

# ST. VINCENT DE PAUL SOCIETY OF KINGSTON

## NEW FACILITY - 595 BAGOT STREET



## 3 OFFICE UNITS FOR LEASE

### PROPERTY DETAILS

- New facility slated for occupancy Jan 2025
- Groundbreaking for the new building is expected by the end of May 2024
- Three rentable units available ranging in size from 1,311 SF to 1680 SF
- Total Building SF 16,060+/-
- Landlord to provide the premises as Base Building standard

### INNER HARBOUR NEIGHBOURHOOD

- Steps away from the scenic waterfront trails along the Cataraqui River & within walking distance to Kingston's historic downtown core
- In one of Kingston's most desirable and culturally significant neighbourhoods, all amenities are nearby, including parks, schools, artisanal cafes, shops and bistros.
- Walking distance to several bus stops and the transit "hub" providing excellent accessibility to all transit linked areas of the City and outside Downtown core

### KOSTAS DOULAS

Broker of Record

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Sales Representative

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**Rogers  
& Trainor**  
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Brokerage

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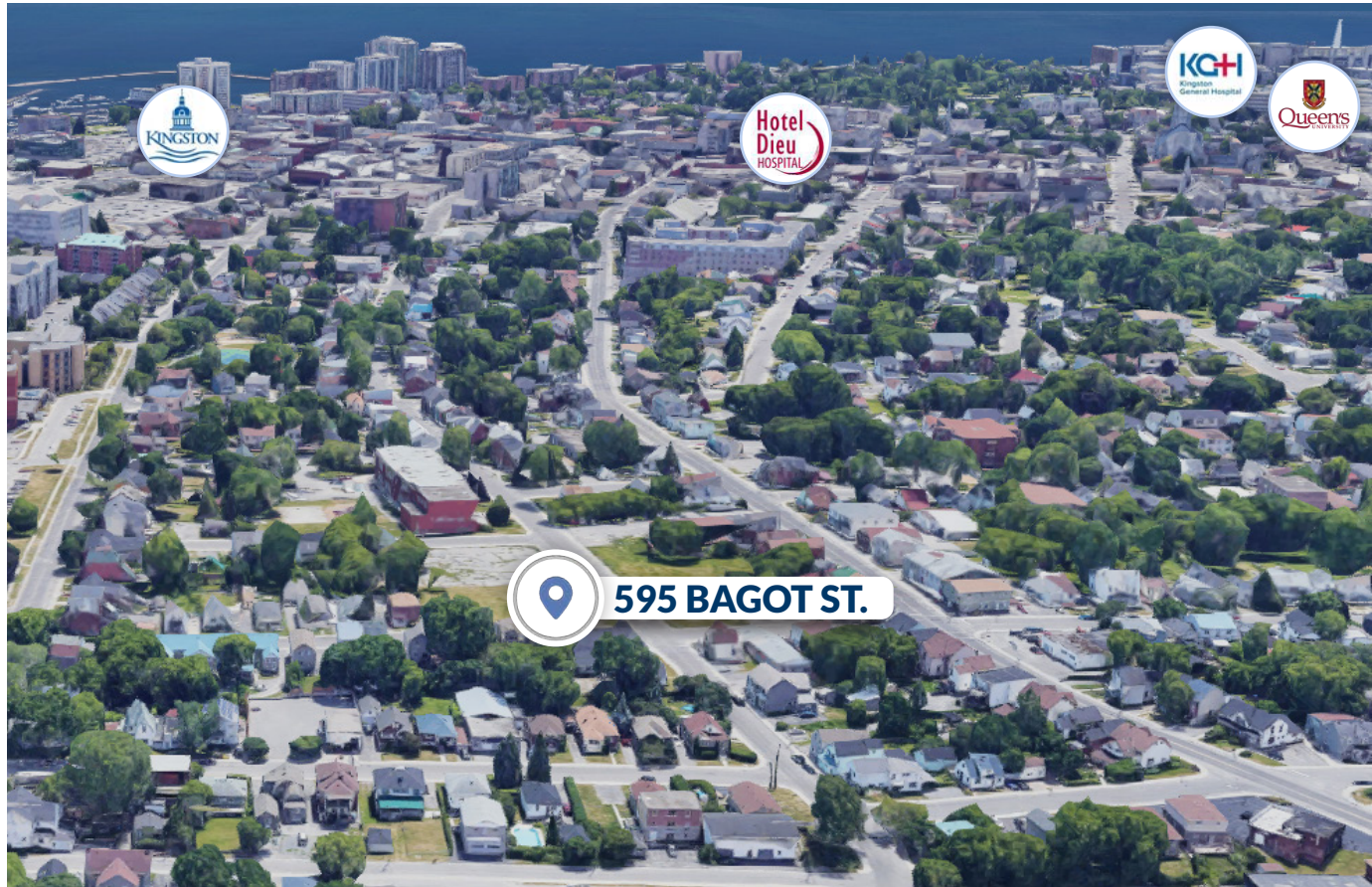
**WWW.RTCR.COM**



