

JSM Centre, Kingston, ON

785 Sir John A
Macdonald, Unit 7L

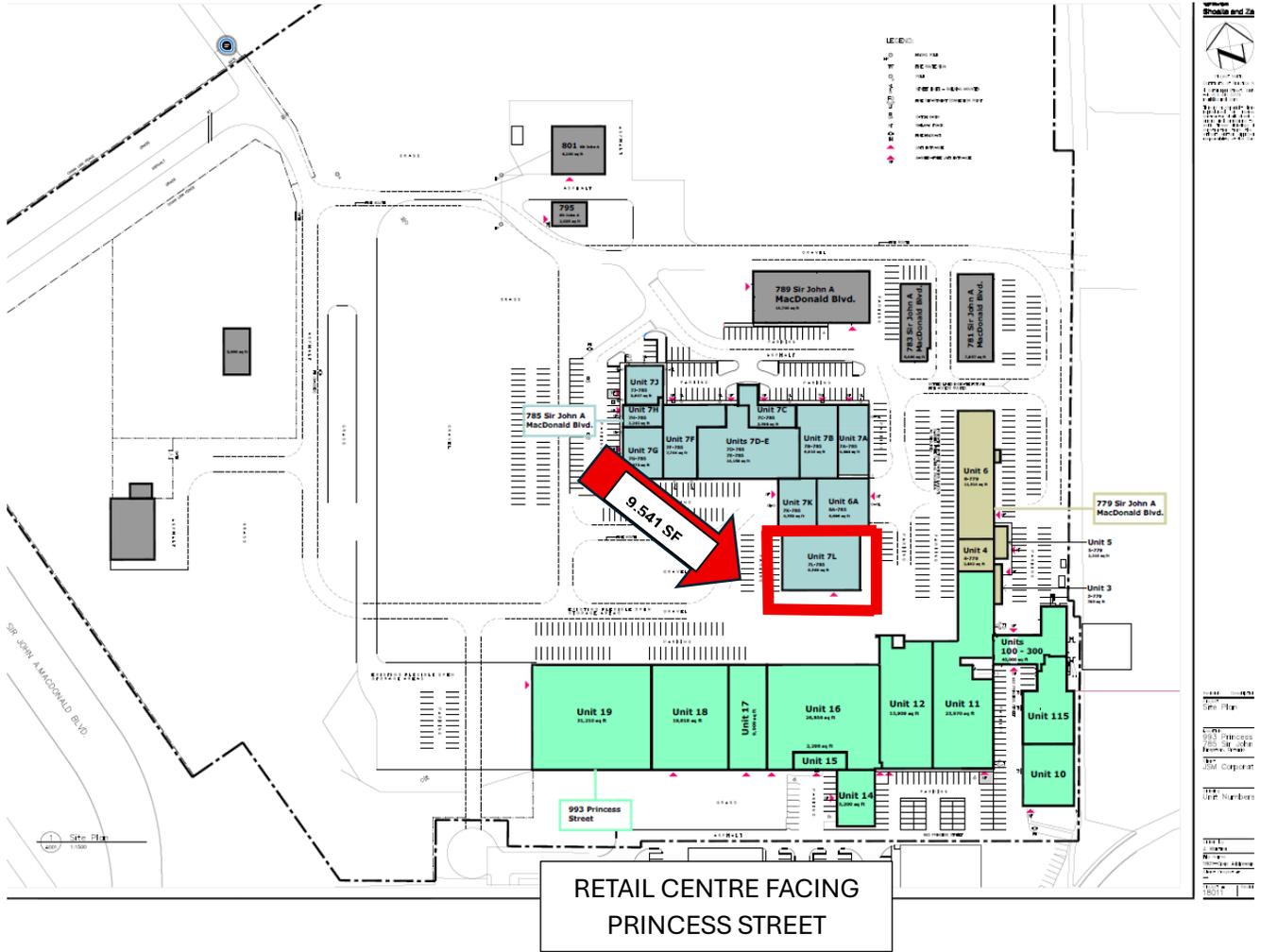
Landlord:
J.S.M. Corporation (Ontario)
Ltd. Operating since 1966



