



FOR LEASE
207 PRINCESS ST
KINGSTON, ON

Streetfront Opportunity in Downtown
Kingston's Main Retail Hub



PROPERTY DETAILS

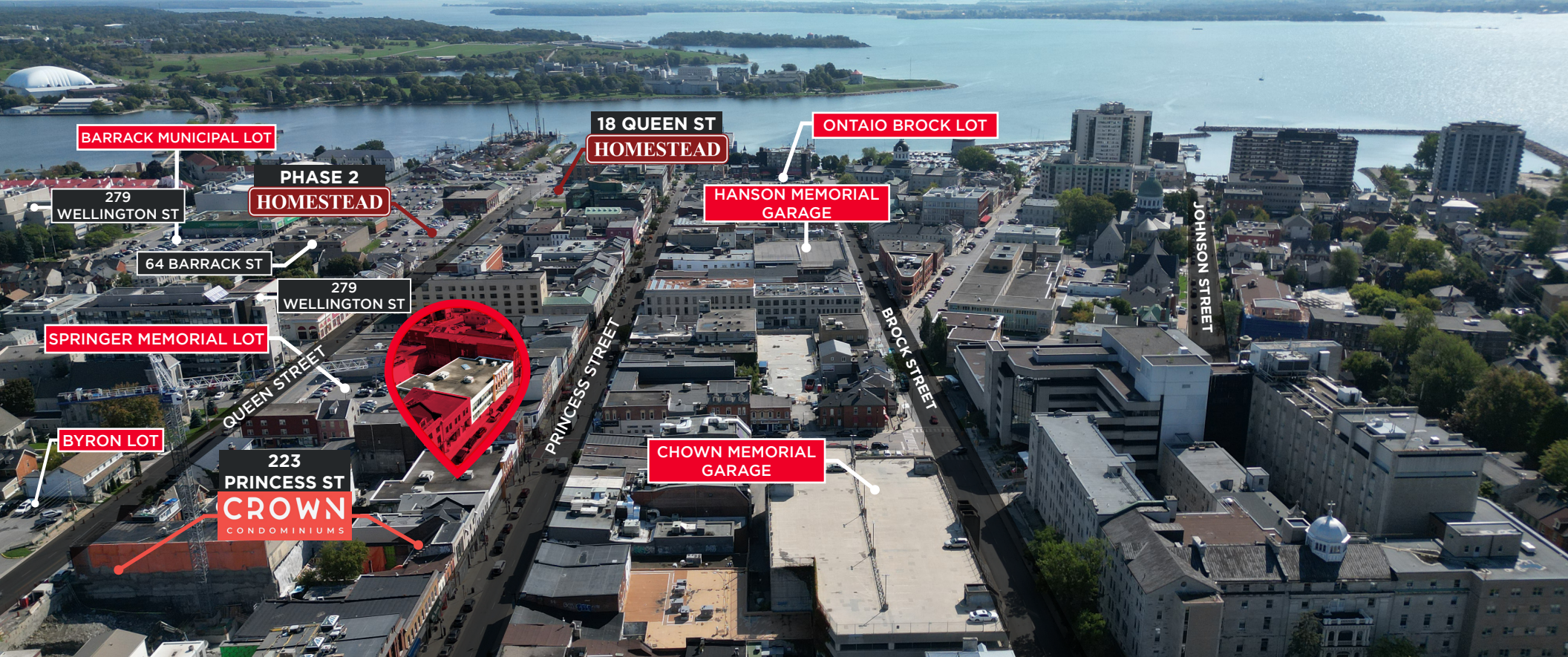
RENTABLE AREA	± 14,585 sf over two floors, plus bonus basement storage and office space (± 3,100 sf)
BASE RENT	\$19.50 psf
ADDITIONAL RENT	\$10.00 (est. 2023)
ZONING	DT2 (By-law No. 2022-62)
STREET FRONTAGE	107.05' ft along Princess Street
OCCUPANCY	February 1, 2025 (earliest possible occupancy)

ZONING DT2

“DT2” zoning allows for a broad range of uses including but not limited to the following:

- community centre
- department store
- entertainment establishment
- financial institution
- fitness centre
- grocery store
- hotel
- laboratory
- office
- public market
- personal service shop
- recreation facility
- restaurant
- retail store
- training facility
- wellness clinic





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
ONTARIO BROCK LOT	230 ONTARIO ST	115



NEIGHBOURHOOD OVERVIEW

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

WITHIN 1.5 KM



Population
15,363



Total Households
8,240



Avg. Household Income
\$78,991



Transit Score
59



Pedestrian Score
98

Kingston Business Improvement Area



DOWNTOWN KINGSTON

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.

