

FOR SUBLEASE

OFFICE SPACE IN THE HEART
OF DOWNTOWN KINGSTON

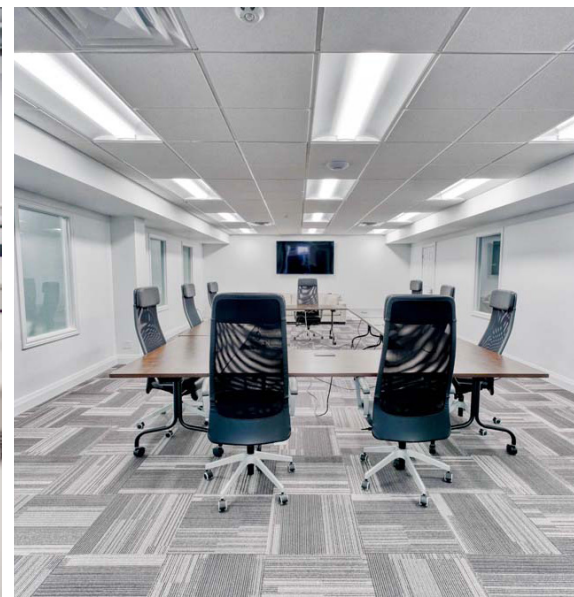
310

**BAGOT ST
KINGSTON, ON**

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78 Brock St
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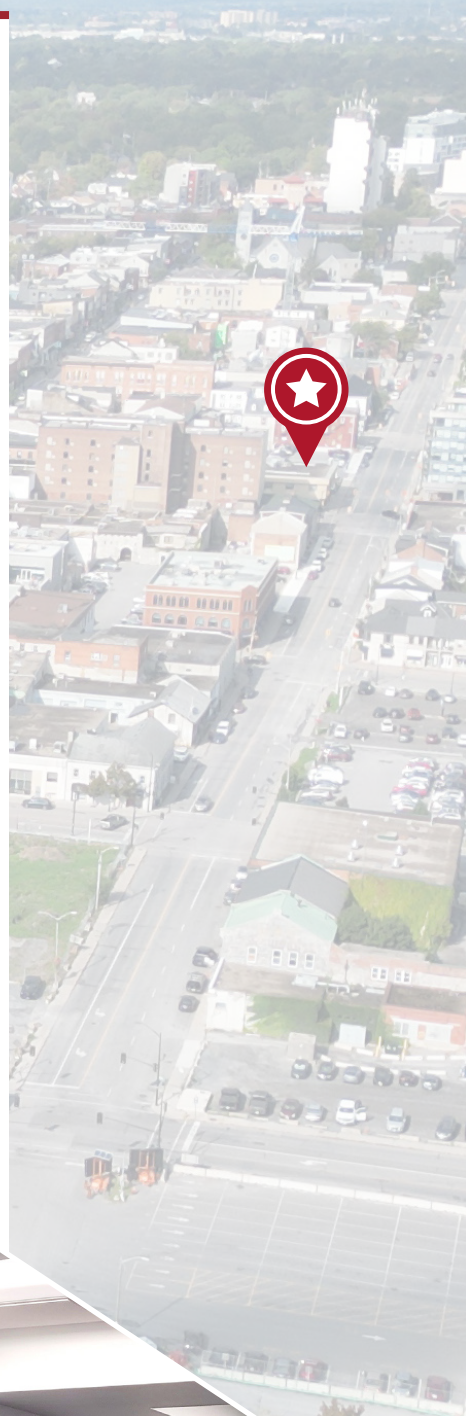


BUILDING DETAILS

AVAILABLE SPACE:	± 6,224 sf (ground floor) ± 10,200 sf (second floor)* <hr/> ± 16,424 sf (total) Sublandlord will demise second floor*
NET RENT:	\$14.50 psf (total space) \$18.00 psf (second floor only)*
ADDITIONAL RENT:	\$5.61 psf (2023 Estimated)
UTILITIES:	Paid separately
PARKING:	Up to ± 15 off-site parking spaces available Contact the Listing Brokers for details Municipal and street parking nearby
ZONING:	DT1 (By-Law 2022-62)
SUBLEASE TERM:	May 1 st , 2024 to June 29 th , 2029
ACCESS:	Wheelchair accessible with automatic door opener and elevator service to second floor