785 Sir John A Macdonald

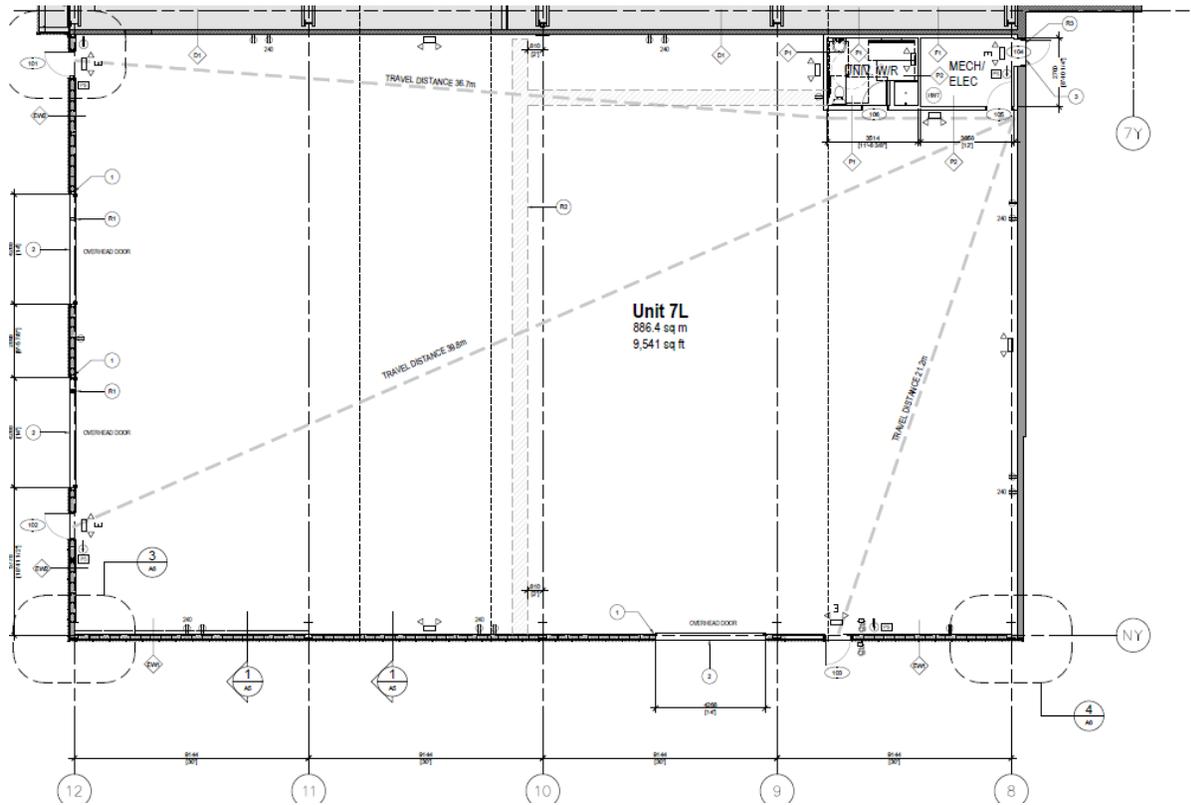
- Truck access from Sir John A Macdonald as shown in red above (vehicle traffic for offices from Princess Street or SJA)
- Ample Parking provided
- High quality and design exteriors
- Located in the center of Kingston, 5 minutes from the 401
- Industrial shell space with the following features included in rental costs
 - *7L will have brand new exteriors and fully renovated interior**
 - Demise with concrete floor.
 - Electrical panel and warehouse lighting (actual or allowance towards tenant choices).
 - Warehouse heating (actual or allowance toward tenant HVAC if cooling is desired).
 - Minimum 2 overhead doors (with 7L exterior elevations / locations of entrances and exit can be tailored and designed to suit).
 - Exits, signage and fire & life safety elements including sprinklers (except tenant responsible for changes triggered by tenant improvements)
 - Minimum one barrier-free washroom per code included at LL cost.
- Remaining tenant improvements can be coordinated by Landlord's contractors at Tenant's option & cost, or done by Tenant:
 - For example – upgrade to cooling, any offices, meeting rooms, kitchenettes, additional washrooms required for higher occupancy levels
- In Semi-Gross Lease Structure (will provide breakdown of net rent vs additional rent portions of such costs)
 - Landlord responsible for all common area maintenance, taxes and landlord's insurance as well as structural and services to the Premises
 - Tenant responsible for all in-suite repair, maintenance and replacements during lease term (note all will be new at time of occupancy).

PLAN OF SITE



Interior Floor Plan and Details for Unit 7L

(End Cap)



- **785 Sir John A Macdonald, Unit 7L**
- **Approx 9500 sf**
- **Currently under renovation resulting from demolition of area to the south of this unit. Perimeter and interior being fully reconstructed to the floorplan above.**
- **Target Occupancy Date Jan 1, 2026**