



For Sublease

310 Bagot St, Kingston, ON

Rockwell Commercial
Real Estate, Brokerage
78 Brock St. Kingston, ON K7L 1R9
www.rockwellcre.com



Property Details

Available Space	± 6,224 sf on the ground floor
Net Rent	\$24.00 psf
Additional Rent	\$5.61 psf (est. 2023)
Utilities	Paid separately
Parking	Nearby monthly parking spaces available. Contact the Listing Brokers for details Municipal and street parking nearby
Zoning	DT1 (By-Law 2022-62)
Sublease Term	May 1, 2024 to June 29, 2029
Access	Wheelchair accessible with automatic door opener. Multiple exterior doors.
Frontage	± 80 ft on both Bagot Street and Queen St (± 160 ft total)

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
- Existing furnishings including smart TVs, couches, chairs, desks, boardroom tables, ping pong table, etc. available at no extra cost (sound booths excluded)
- Fantastic food, retail and service amenities all within walking distance
- One block away from Kingston Transit transfer point on Bagot Street





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. The Grocery Basket
18. Trailhead
19. Urban Outfitters
20. Wine Rack

Personal Service

21. Cher-Mere Day Spa
22. Dental Care Kingston
23. James Brett Coiffure
24. Quarry Medical Pharmacy

Entertainment

25. "The Hub" Student Entertainment District
26. The Grand Theatre
27. The Screening Room

Food & Beverage

28. Balzac's
29. Freshii
30. Jack Astor's
31. Lone Star
32. McDonald's
33. Milestones
34. Quesada
35. Starbucks
36. The Keg
37. 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



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 ± 30,000 of fully occupied office space plus ground floor commercial space.

Homestead's phase 2 development (19 storeys) will add an additional ± 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 ± 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

Downtown Kingston

Where history & Innovation Thrive

Boasting its vibrant community, urban lifestyle and rich history, downtown Kingston offers a dynamic and unique environment. Set amongst Kingston's historic downtown skyline are more than 700 national and local storefronts, restaurants, and entertainment venues, offering extensive shopping, amenities, and experiences.

Benefit from 310 Bagot Street's close proximity to the Slush Puppie Place and Market Square, both of which host countless events attracting large and diverse groups of people to the downtown core.

Perched on the bank of Lake Ontario, the downtown core provides convenient and scenic natural recreations and open spaces enjoyed by locals, tourists and students throughout all seasons.



Floor Plans



Contact Information

Scott Botting B.Com

Broker

+1 613 542-2724

scott.botting@rockwellcre.com

©2024 Rockwell Commercial Real Estate Brokerage Corp. Independently owned and operated. Also operating as Rockwell Commercial Real Estate, Brokerage. All rights are reserved. No representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and/or to any special listing conditions imposed by the property owner(s). No representation or warranty is made with respect to the condition any real property or properties.

V240530



**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com