



Conceptual Building Fascia Improvements

For Lease

308 & 310 Bagot St, Kingston, ON

► The Seaway Building

Rockwell Commercial
Real Estate, Brokerage

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com





The Offering

Located at the corner of Bagot and Queen Streets in the heart of downtown Kingston, 308 & 310 Bagot Street offer two distinct leasing opportunities within a prominent building. These flexible spaces accommodate a range of retail and office uses, and are ideally positioned within walking distance to transit, restaurants, shopping, and the city's rapidly growing downtown residential core. With excellent visibility, modern interiors, and zoning that supports a variety of business types, this offering is well-suited to tenants seeking a dynamic and accessible downtown presence.

At a Glance

- **Two leasing opportunities** available in one prominent downtown building
- **Total available space:** ± 17,629 sf across ground and second floors
- **Flexible configurations** for retail, office, or service-based uses
- **Zoning:** DT1 – Downtown Zone 1, allowing a broad range of permitted uses
- **Prime location** steps from Kingston Transit, Market Square, and Slush Puppie Place
- **Surrounded by amenities** and positioned within a high-foot-traffic corridor
- **Significant nearby development** driving long-term population and business growth

308 Bagot Street

Available Space	± 1,205 sf on the ground floor
Monthly Base Rent	\$2,962.29
Monthly Additional Rent	\$922.83 psf including utilities
Parking	Designated spaces available at an additional cost. Public parking located behind premises.

310 Bagot Street

Available Space	± 6,224 sf on the ground floor
	± 10,200 sf (second floor)*
Net Rent	± 16,424 sf (total)
	Sublandlord will demise second floor*
Additional Rent	\$13.50 psf (total space)
	\$13.50 psf (second floor only)*
	\$19.50 psf (ground floor only)*
Utilities	\$8.12 psf (est. 2024)
Parking	Up to ± 15 off-site parking spaces available. Contact the Listing Brokers for details Municipal and street parking nearby.

Zoning

DT1 - Downtown Zone 1 (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- Animal care
- Building supply store
- Community centre
- Creativity centre
- Day care centre
- Department store
- Entertainment establishment
- Financial institution
- Fitness centre
- Grocery store
- Laundry store
- Office
- Personal service shop
- Repair shop
- Restaurant
- Retail store
- Wellness clinic



Key Highlights

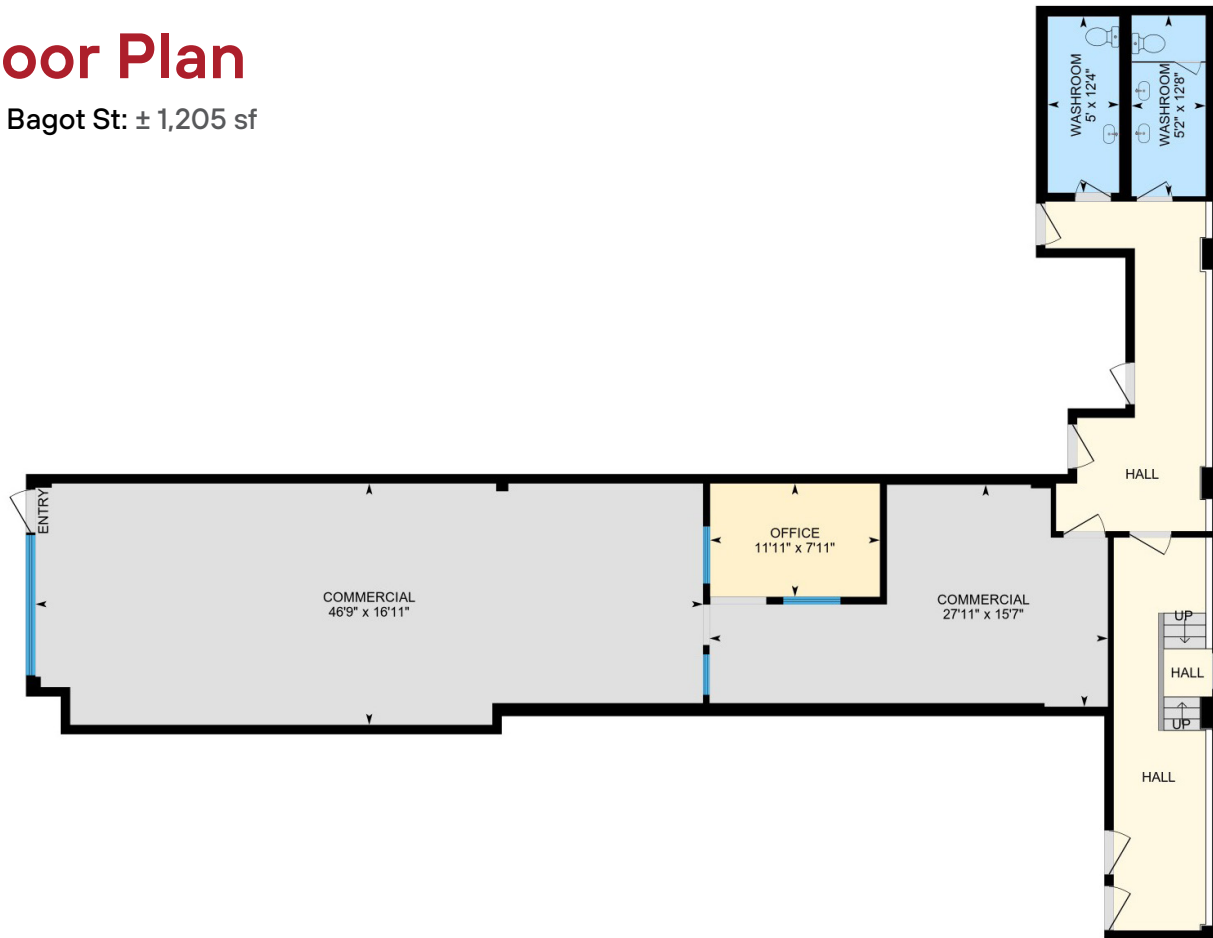
- Prominent corner location at Bagot and Queen Streets in Kingston's historic downtown core
- ± 1,205 sf retail unit at 308 Bagot with large display windows and open layout
- ± 16,424 sf of modernized office/retail space at 310 Bagot, including private offices, meeting rooms, and open work areas
- Renovated interiors (2019) with natural light, updated HVAC, and accessible entrances
- Surrounded by national retailers, restaurants, civic buildings, and dense residential developments
- One block from Kingston Transit's central transfer point and multiple public parking lots nearby

