

For Lease

234 Concession Street, Suite 304, Kingston, ON

Scott Botting B.Com

Broker

+1 613 542-2724

scott.botting@rockwellcre.com



**Conceptual
Layout**



**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com

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Property Details

| | |
|-----------------|--|
| Available Space | ± 4,460.50 sf - can be demised |
| Base Rent | \$9.50 psf |
| Additional Rent | \$11.88 psf (est. 2025) |
| Utilities | In-suite hydro consumption paid separately by tenant |
| Parking | ± 14 on-site spaces |
| Availability | July 2025 |

Zoning

WM1 (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- Animal care
- Banquet hall
- Building supply store
- Community centre
- Day care centre2
- Entertainment establishment
- Financial institutions
- Fitness centre
- Laboratory
- Office1
- Personal service shop
- Repair shop
- Retail store
- Secondary school
- Special needs facility
- Wellness clinic

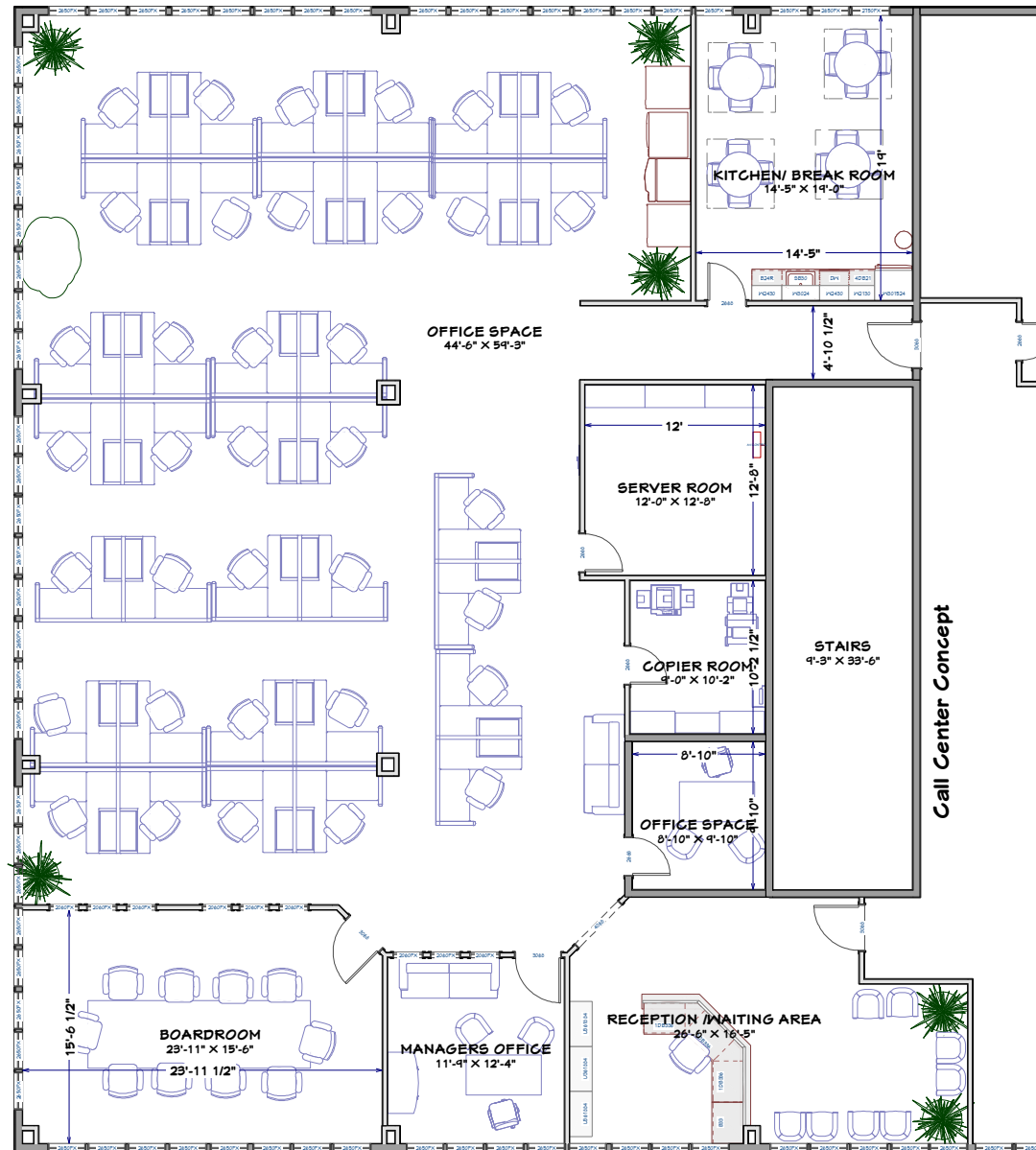
Highlights

- Professional office space with elevator access
- Excellent exposure on a high traffic street in Kingston's city centre
- Easy access to downtown or west end via Princess Street and to Highway 401 via Sir John A. Macdonald Boulevard or Division Street
- Nearby amenities include the Kingston Centre stores, a Kingston Transit hub, Tim Horton's and VIA Rail
- Current building occupants include: Providence Care, PCA Adjusters, Caraco Group of Companies



Concept Floor Plan

± 4,460.5 sf



Demised Concept Floor Plan

± 2,318.18 sf

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