



THE MADELEINE

18 QUEEN ST, KINGSTON, ON

RETAIL FOR LEASE



THE MADELEINE

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Rockwell
COMMERCIAL

HOMESTEAD

WELCOME TO THE MADELEINE

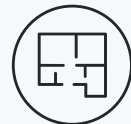
Named after Madeleine de Roybon d'Allonne (1646-1718) who became the first European woman to own land in Ontario after acquiring property at Fort Frontenac (Kingston). This 23-storey development is a premium rental located in Downtown Kingston. Designed for residents looking for high-end apartments with spectacular views and surrounded by businesses and restaurants.

This exciting retail opportunity in the heart of vibrant Downtown Kingston is sure to impress! The Madeleine is a mixed-use development fronting on three busy streets - Ontario Street, Queen Street and King Street East, and is poised to become a significant landmark combining luxurious living, modern office, and prime retail space.

As a retail tenant at The Madeleine you will benefit not only from occupants of 153 high-end apartments and over ± 30,000 sf of fully occupied office space located within the development, but also from a steady stream of tourists, student clientele and local residents. The Madeleine is conveniently located between the Leon's Centre and Market Square, both of which host countless events attracting large and diverse groups of people to the downtown core. A second high-rise apartment building (19-storeys) will be developed by Homestead on the opposite side of Queen street following the completion of The Madeleine, adding an additional ± 200 residential apartments and commercial space.

SITE DETAILS

Address: 18 Queen St
Developer: Homestead Land Holdings Ltd.
Occupancy: Fall 2025 (Approx.)



± 5,879 sf
Retail Space



153
Residential Units



± 30,000 sf
Office Space



C1-48 (By-Law 96-259)
Zoning

Allowing for but not limited to:

- Bakery
- Bank
- Pharmacy
- Medical Clinic
- Food Store
- Office
- Personal Services
- Restaurant



