



RETAIL SPACE FOR SUBLEASE
310 BAGOT ST
KINGSTON, ON

Prominent Corner Location



DETAILS

AVAILABLE SPACE: ± 6,224 sf on the ground floor

NET RENT: \$24.00 psf

ADDITIONAL RENT: \$5.61 psf (2023 Estimated)

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 1st, 2024 to June 29th, 2029

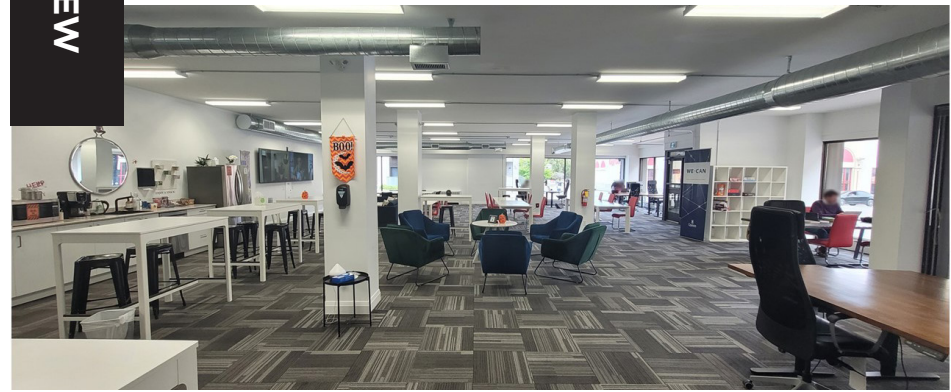
ACCESS: Wheelchair accessible with automatic door opener.
Multiple exterior doors.

FRONTAGE: ± 80 ft on both Bagot Street and Queen Street
(± 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

PROPERTY OVERVIEW



NEIGHBOURHOOD OVERVIEW



LAKE ONTARIO

Kingston Business Improvement Area

NEIGHBOURHOOD AMENITIES

In Downtown Kingston's Main Retail Hub

RETAIL

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

PERSONAL SERVICE

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


ENTERTAINMENT

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


FOOD & BEVERAGE

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

DEMOGRAPHICS (1.5KM)

