

SAGE KINGSTON

LIMITED TIME INCENTIVE OFFER

2 YEAR LEASE GUARANTEE

2 YEAR FREE PROPERTY MANAGEMENT AND LEASING SERVICES

FREE FURNITURE PACKAGE TO FURNISH ENTIRE SUITE

SUITE FEATURES AND FINISHES	
15 minutes from Queen's University	Resident Rooftop Terrace
82 Walk Score	Gorgeous Material Selections
Atrium with Garden and Glass Ceiling	Fitness Center
8,000+ Sq. Ft. of Retail Space	Study Lounge
Largest Building Near Queen's	Free Furniture Package
Underground Parking	Games Room

The growth projections and historical data in this region should not be overlooked. Queen's enrollment growth, international student growth, housing shortage, and record low vacancy rates. Queen's is an elite Canadian University attracting top students and high-quality tenants.

Kingston poses many barriers to entry for future construction making Sage Kingston rare and valuable asset. Please speak to a sales representative for more information and ask about our limited time incentives. Secure your investment today.

****FULLY-ZONED****

<p><u>*MAINTENANCE</u></p> <p>\$0.39/Sq. Ft.</p> <p>Excludes: Hydro (electricity) Includes: Water, Gas, Common Area Upkeep, Building Insurance, Reserve Fund, Landscaping and Garbage Removal</p>	<p><u>*DEPOSIT STRUCTURE</u></p> <p>\$5,000 on Signing Balance of 5% in 30 days 5% in 120 days 5% in October 1,2019 5% on February 1,2021</p>	<p><u>*PARKING/LOCKER NOTES</u></p> <p>Conventional Parking: \$25,000 Conventional Locker (15+ Sq. Ft.): \$2,000</p> <p><u>Occupancy:</u> September 2021</p>
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IN8 Developments

MILBORNE
GROUP

westdale
PROPERTIES

*As per plan or applicable investment. This list is just a sample list of the complete project. Please see a Sales Representative for a full list of standard features and more details. Prices, specifications, features and offerings are subject to change without notice. Exclusive listing Brokerage is Milborne Real Estate Inc. E. & O.E January , 2019 (V.1.0)