± 497 ft
Total Building Frontage



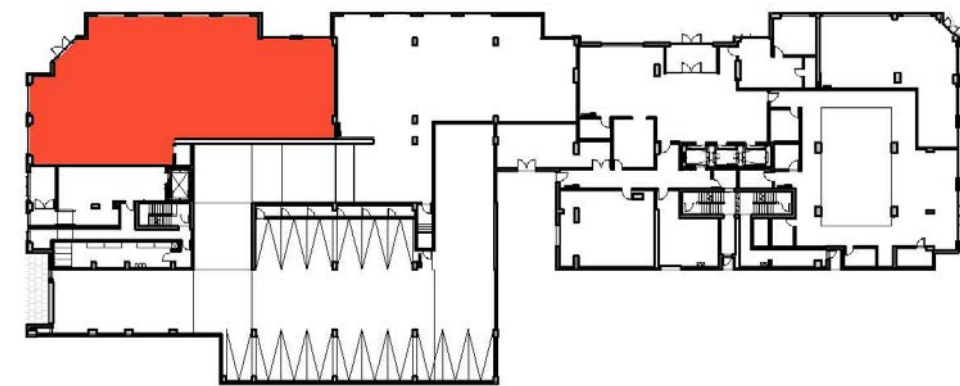
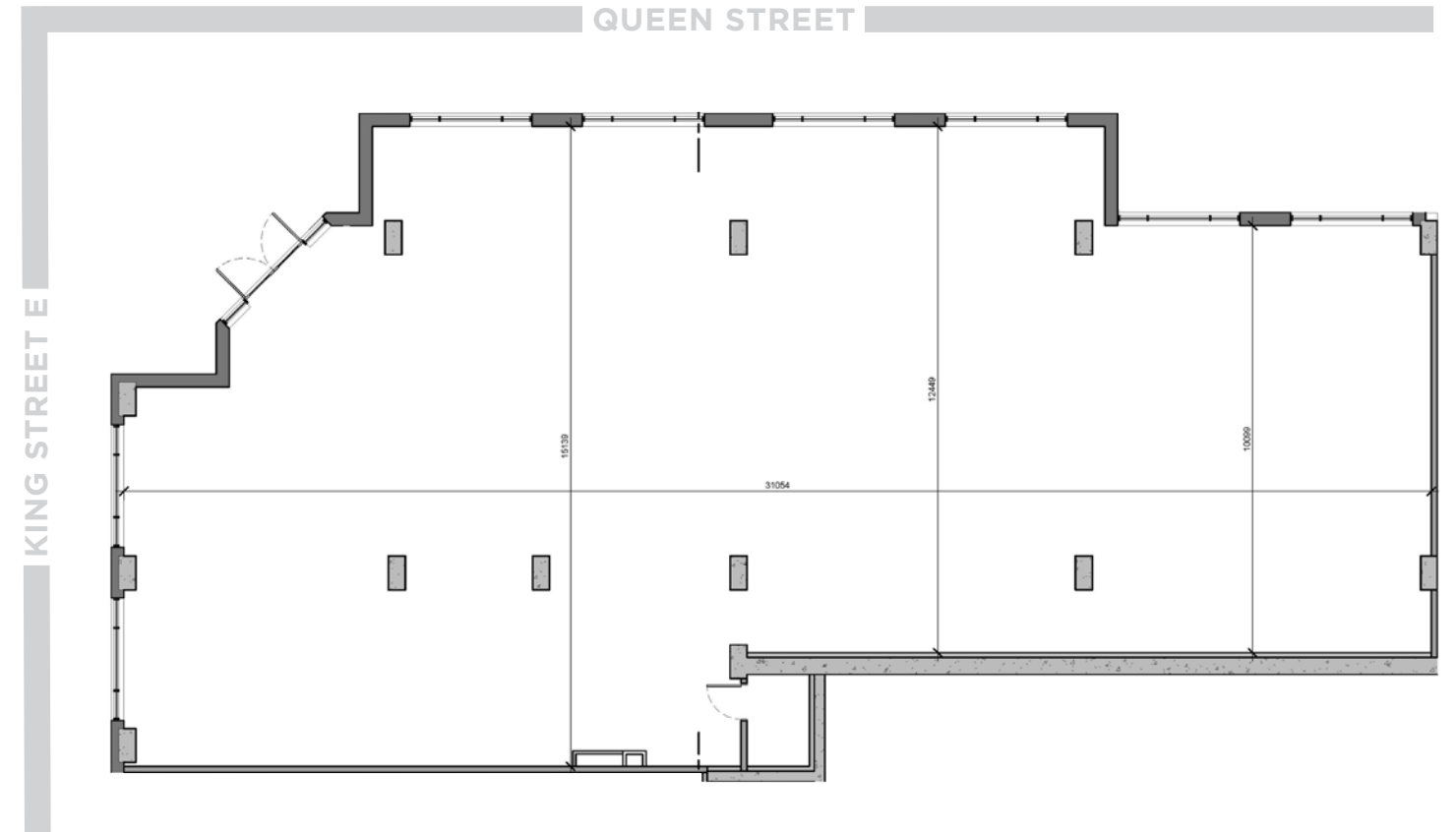
Floor Plan

Ground Floor: ± 4,428 sf

THE MADELEINE

SUITE 1 | 385 King St E

- Rentable Area** ± 4,428 sf (Potential to demise)
- Base Rent:** \$37.50 psf
- Additional Rent (Estimated):** \$10.00 - \$12.00 psf
- Utilities:** Paid by Tenant
- Ceiling Height:** ± 13'9" ft
- Electrical:** Up to 400 Amp, 3-phase
- Location:** Northwest corner of the building. Frontage on King Street East and Queen Street.



