

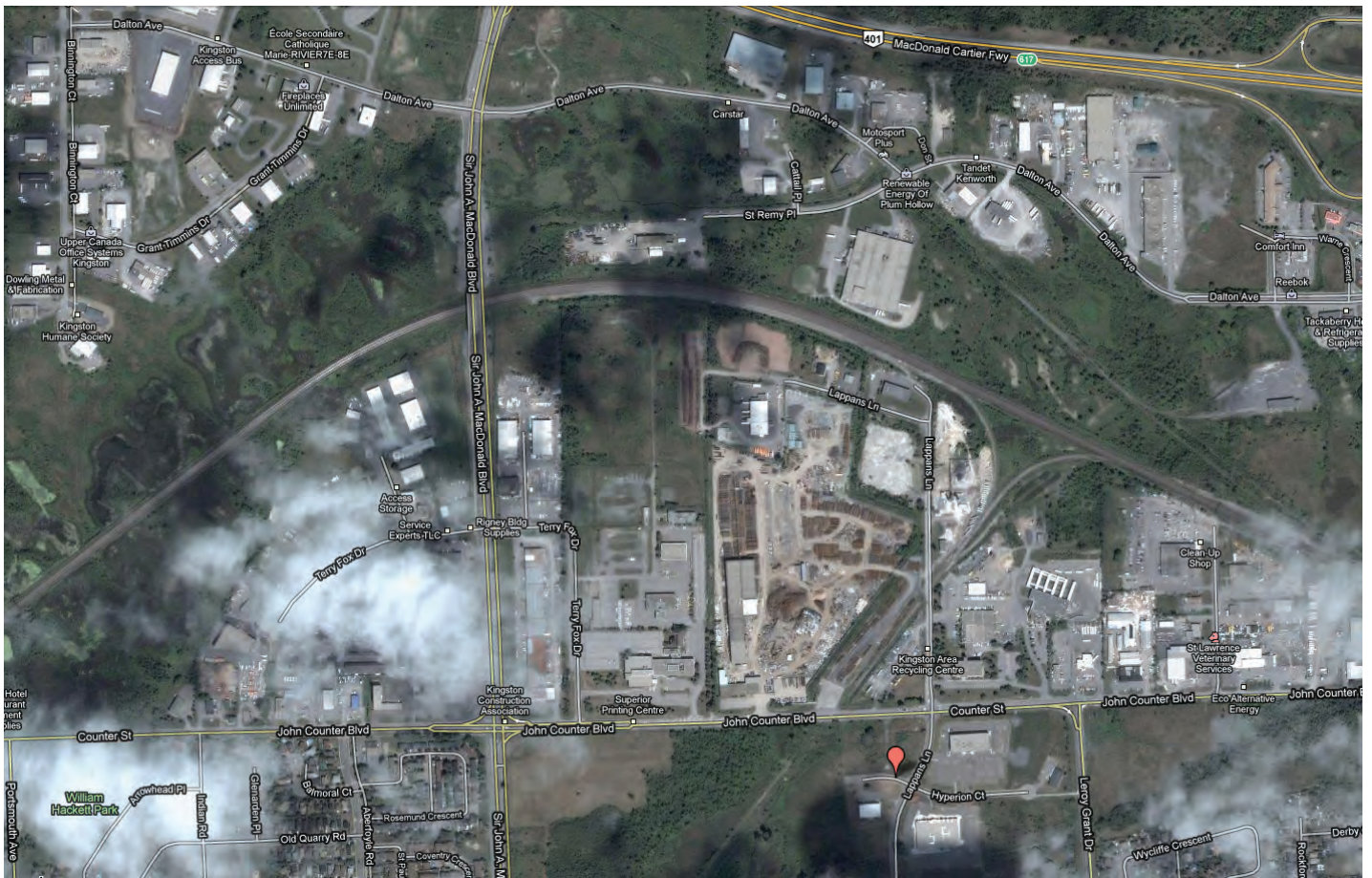
# Cornell Professional Centre 61 Hyperion Court

Luxury Ground Floor Office Space



# Location Advantages

Cornell Professional Centre is located within the Alcan Business park at 61 Hyperion Court off Counter Street in Kingston ON. Counter Street is a major east-west arterial road within the City of Kingston, more than 18,000 cars daily use the road. It accommodates large volumes of traffic serving local and regional traffic demand it has functioned as an arterial roadway providing limited access to adjacent properties as well as a route for commercial traffic (local and inter regional movement of goods and services). The roadway has become a critical arterial transportation corridor providing easy access between Highway 401, Taylor Kidd Blvd. and Downtown Kingston.