Floor Plan

308 Bagot St: ± 1,205 sf

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COMMERCIAL

BAGOT STREET



QUEEN STREET



Floor Plan

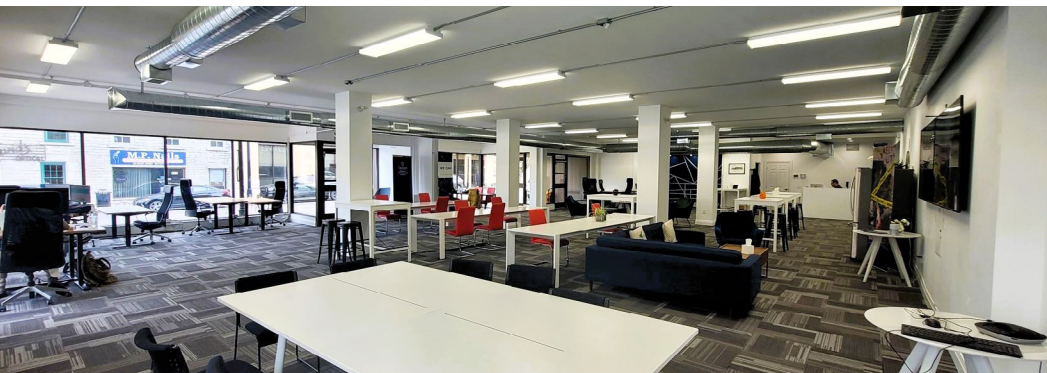
310 Bagot St: $\pm 16,424$ sf (total)



- First Floor**
 $\pm 6,224$ sf
- Reception area
 - Open workplace
 - Kitchenette
 - 3 washrooms
 - 8 private office/meeting rooms
 - Vault
 - Janitorial closet
 - 2 storage rooms



- Second Floor**
 $\pm 10,200$ sf
- Open workspace
 - 17 small offices
 - 3 large offices
 - 4 large meeting rooms
 - Male & female washrooms (3 stalls each)





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



Neighbourhood Overview

Retail

1. Becker's Shoes
2. Bulk Barn
3. Circle K
4. Cook's Fine Foods
5. Dollar Tree
6. Dollarama
7. Food Basics
8. Hatley Boutique
9. LCBO
10. Lululemon
11. Metro
12. Roots
13. Runner's Choice
14. Running Room
15. Shoppers Drug Mart
16. Staples
17. Trailhead
18. Urban Outfitters
19. Wine Rack

Personal Service

20. Dental Care Kingston
21. James Brett Coiffure
22. Quarry Medical Pharmacy

Entertainment

23. "The Hub" Student Entertainment District
24. The Grand Theatre
25. The Screening Room

Food & Beverage

26. Balzac's
27. Freshii
28. Jack Astor's
29. Lone Star
30. McDonald's
31. Milestones
32. Quesada
33. Starbucks
34. The Keg
35. The Works

Demographics within 1.5 KM



Population
15,363



Total Households
8,240



Transit Score
60



Avg. Household Income
\$78,991



Pedestrian Score
100



Contact Information

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