THE MADELEINE

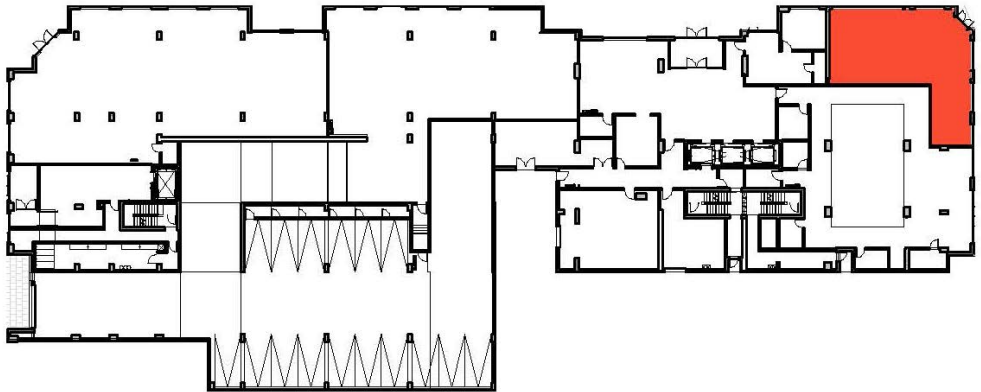
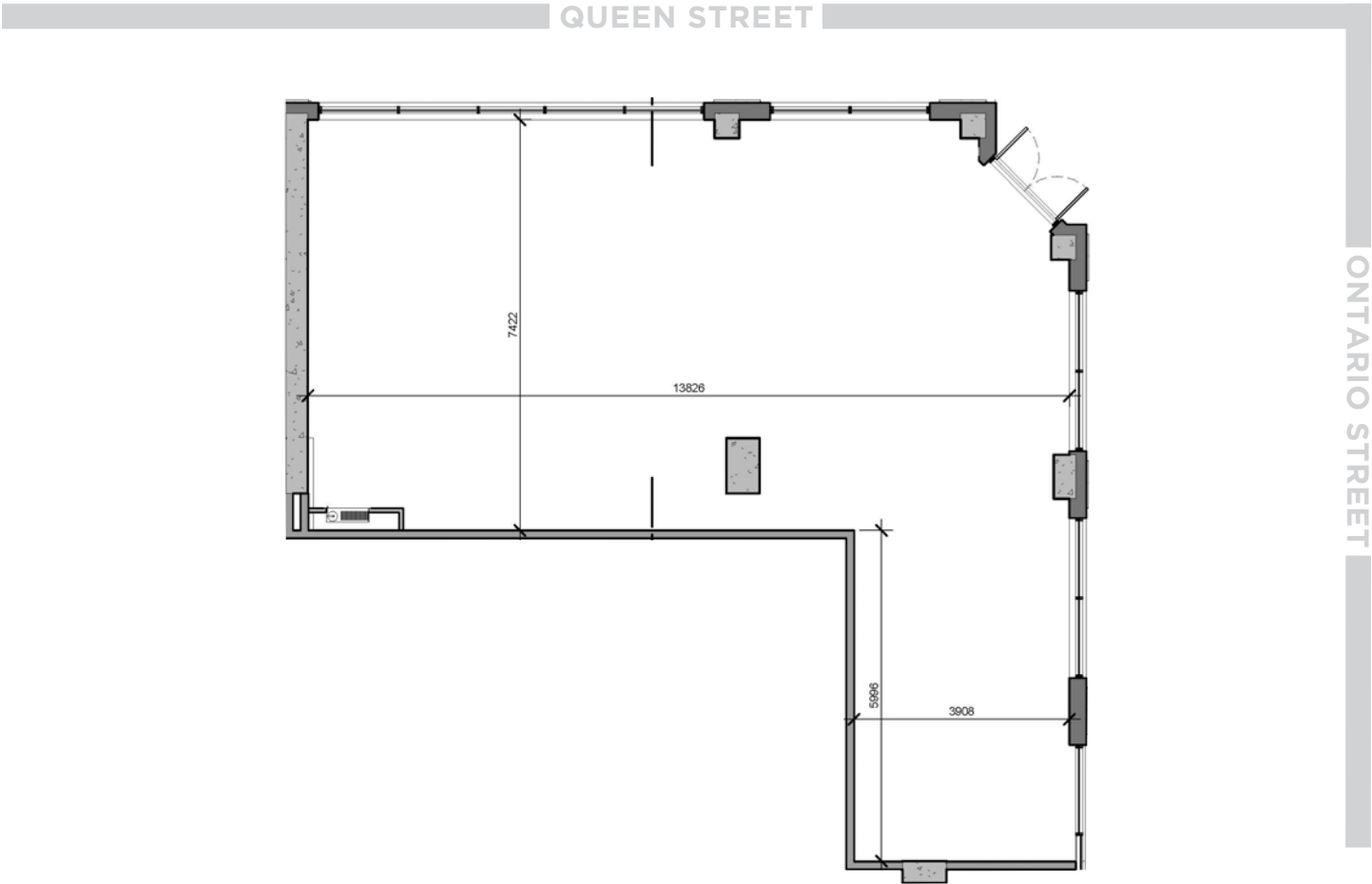
SUITE 2 | 282 Ontario St

- Rentable Area** ± 1,451 sf
- Base Rent:** \$48.00 psf
- Additional Rent (Estimated):** \$10.00 - \$12.00 psf
- Utilities:** Paid by Tenant
- Ceiling Height:** ± 22'3" ft
- Electrical:** Up to 200 Amp, 3-phase
- Location:** Northeast corner of the building. Fronting on Ontario Street and Queen Street.



