

FACT SHEET

PROJECT:	Unity Place
ADDRESS:	495 Princess Street, Kingston ON
DEVELOPER:	Podium Developments & Reichman International Development Corporation (RIDC)
BUILDER :	Podium Developments
BUILDING TYPE:	Residential Apartments with ground level retail
# FLOORS:	10 + Penthouse
# SUITES:	195
SUITE TYPES:	Studio (39), One-bedroom (65) Two-bedroom (66) Three-bedroom (25)
RETAIL:	4,500 sf of ground level retail, 4.2m high
AMENITIES:	Rooftop terrace, gym, study room, work areas, and multi-purpose room
COMPLETION:	May 2022

PROJECT OVERVIEW

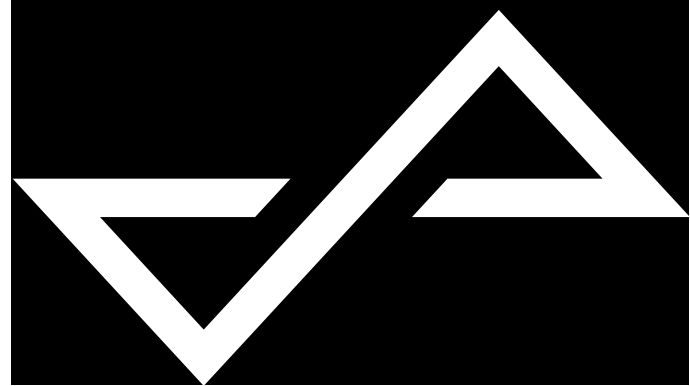
- 10-storey residential apartment building at the corner of University Avenue and Princess Street in Kingston, Ontario
- Centrally located, a short walk to both Queen's University and downtown Kingston
- Visually striking with sleek, two-toned modern architecture that reflects contemporary consumer tastes for clean lines with graphic interest and bright, open interior spaces
- Premium amenities throughout the building
- Ground level designer lobby with large common spaces, conversation seating, and mail/parcel facilities;
- Comprises of residential suites on floors 2-10, one level of underground parking, retail and lobby/amenity space at ground level, and a Penthouse amenity area (including three rooftop terraces)
- 64 on-site parking spaces and 195 bicycle spaces that are both covered and secure



MARKET OVERVIEW

The City of Kingston is consistently ranked amount the top three cities in Canada for livability and sustainability and is one of Canada's premier educational cities with both Queen's University and Royal Military College located in its historic downtown, and St. Lawrence College in the city's west end. The city boasts a vibrant and picturesque downtown core, busy with hundreds of brand name retailers, specialty stores, restaurants and attractions near the shores of Lake Ontario. Its pedestrian-friendly streets host several festivals throughout the year while the waterfront hosts many prominent sailing events. Kingston's 152,000 citizens enjoy a rich quality-of-life enhanced by superb arts and culture, entertainment and recreational opportunities that are supported by excellent health care facilities, and municipal services, programs and facilities.

Kingston currently has the lowest vacancy rate in all of Ontario (0.6%), there is chronic shortage of quality housing options, especially near the University and downtown Kingston.





PROJECT PARTNERS

PODIUM DEVELOPMENTS

Founded in 2004, Podium Developments is a respected builder-developer with a track record of rezoning and developing urban infill locations. Its' seasoned professionals have developed more than \$1 billion in residential projects and built an enviable record of delivering projects on time and on budget.

SECURE CAPITAL

Founded in 2001, Secure Capital is a Toronto-based boutique real estate investment manager and advisor. The cycle-tested management team has transacted and managed over \$10 billion of industrial, office, and residential assets.

DEVELOPED BY:



BLUE VISTA CAPITAL MANAGEMENT

Blue Vista Capital Management is a leading real estate investment firm focused on best-in-class real estate strategies in student housing, middle market equity and middle market lending. Since 2002, Blue Vista's experienced professionals have invested \$10.5 billion USD including nearly \$3 billion USD in the student housing sector.

GENERAL INQUIRIES

info@podiumdevelopments.com

RETAIL INQUIRIES

pkafka@strathallen.com