## Current Cornell Professional Centre Tenants:

Federal Government

## Alcan Business Park neighbours:

ESG Solutions, Signum Corporation, Daltco Electric, Revenue Canada, Bell Canada

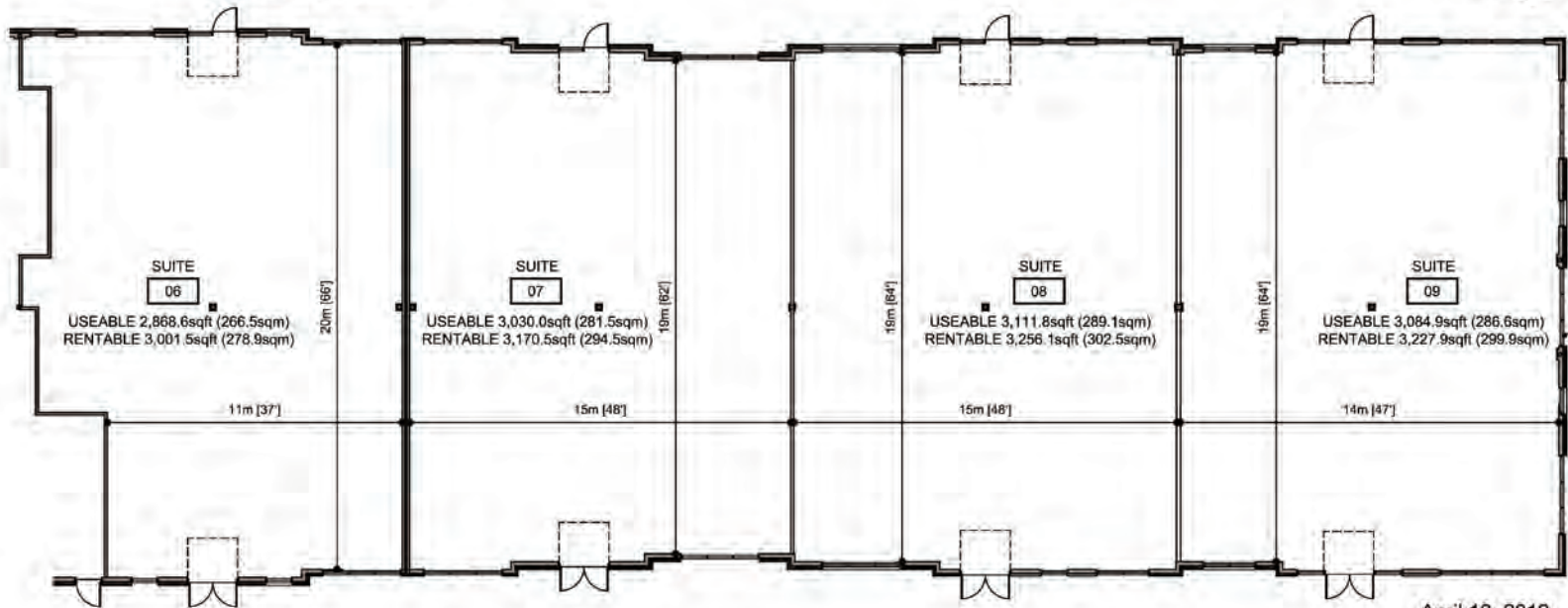
## Amenities and Businesses within close proximity:

Tim Hortons, VIA Rail, Coach Canada, Public Transit, City Municipal Offices

# About Cornell Professional Centre

A Luxury Ground Floor Office Building. Featuring private store front style entrances with awning, on site parking, Architecturally Designed Landscaping, and Public Transit accessible. Offices are air conditioned with ample natural light and wired for high speed internet. Walking distance to Tim Hortons. Close to major highway 401.

