

FACT SHEET

PROJECT:	Unity Point
ADDRESS:	333 University Avenue, 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:	204
SUITE TYPES:	Studio (13), One-bedroom (62) Two-bedroom (112) Three-bedroom (17)
RETAIL:	11,700 sf of ground level retail, 13.8 ft high
AMENITIES:	Rooftop terrace, gym, yoga room, study room, work areas, and multi-purpose room
COMPLETION:	May 2021

PROJECT OVERVIEW

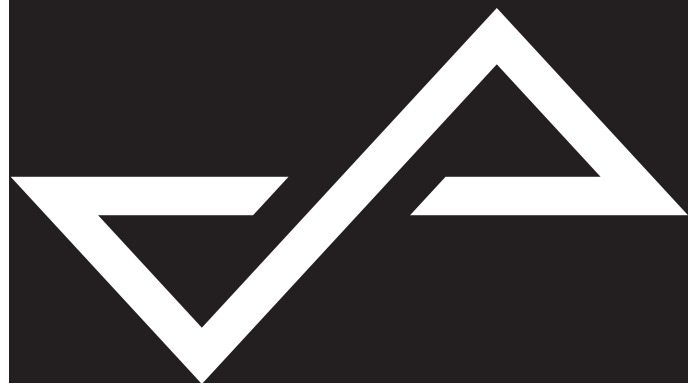
- 10-storey residential apartment building at the corner of University Avenue and Princess Street in Kingston, Ontario
- Centrally located, a short walk to both Queen's University and downtown Kingston
- Visually striking with sleek, two-toned modern architecture that reflects contemporary consumer tastes 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 a rooftop terrace)
- 89 on-site parking spaces and 204 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:



REICHMANN
INTERNATIONAL

BLUE VISTA CAPITAL MANAGEMENT

Blue Vista 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 acquired or developed over \$2.5 billion of student housing properties.

OPTRUST

With net assets of over \$20 billion, OPTrust invests and manages one of Canada's largest pension funds and administers the OPSEU pension plan, a defined pension plan with almost 95,000 members and retirees.

GENERAL INQUIRIES

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RETAIL INQUIRIES

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