# 595 BAGOT STREET KINGSTON

## LANDLORD'S BASE BUILDING

- 1) Rough in underground plumbing for 2 washrooms
- 2) 100 amp electrical service including disconnect and panel (based on circuit breaker tenants load)
- 3) One 3-ton gas fired roof top HVAC including gas & electrical connections, thermostat but not distributed.
- 4) Drywall perimeter finish including insulation, taped and sanded but not primed or painted
- 5) Empty conduit and pull string to demarcation room.
- 7) 4" level concrete floor
- 8) Broom swept condition



### ASKING RENT

\$16.00 PSF

### ADDITIONAL RENT

TBD

### UTILITIES

Paid by Tenant. Metered separately for water, electric & gas

### OCCUPANCY

Anticipated January 2025

### ZONING

C1.620 - permits community facility

### LANDLORD

St. Vincent de Paul Society of Kingston

### SIGNAGE

Building fascial signage allowed, subject to landlord approval

### PARKING

2 spaces/unit. Additional spaces available

## AVAILABLE UNITS

UNIT 1	1,666 SF	\$16.00 PSF NET
UNIT 2	1,311 SF	\$16.00 PSF NET
UNIT 3	1,680 SF	\$16.00 PSF NET



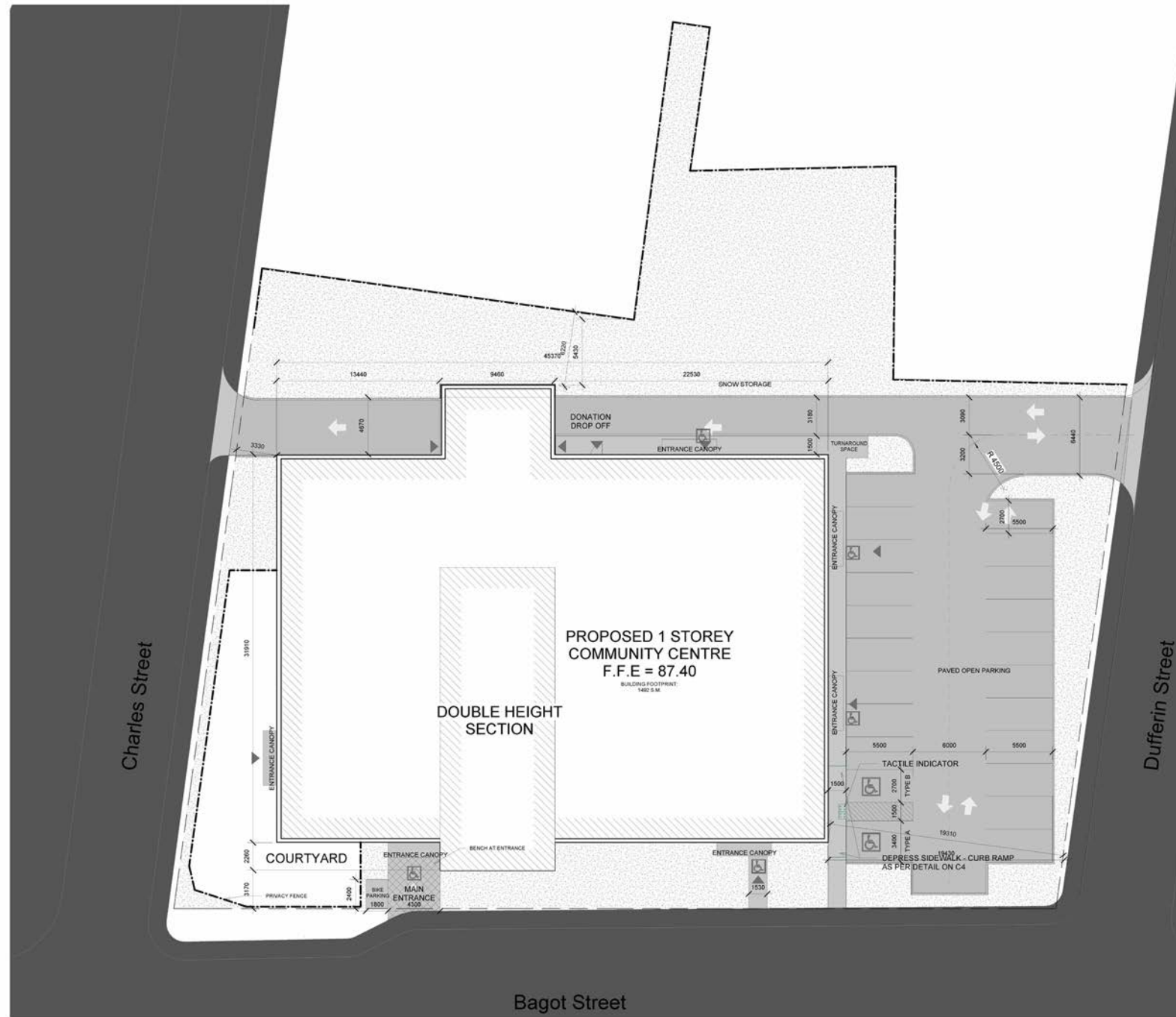
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# 595 BAGOT STREET KINGSTON - FLOOR PLAN