Floor Plan

Ground Floor: ± 1,451 sf



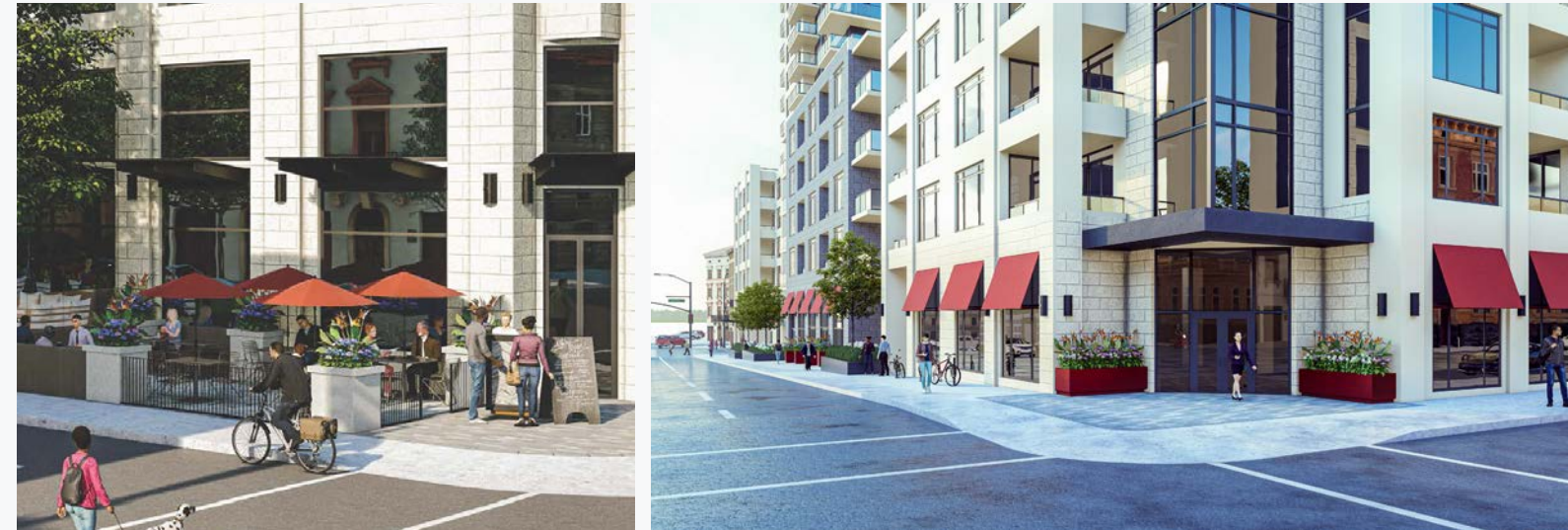
THE MADELEINE

LANDLORD'S BASE BUILDING

The Landlord will deliver the premises to the tenant in a base-building condition in accordance with the following specifications:

1. Natural Gas Service¹: 2" diameter gas service at a maximum pressure of 14 in w.c. designed for a capacity of 1,000,000 Btu/h. This service will be connected downstream of the Landlord's main service and will be delivered by a 5psi gas line regulated down to <14 in w.c. (regulator to be set based on appliance pressure requirements).
2. Electrical Service: To be confirmed.
385 King St - up to 400 Amp, 3-phase
282 Ontario St - up to 200 Amp, 3-phase
3. Potable Water¹: 1-1/2" diameter water service capped within the Premises.
4. Plumbing Drainage¹: 4" sanitary sewer connection designed for 80 drainage fixture units, below the floor level. The tenant shall provide any required grease interceptor(s).
5. Plumbing Venting¹: Sanitary vent stack connections will be provided at the ceiling level of the Premises.
6. Sprinkler and Standpipe¹: The Premises will be provided with connections to the building standpipe and sprinkler system, for connection of the Tenant's fire protection systems. Base-building sprinklers may be installed and shall be adjusted as required by the Tenant to meet its space plan.
7. HVAC¹: Connections to the Landlord's heat pump water loop (HPWL), for the connection of water-source heat pump equipment by the tenant to meet their space comfort conditioning needs. The HPWL is served by the Landlord's mechanical plant and the tenant's use of the HPWL will be sub-metered for BTU consumption/rejection. The provided HPWL connections have been sized based the envelope loads and the anticipated ventilation and internal loads for the expected occupancy type.
8. Space Ventilation¹: Adequately sized wall boxes/louvers in the exterior wall for connection of the tenant's ventilation systems, including connections for separate exhaust systems.
9. Commercial Kitchen Ventilation: For general kitchen exhaust and makeup air, the Premises will be provided with vent connections at the exterior wall for connection of the Tenant's ductwork and equipment. For 385 King St E only (Suite 1), the premises will be provided with an empty fire-rated shaft extending vertically from the ceiling level of the premises to the roof level of the stairwell/elevator overrun above the 8th floor rooftop, ready for installation of the Tenant's own grease exhaust hood system.
10. Gas Appliance Venting¹: The Premises will be provided with vent connections at the exterior wall and/or ceiling for connection of any gas-fired appliances.
11. Perimeter Walls: Insulated and drywalled perimeter walls, taped, sanded and primed, ready for tenant's paint.
12. I.T./Cable: Empty conduit + pull string to demarcation room.
13. Condition: Premises to be delivered in a clean, broom-swept condition.

¹Where the landlord has indicated the potential to demise, the premises will be provided with multiple service connections, with the service capacities described above provided to each of the demised premises. If the premises is not demised the Tenant may have use of multiple service connections should the additional capacity be required.



Kingston Buskers Festival



@chloeliuphotography

Princess Street Promenade



@virginiamariaphotography

Poker Run



@pokerrunsamerica

LOCATED IN DOWNTOWN KINGSTON

Where history and 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. Perched on the bank of Lake Ontario, the downtown core provides convenient and scenic natural recreations and open spaces.

RETAIL

- | | |
|----------------------|------------------------|
| 1. Becker's Shoes | 12. Roots |
| 2. Bulk Barn | 13. Runner's Choice |
| 3. Circle K | 14. Running Room |
| 4. Cook's Fine Foods | 15. Shoppers Drug Mart |
| 5. Dollar Tree | 16. Staples |
| 6. Dollarama | 17. The Grocery Basket |
| 7. Food Basics | 18. Trailhead |
| 8. Hatley Boutique | 19. Urban Outfitters |
| 9. LCBO | 20. Wine Rack |
| 10. Lululemon | |
| 11. Metro | |

ENTERTAINMENT

1. "The Hub" Student Entertainment District
2. The Grand Theatre
3. The Screening Room

FOOD & BEVERAGE

1. Balzac's
2. Freshii
3. Jack Astor's
4. Lone Star
5. McDonald's
6. Milestones
7. Quesada
8. Starbucks
9. The Keg
10. The Works

PERSONAL SERVICE

1. Cher-Mere Day Spa
2. Dental Care Kingston
3. James Brett Coiffure
4. Quarry Medical Pharmacy



LAKE ONTARIO

THE MADELEINE NEIGHBOURHOOD OVERVIEW

Kingston is situated on the northeastern shore of Lake Ontario, nestled between Montreal, Ottawa and Toronto. The site is located just two blocks north of city hall, half a block from downtown's main retail hub, Princess Street, and a block north of Lake Ontario's waterfront. Conveniently located and within short walking distance to many personal services, multi-national and local retailers. The area is well serviced by Kingston City transit and is easily accessible with its close proximity to Highway 401 and main arterial thoroughways. Queen's University, St. Lawrence College, the Royal Military College, Hotel Dieu Hospital and the Kingston General Hospital are located nearby.



