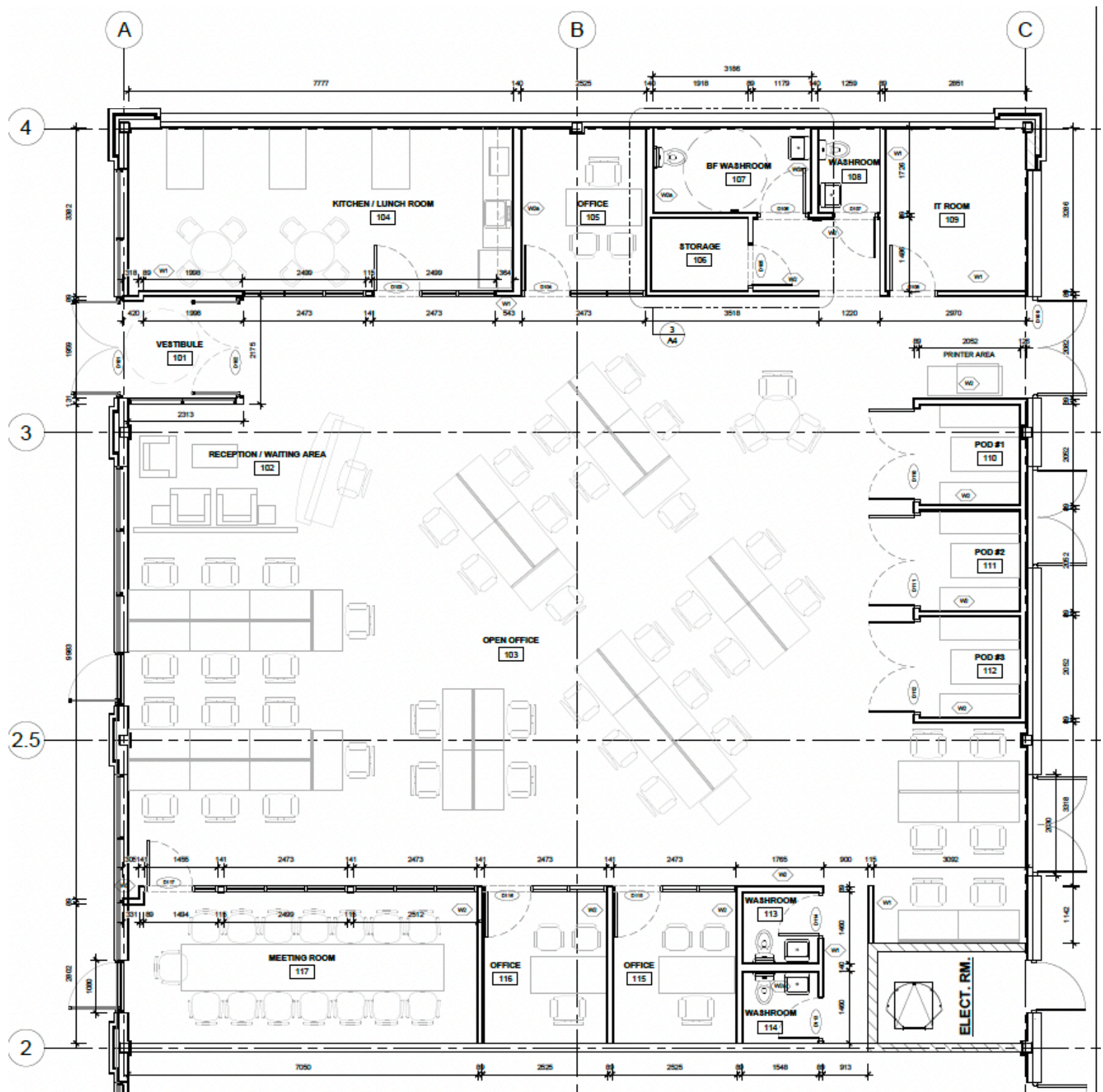


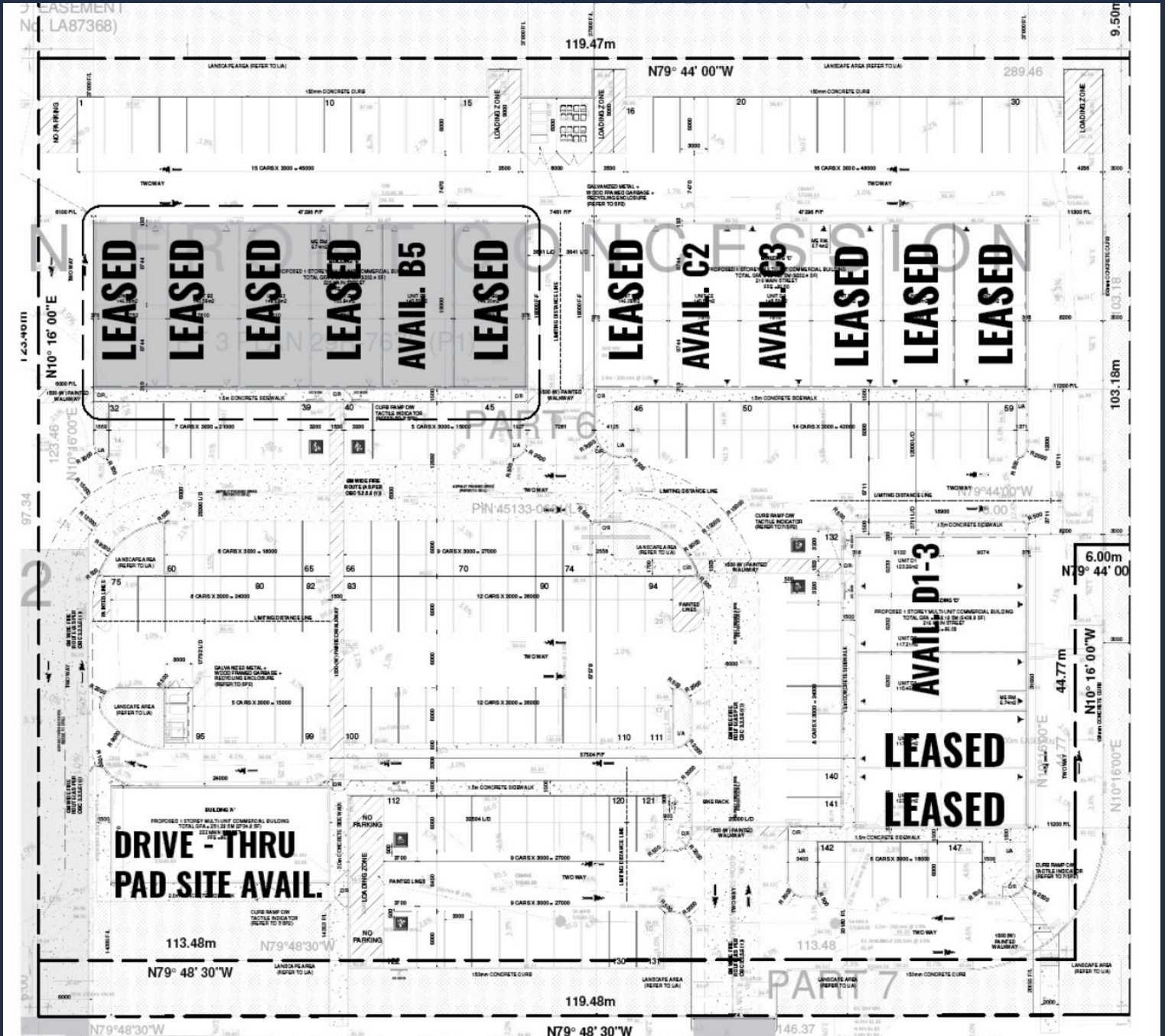
ZONED C4-6:

Allowable uses within C4-6 Zoning includes restaurant, grocery/home decor/retail/gym, medical/dental/veterinary clinic, professional clinic/office, coffee shop/bakery, financial/investment/specialty retail.

AVAILABLE SERVICES:

Full municipal services/water, sewer, hydro, cable, high speed internet available, paved parking, and shared pylon sign.





ALL UNITS AVAILABLE FOR LEASE

Prime Commercial/Professional Office Space

Main Street Plaza already has over 17,655 sq.ft. lease within four architecturally inspired buildings. There are few remaining units including a free-standing drive-thru pad site available for land lease. 220 Main Street, home to Pharmasave, has one 1,514 sq.ft. unit available, 218 Main Street the new home of Amherst Island Radio has one unit remaining at 3,028 sq.ft. and 216 Main Street, home of A Pizza Pie & Cheesehouse, has 3,820 sq.ft. of exceptionally finished professional office space available.

- ≡ B5: \$12/1,514 sq.ft. N/N/N
- ≡ C2-C3: \$12/3,028 sq.ft. N/N/N
- ≡ D1-D3: \$14/3,820 sq.ft. N/N/N
- ≡ DRIVE THRU PAD SITE: TBD

216-222 MAIN STREET - BATH, ON

MAIN ARTERY ADVANTAGE

Kingston Traffic. Loyalist Loyalty.