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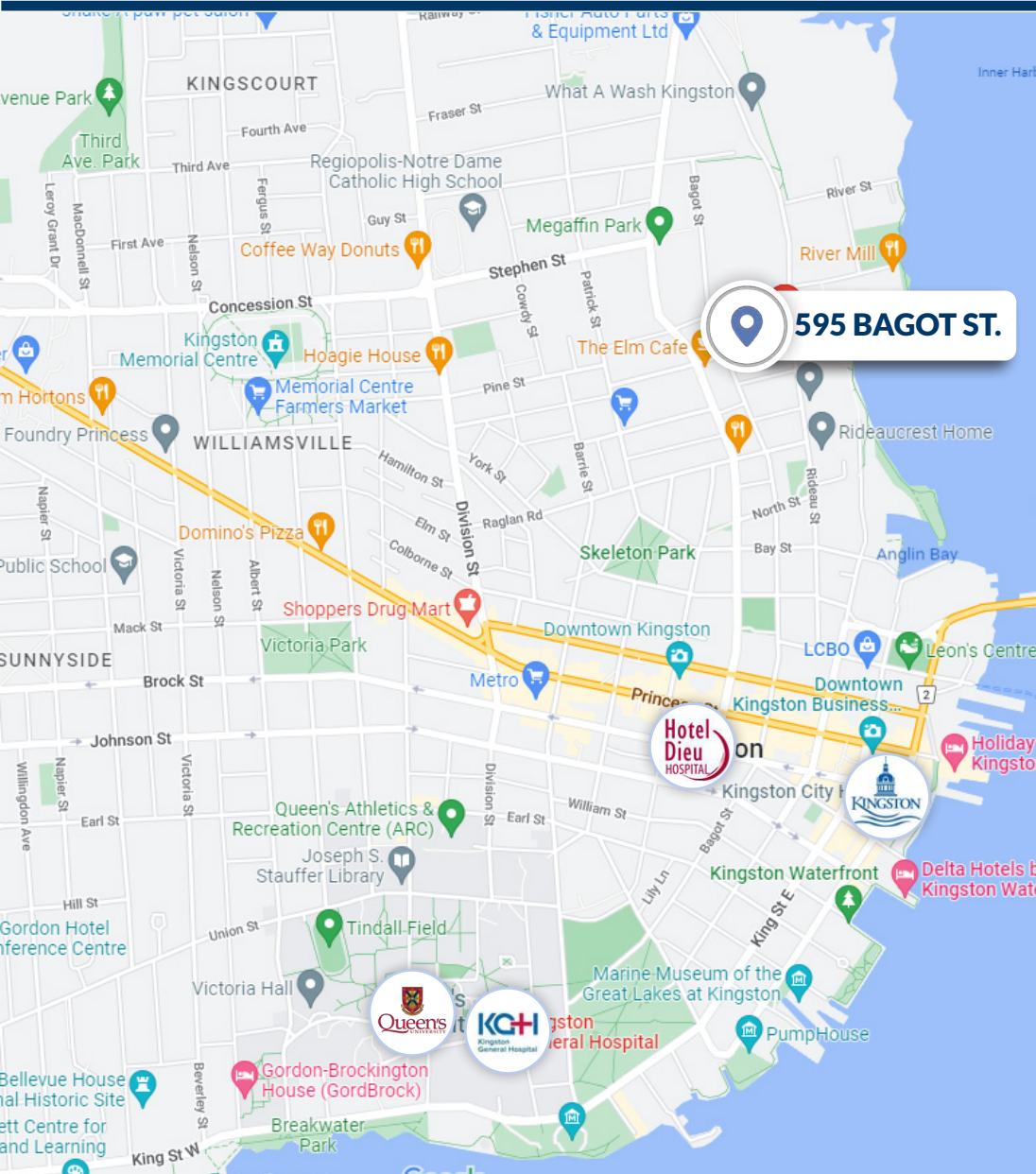
# 595 BAGOT STREET KINGSTON - PARKING