## 61 Hyperion Court Vacant Suites 06 through 09 Rentable Areas



April 13, 2012

DIMENSIONS ARE APPROXIMATE. CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. SUBJECT TO ERRORS AND OMISSIONS EXCEPTED.

### Building Features & Highlights:

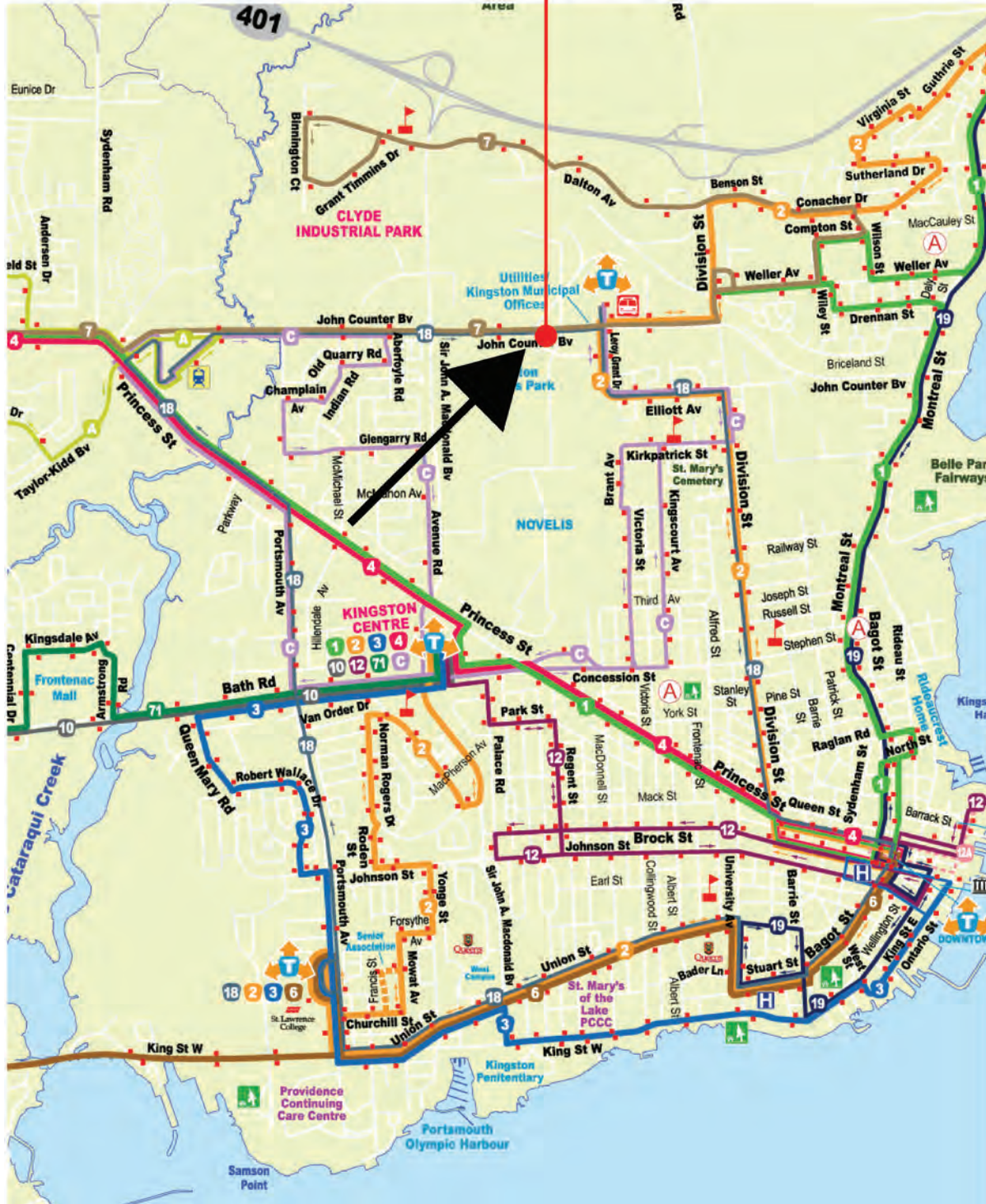
- 10' ceilings
- Concrete slab floors with perimeter in slab hot water tempering
- Individual controls in suite for heating and air conditioning
- HRV system (Heat Recovery Ventilation) providing a continuous circulation of fresh air into the building
- Ample Natural light
- Tenant improvement available for quote
- Abundant free parking incl.
- Walking Distance to Tim Hortons
- Close proximity to VIA Rail, Coach Canada, Hotels and Restaurants
- Located 5 minutes from 401 exit 415 at Sir John A. Blvd. in Kingston
- Located 2.5 hours from Toronto; 2 hours from Ottawa



