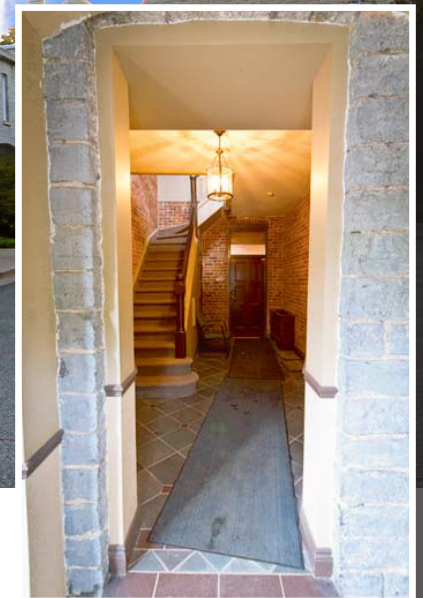


Royal Artillery Park

*Charming historic office space for lease
in the heart of downtown Kingston*



348 BAGOT ST, SUITE 202-203



CONTACT INFORMATION

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CUSHMAN & WAKEFIELD KINGSTON, BROKERAGE

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PROPERTY DETAILS

Space available ± 1,520 sf

Monthly Rental Rate \$1,900.00 + HST

Monthly Additional Rent 2024 \$1,992.00 + HST (Including property taxes, operating costs, property management and utilities)

Parking 2 dedicated spaces included in rent and visitors parking in common.

Zoning C1-4, allowing for a broad range of office, retail and service uses.

Location Royal Artillery park is located one half block north of Queen Street at Barrack Street, in the core of downtown Kingston.

Landlord King's Town Development Corporation.

***Existing furniture available for purchase from existing tenant.**

Disclosure: Martin L. Skolnick is a licensed Realtor with Cushman & Wakefield Kingston and is a shareholder in King's Town Development Corporation.

COMMENTS

A unique award winning historic redevelopment originally built in 1843 and extensively renovated in 1998. Renovations received a Certificate of Commendation from the Frontenac Historic Foundation and Downtown Kingston.

All suites have been renovated to include updated electrical systems, heating and cooling systems, roof, windows, upscale finishes, exposed brick & limestone. Truly an upscale destination located in the heart of downtown, with ample on-site parking.

This prestigious professional office space is finished with

Maple hardwood floors, exposed brick walls, a decorative fireplace, deep window wells & opening windows with window blinds.

The suite consists of 3 large, private offices, large open-plan working space, kitchen with granite counter tops, fridge, dishwasher & and private balcony.

Join Reid & Siemonsen Design Group, The Artistry Collective Hair Salon, Pain Chiropractic, Dr. Hilderley, Rynard & Wiens, Veritable Wealth Advisory Inc, and Eastgate Health in relocating your business to this exciting destination.



FLOOR PLAN