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# 595 BAGOT STREET KINGSTON



## NEIGHBOURHOOD HIGHLIGHTS

### RESTAURANTS

- Harpers Burger Bar
- Milestones
- Chez Piggy
- Grecos

### FITNESS & RECREATION

- Skeleton Park
- Queen Street Fitness
- Megaffin Park
- Focus Personal Fitness Studio
- Goodlife Fitness

### GROCERY

- Food Basics
- The Store Famous
- Union Market
- Memorial Centre
- Farmer's Market

### SCHOOLS

- Queen's University
- Mulberry Waldorf
- Regiopolis High School
- Central Public School

## INNER HARBOUR DISTRICT

The Property is located just North of downtown Kingston in the Inner Harbour neighbourhood. 595 Bagot Street is positioned less than 2.5 km away from Queens University and blocks away from the Downtown Core. In addition, there are plenty of green spaces to enjoy including Skeleton Park, Riverview Park, Doug Fluhrer Park and the K&P Trail.

## KINGSTON NATIONAL RANKING CITY

Kingston has also been recognized nationally and internationally in various ranking studies:

- |                   |  |
|-------------------|--|
| <b>Ranked #1</b>  | Top Cities in Canada to be a Woman <i>Canadian Centre for Policy Alternatives, Manitoba Office, 2019</i> |
| <b>Ranked #1</b>  | Best Small City <i>FDI Strategy FDI Communities of the Future, 2018</i>                                  |
| <b>Ranked #1</b>  | Fastest Growth in Transit Ridership <i>Statistics Canada, 2017</i>                                       |
| <b>Ranked #4</b>  | Top City in Ontario for Millennials <i>Point2 Homes real estate portal, 2018</i>                         |
| <b>Ranked #5</b>  | Top City to Buy Real Estate in Canada <i>MoneySense Magazine, 2020</i>                                   |
| <b>Ranked #6</b>  | Small City for Human Capital and Lifestyle <i>FDI Communities of the Future, 2018</i>                    |
| <b>Ranked #14</b> | Best Community in Canada <i>Maclean's Magazine, 2019</i>   |

Walk Score  
**90**

**WALKER'S PARADISE**  
Daily errands do not require a car.

Transit Score  
**54**

**GOOD TRANSIT**  
Many nearby public transportation options.

Bike Score  
**89**

**VERY BIKEABLE**  
Biking is convenient for most trips.