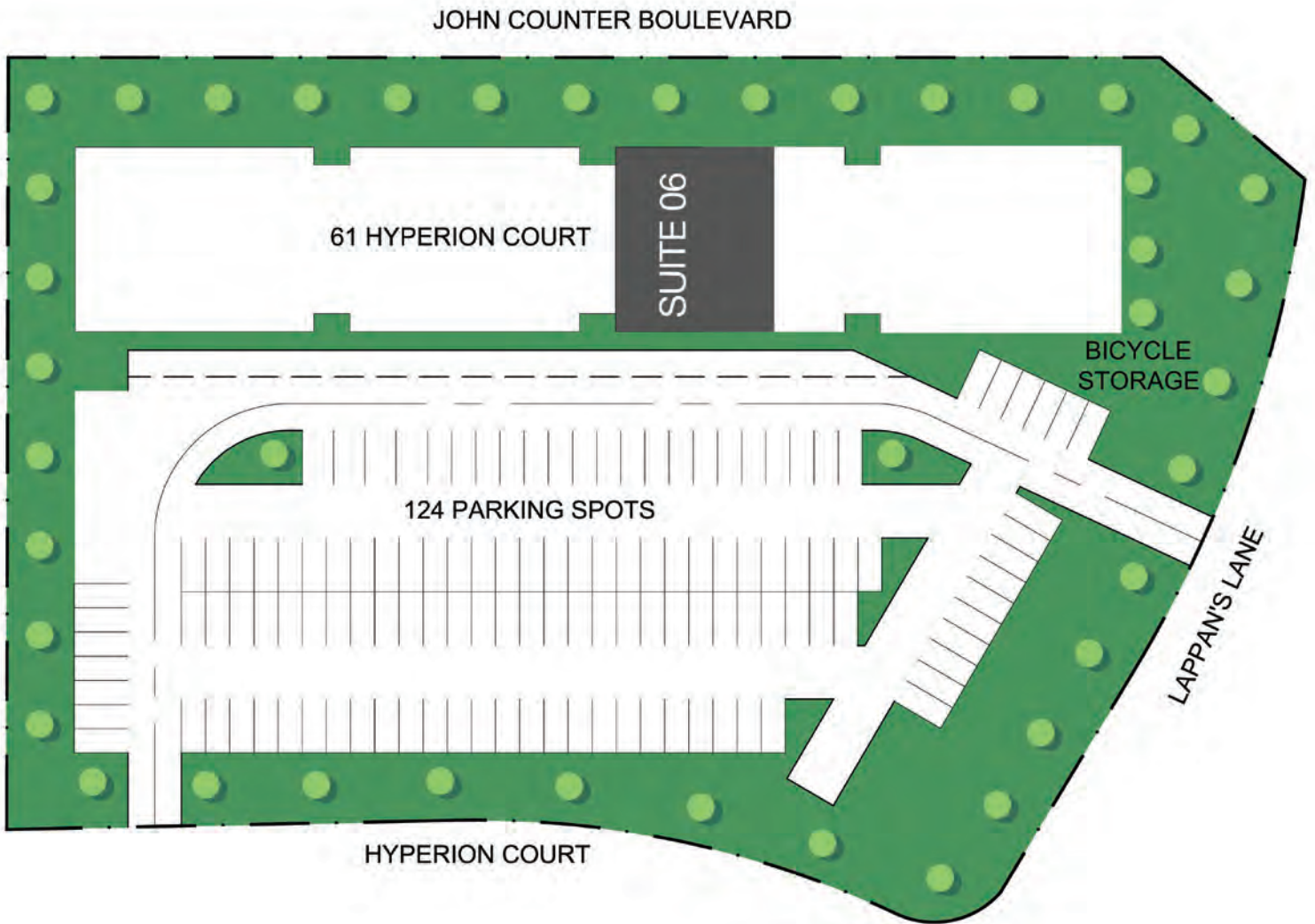
CJM PROPERTY MANAGEMENT

# Transit Routes

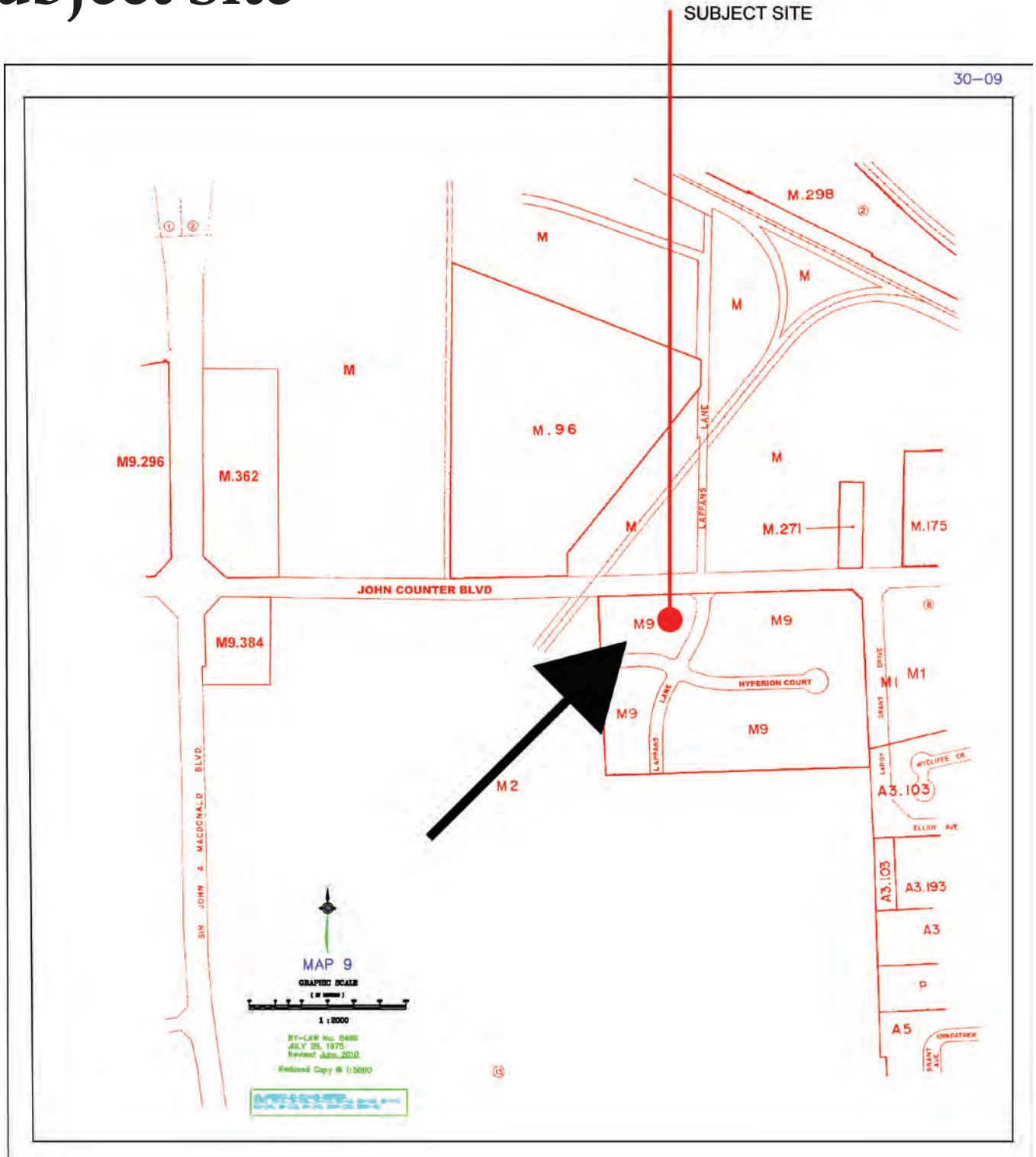
TRANSIT ROUTES  
SUBJECT SITE



# Parking Layout & Suite 06 Location



# Subject Site



- lot abutting arterial street ..... 10.0m
- (f) Minimum Rear Yard ..... 7.5m
  - lot abutting arterial street ..... 10.0m
- (g) Lot Occupancy
  - Minimum ..... 20%
  - Maximum ..... 100%

(By-Law No. 90-271 - 1990)
- (h) REPEALED BY BY-LAW NO. 92-250.
- (i) Off-Street Parking
  - (i) number of spaces as per Section 5.3 except as follows:
    - i) data processing establishment: 1 per 40 sq m gross floor area;
    - ii) film or recording studio: 1 per 40 sq m gross floor area;
    - iii) printing establishment: 1 per 200 sq m gross floor area;
    - iv) professional office: 1 per 40 sq m gross floor area;
    - v) corporate administrative offices: 1 per 40 sq m gross floor area;
    - vi) laboratory or research and development facility: 1 per 100 sq m gross floor area;

(By-Law No. 90-271 - 1990; By-Law No. 92-250 - 1992)
  - (ii) parking prohibited within 10m of street line, and parking between building and street line shall be bermed and landscaped to screen parking from the street;
  - (iii) all parking areas shall be surfaced in asphalt or concrete;
