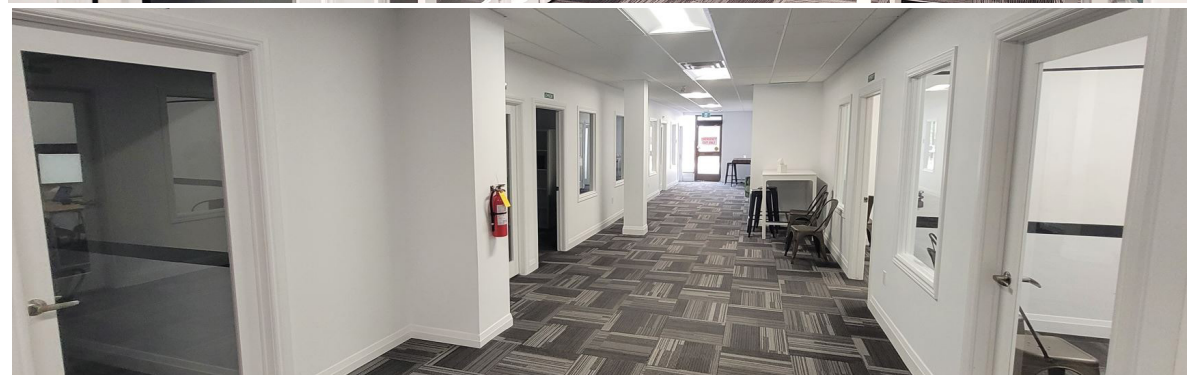
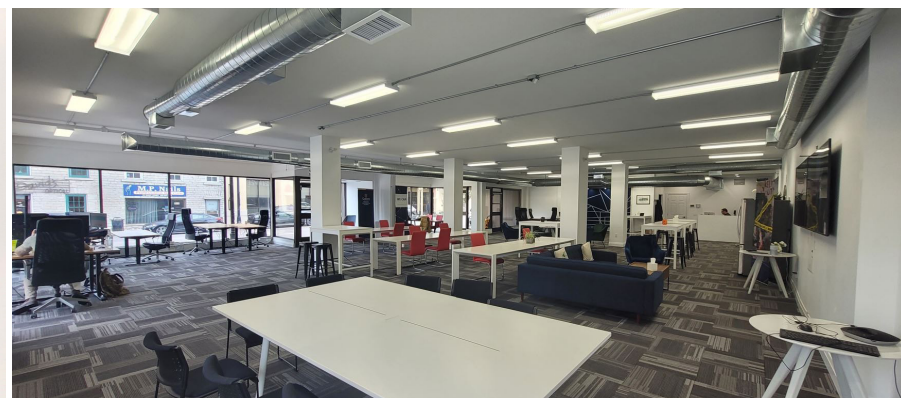




**For Lease**  
**310 Bagot St, Kingston, ON**

Rockwell Commercial  
Real Estate, Brokerage  
78 Brock St. Kingston, ON K7L 1R9  
[www.rockwellcre.com](http://www.rockwellcre.com)





## Property Details

<b>Available Space</b>	± 6,224 sf on the ground floor
	± 10,200 sf (second floor)*
<b>Net Rent</b>	± 16,424 sf (total)
	Landlord will demise second floor*
<b>Additional Rent</b>	\$13.50 psf (total space)
	\$13.50 psf (second floor only)*
	\$19.50 psf (ground floor only)*
<b>Utilities</b>	\$8.12 psf (est. 2024)
<b>Parking</b>	Paid separately
<b>Zoning</b>	Up to ± 15 off-site parking spaces available. Contact the Listing Brokers for details Municipal and street parking nearby.
<b>Access</b>	DT1 (By-Law 2022-62)
	Wheelchair accessible with automatic door opener. Multiple exterior doors.

## Highlights

- Located at the southwest corner of Bagot Street and Queen Street in the heart of downtown Kingston
- The premises was completely renovated in 2019 and features modern aesthetics, a mix of open and private work spaces, lots of natural light and new HVAC units plus distribution
- One block away from Kingston Transit transfer point on Bagot Street



## Growth & Development

With the approved Homestead residential towers, Crown Condominium and other proposed mixed-use developments in the immediate area - there continues to be a significant increase of residents to the neighbourhood.

Homestead's 23-storey development, The Madeleine, located at 18 Queen St. is currently under construction and will include 153 residential apartments, over  $\pm$  30,000 of fully occupied office space plus ground floor commercial space.

Homestead's phase 2 development (19 storeys) will add an additional  $\pm$  200 residential apartments plus ground floor commercial space.

The Crown Condo's Development located on the same block, located at 223 Princess St. and is currently under construction and will include 182 residential condos and ground floor commercial space.

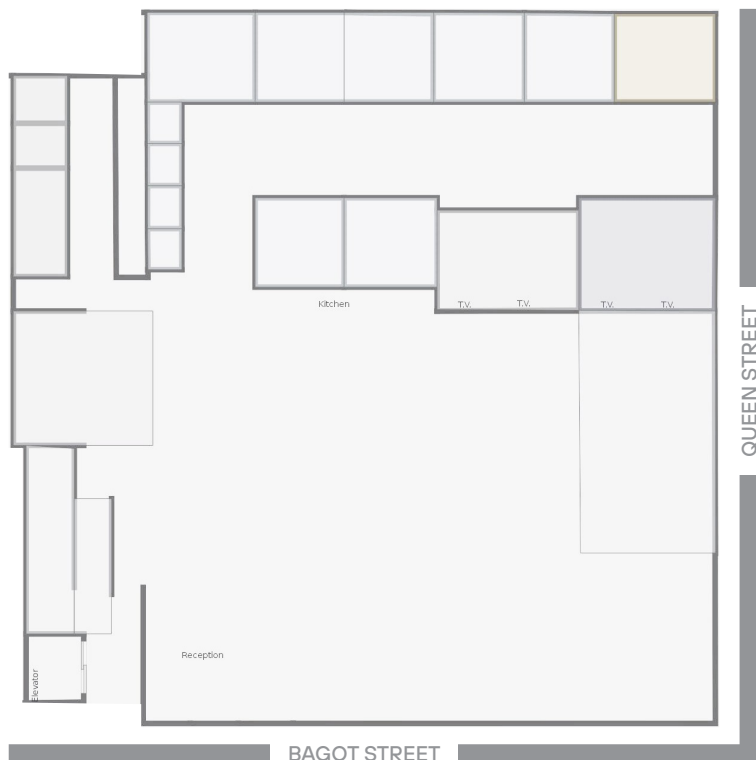
IN8's development newest proposed development at 64 Barrack St. is 25-storeys with a 3-storey podium and consists of a proposed  $\pm$  287 residential units and ground floor commercial space.

The development proposed at 279 Wellington St. consists of a 14-storey, 158 unit apartment building with 5 levels of structured parking.

## Nearby Parking

Name	No Spots
Barrack Municipal Lot 63 Barrack St	141
Springer Memorial Lot 140 Queen St	61
Byron Lot 169 Queen St	74
Hanson Memorial Garage 105 Brock St	290
Chown Memorial Garage 197 Brock St	425
Ontario Brock Lot 230 Ontario St	115

# Floor Plans



## First Floor ± 6,224 sf

- Reception area
- Open workplace
- Kitchenette
- 3 washrooms
- 8 private office/meeting rooms
- Vault
- Janitorial closet
- 2 storage rooms



## Second Floor ± 10,200 sf

- Open workspace
- 17 small offices
- 3 large offices
- 4 large meeting rooms
- Male & female washrooms (3 stalls each)

## Contact Information

**Scott Botting B.Com**

Broker

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