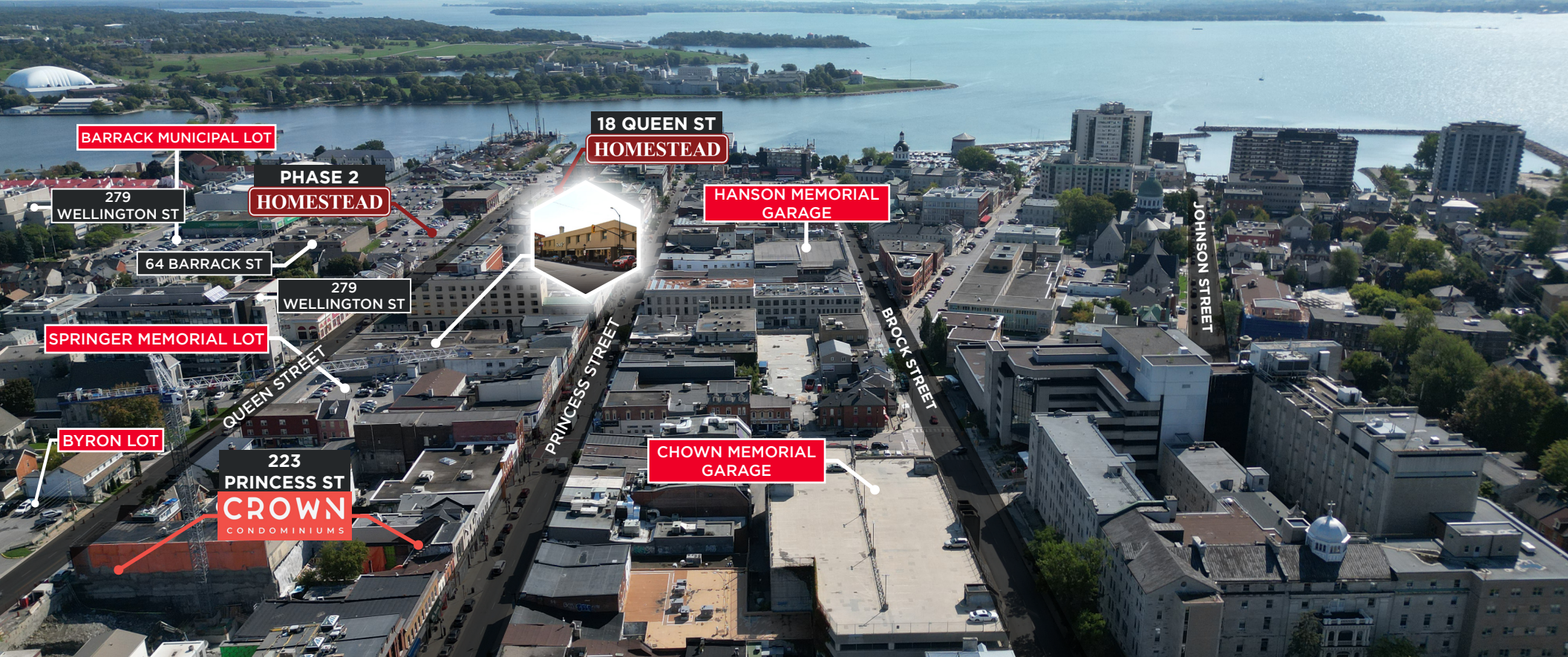
 **Population**
15,363

 **Total Households**
8,240

 **Avg. Household Income**
\$78,991

 **Transit Score**
61

 **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.

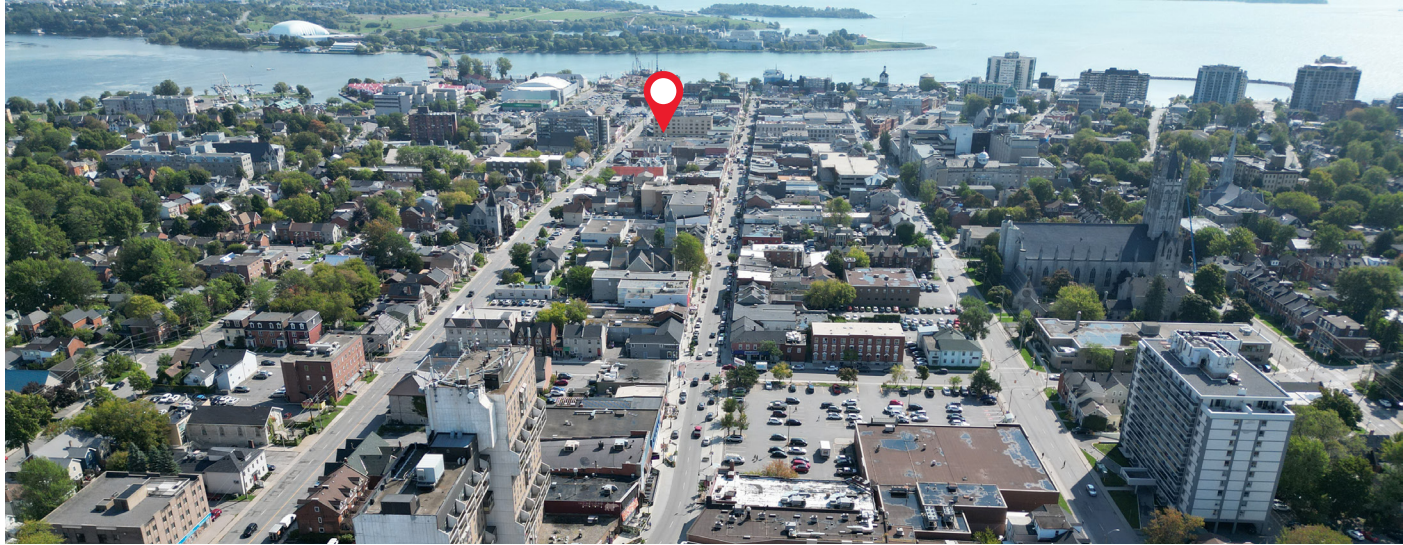
IN8's development newest proposed development at 64 Barrack Street is 25-storeys with a 3-storey podium and consists of a proposed ± 287 residential units and ground floor commercial space.