- (j) Loading Facilities:
  - (i) as per Section 5.4;
  - (ii) loading facilities shall be located at the rear or side of a building;
  - (iii) notwithstanding 31B.2(j)(ii), loading facilities shall be located at the side or front of a building which is located on a lot that abuts an arterial street;
- (k) Outdoor Storage: prohibited (including outdoor storage of vehicles);
- (l) Landscaping Area:
  - (i) adjacent to existing or proposed street, not less than 10m of landscaped area, excluding driveway;
  - (ii) adjacent to each side or rear lot line, not less than 2m of landscaped area, except for a lot abutting an arterial street where there shall not be less than 10m of landscaped area;
  - (iii) no structures or parking permitted in landscaped area.

(By-Law No. 90-271 - 1990)

Updated February 25, 2010

**31B.1 GENERAL PROVISIONS FOR THE BUSINESS PARK ZONE (M9)**

(By-Law No. 90-271 - 1990;  
By-Law No. 92-250 - 1992)

The following uses only shall be permitted in the M9 zone:

- (a) any assembly, manufacturing, fabricating, or processing plant which is not obnoxious or a nuisance by reason of emission of contaminants as defined in the **Environmental Protection Act** or its legal successor;
- (b) data processing and related service;
- (c) film or recording studio;
- (d) laboratory or research and development facility;
- (e) printing establishment; (By-Law No. 90-271 - 1990)
- (f) professional office in which a service or consultation is given, including the offices of a lawyer, a planner, an architect, a surveyor, an engineer, or a chartered accountant, but does not include a personal service shop, a medical/dental office, a clinic, a travel agency, or a real estate agency; (By-Law No. 92-250 - 1992)
- (g) corporate administrative operations of an office nature; (By-Law No. 90-271 - 1990)
- (h) accessory uses which are clearly subordinate to the use permitted in the M9 zone, and which shall not occupy an area which is greater than 10% of the total floor area. (By-Law No. 90-271 - 1990; By-Law No. 92-250 - 1992)

**31B.2 The following regulations shall apply to lands, buildings or structures erected in the M9 zone:**

- (a) Maximum Height ..... 15.0m
- (b) Minimum Lot Area ..... 6,000 sq. m
- (c) Minimum Lot Width ..... 50.0m
- (d) Minimum Front Yard ..... 15.0m
- (e) Minimum Side Yard ..... 7.5m

*Updated February 25, 2010*

# Cornell Professional Centre 61 Hyperion Court

Luxury Ground Floor Office Space



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*Brokers Protected*