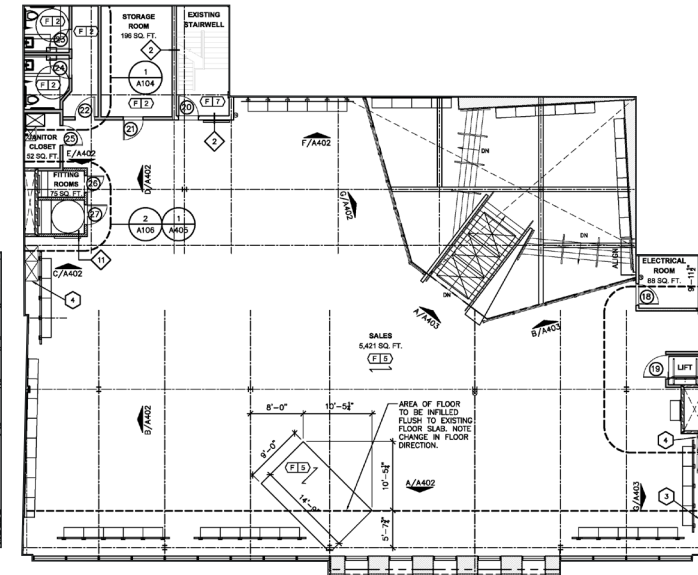
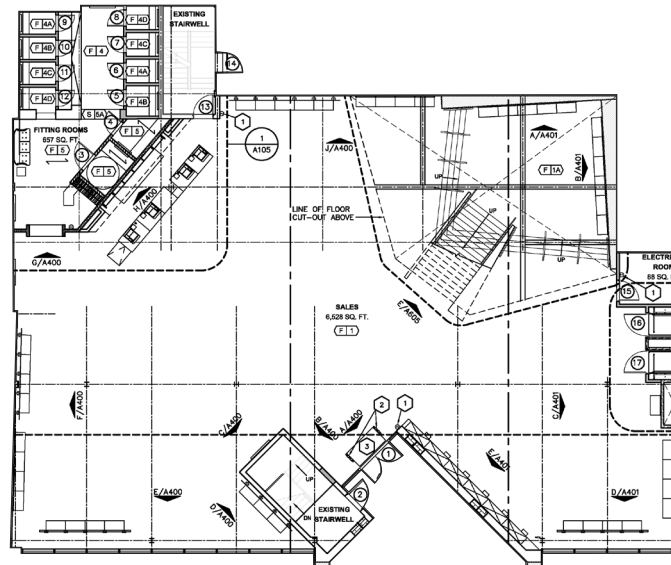
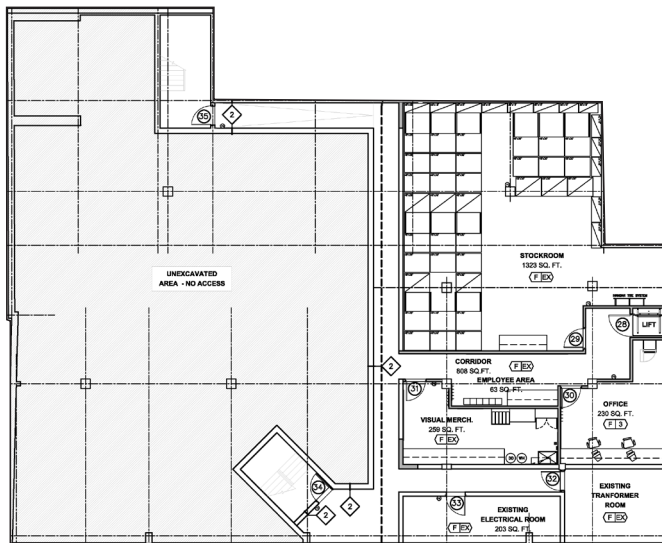
Benefit from 207 Princess Street's close proximity to the Slush Puppie Centre and Market Square, both of which host countless events attracting large and diverse groups of people to the downtown core.

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 PLANS

BASEMENT FLOOR GROUND FLOOR SECOND FLOOR



Actual layouts may differ slightly from the plans depicted above

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