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



NEARBY PARKING

NAME	ADDRESS	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



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.

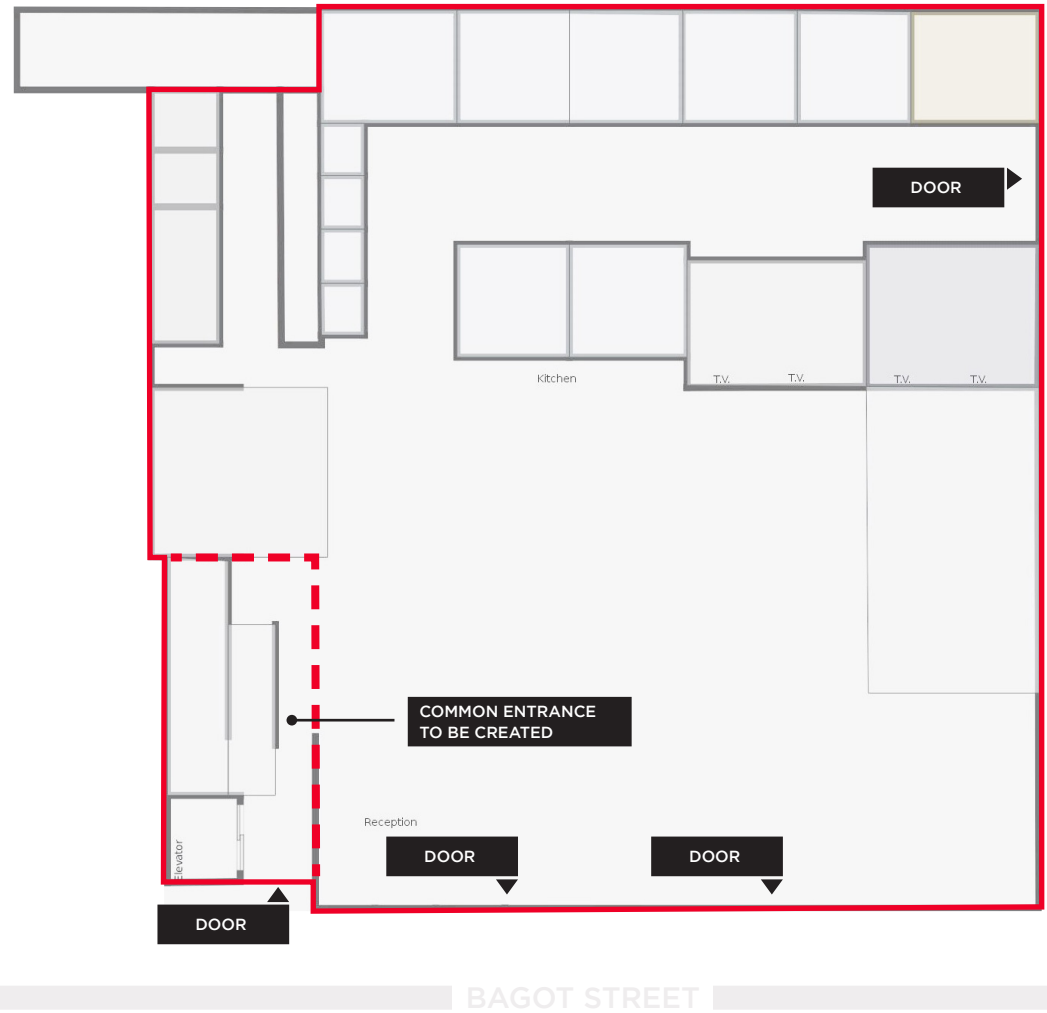
Benefit from 310 Bagot Street's close proximity to the Leon's Centre and Market Square, both of which host countless events attracting large and diverse groups of people to the downtown core.

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 PLAN



CONTACT



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