HIGHLIGHTS

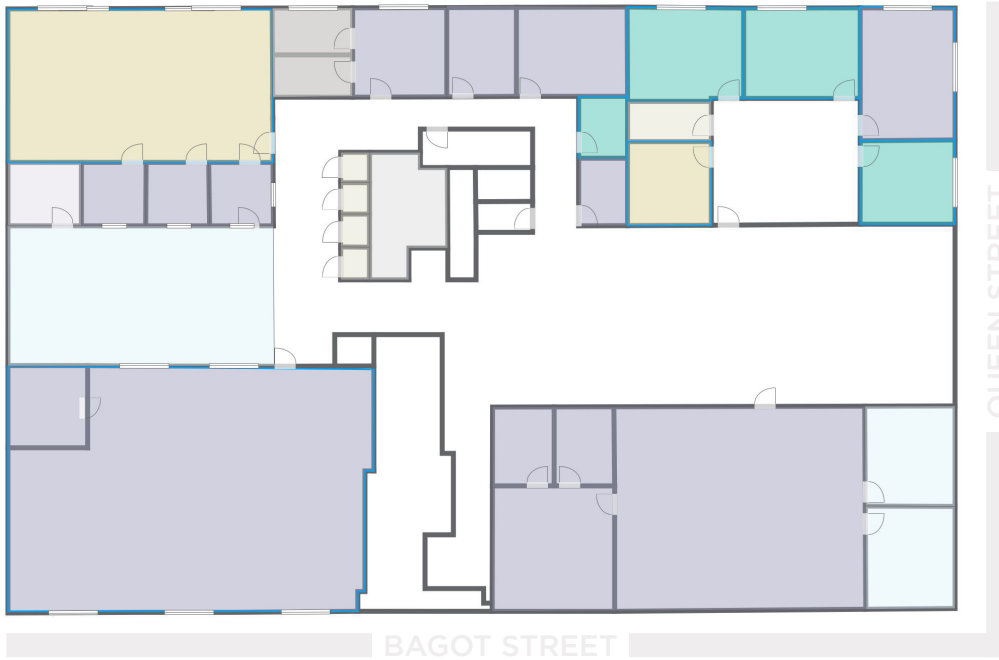
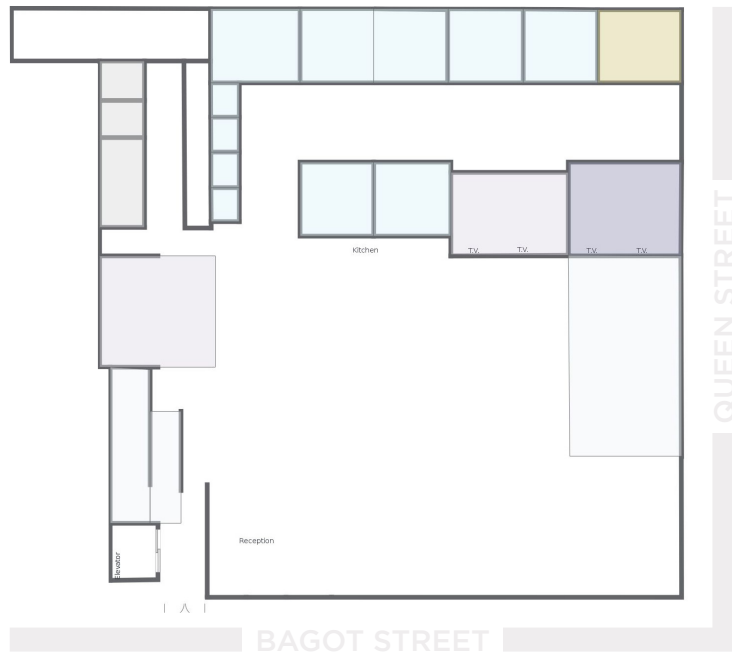
- Located at the southwest **corner** of Bagot Street and Queen Street in the **heart of downtown Kingston**
- The premises was **completely renovated in 2019** and features modern aesthetics, a mix of open and private work spaces, lots of natural light and new HVAC units plus distribution
- Existing **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



FLOOR PLANS

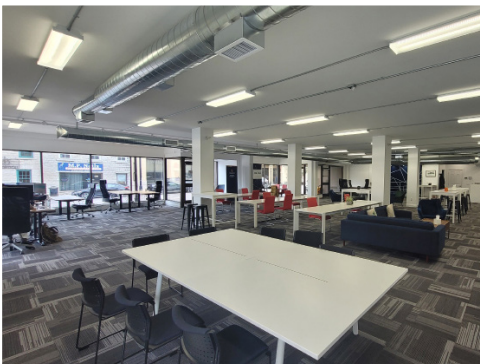
GROUND FLOOR ± 6,224 sf

- Reception area
- Open workspace
- Kitchenette
- 3 washrooms (single occupant)
- 8 private offices/meeting rooms
- Vault
- Janitorial closet
- 2 storage rooms



SECOND FLOOR ± 10,200 sf

- Open workspace
- 17 small offices
- 3 large offices
- 4 large meeting rooms
- Male & female washrooms (3 stalls each)



LOCATION



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

DEMOGRAPHICS WITHIN 1.5 KM



Population
15,363



Total Households
8,240



Avg. Household Income
\$78,991



Transit Score
61



Pedestrian Score
100

CONTACT INFORMATION

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