DEMOGRAPHICS WITHIN 1.5KM



Population
15,363



Vehicles*
64,327



Total Households
8,240



Pedestrians*
3,340



Avg. Household Income
\$78,991



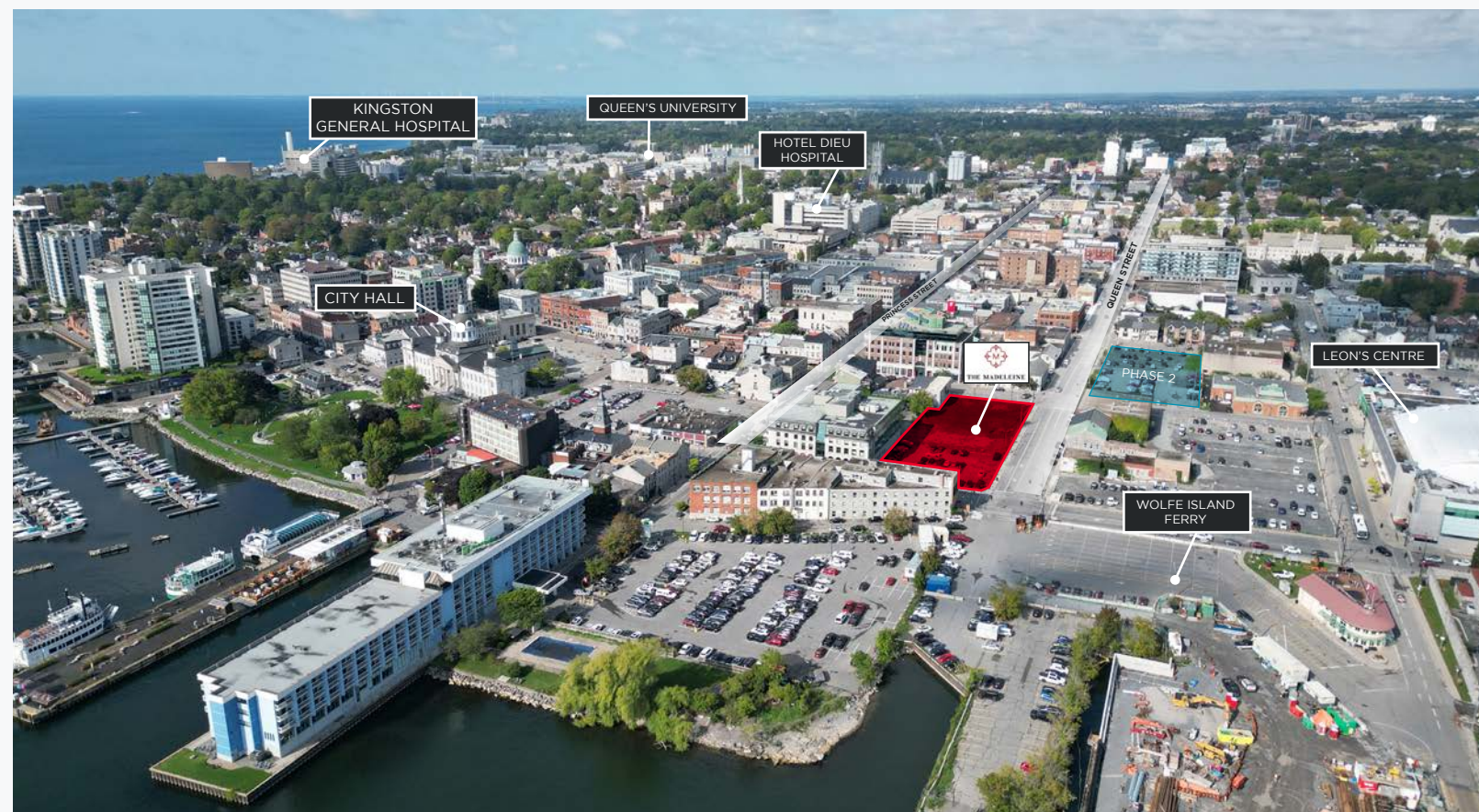
Bicycles*
461

neighbourhood scores

Pedestrian Score
94

Transit Score
60

Bicycle Score
70



*Traffic Counts 2018 AADT include both intersections Queen Street at Ontario Street and Queen Street at King Street E



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