Loyalist Market sits directly on Bath Road—also known as Highway 33—the primary route between Bath and Kingston. With over 6,400 (2016) vehicles daily at the nearby intersection and traffic increasing year over year, this is more than a local plaza. It's a high-exposure hub along a commuter corridor, giving your business front-and-centre visibility to both Bath residents and Kingston-bound drivers. It's no surprise a mix of notable businesses have already set up shop here.



WHY BATH ONTARIO? YOUR ENTRY POINT TO A COMMUNITY ABOUT TO BOOM

Bath is a small town undergoing big growth. With over 400 acres of new residential development underway next door, Loyalist Market is perfectly positioned to serve a rising population of homeowners, commuters, and visitors. Located just 22 minutes from Kingston along the scenic Bath Road, this waterfront corridor sees steady daily traffic—and it's only increasing.

- 17,000+ people in the immediate area (2016)*
- 400+ acres of new residential development next door
- 6,450 Vehicles Daily at Bath Rd and Cty Rd 4 (2016)

*SOURCE: LOYALIST TOWNSHIP HENSON REPORT 2019





MAIN STREET PLAZA

216 MAIN ST, BATH

FOR LEASE
Offered at \$14.00/sq.ft. N/N/N



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LET'S TALK COMMERCIAL REAL ESTATE

