



Conceptual Building Fascia Improvements

For Lease

308 & 310 Bagot St, Kingston, ON

► The Seaway Building

Rockwell Commercial
Real Estate, Brokerage
78 Brock St. Kingston, ON K7L 1R9
www.rockwellcre.com





The Offering

Located at the corner of Bagot and Queen Streets in the heart of downtown Kingston, 308 & 310 Bagot Street offer two distinct leasing opportunities within a prominent building. These flexible spaces accommodate a range of retail and office uses, and are ideally positioned within walking distance to transit, restaurants, shopping, and the city's rapidly growing downtown residential core. With excellent visibility, modern interiors, and zoning that supports a variety of business types, this offering is well-suited to tenants seeking a dynamic and accessible downtown presence.

At a Glance

- **Two leasing opportunities** available in one prominent downtown building
- **Total available space:** ± 17,629 sf across ground and second floors
- **Flexible configurations** for retail, office, or service-based uses
- **Zoning:** DT1 – Downtown Zone 1, allowing a broad range of permitted uses
- **Prime location** steps from Kingston Transit, Market Square, and Slush Puppie Place
- **Surrounded by amenities** and positioned within a high-foot-traffic corridor
- **Significant nearby development** driving long-term population and business growth

308 Bagot Street

Available Space	± 1,205 sf on the ground floor
Monthly Base Rent	\$2,962.29
Monthly Additional Rent	\$922.83 psf including utilities
Parking	Designated spaces available at an additional cost. Public parking located behind premises.

310 Bagot Street

Available Space	± 6,224 sf on the ground floor
	± 10,200 sf (second floor)*
Net Rent	± 16,424 sf (total)
	Sublandlord will demise second floor*
Additional Rent	\$13.50 psf (total space)
	\$13.50 psf (second floor only)*
	\$19.50 psf (ground floor only)*
Utilities	\$8.12 psf (est. 2025)
Parking	Paid separately
Parking	Up to ± 15 off-site parking spaces available. Contact the Listing Brokers for details Municipal and street parking nearby.

Zoning

DT1 - Downtown Zone 1 (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- Animal care
- Building supply store
- Community centre
- Creativity centre
- Day care centre
- Department store
- Entertainment establishment
- Financial institution
- Fitness centre
- Grocery store
- Laundry store
- Office
- Personal service shop
- Repair shop
- Restaurant
- Retail store
- Wellness clinic



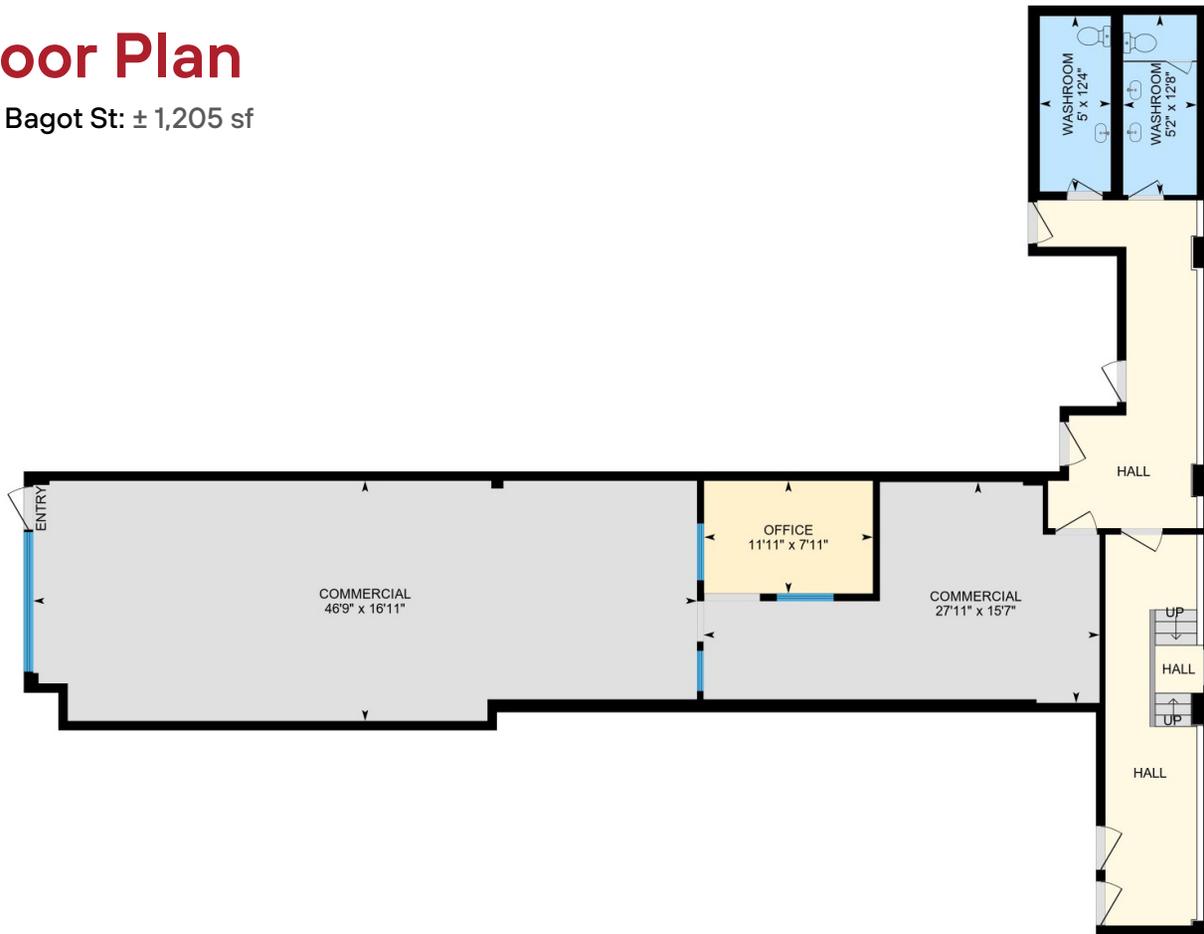
Key Highlights

- Prominent corner location at Bagot and Queen Streets in Kingston's historic downtown core
- ± 1,205 sf retail unit at 308 Bagot with large display windows and open layout
- ± 16,424 sf of modernized office/retail space at 310 Bagot, including private offices, meeting rooms, and open work areas
- Renovated interiors (2019) with natural light, updated HVAC, and accessible entrances
- Surrounded by national retailers, restaurants, civic buildings, and dense residential developments
- One block from Kingston Transit's central transfer point and multiple public parking lots nearby

Floor Plan

308 Bagot St: ± 1,205 sf

BAGOT STREET



QUEEN STREET



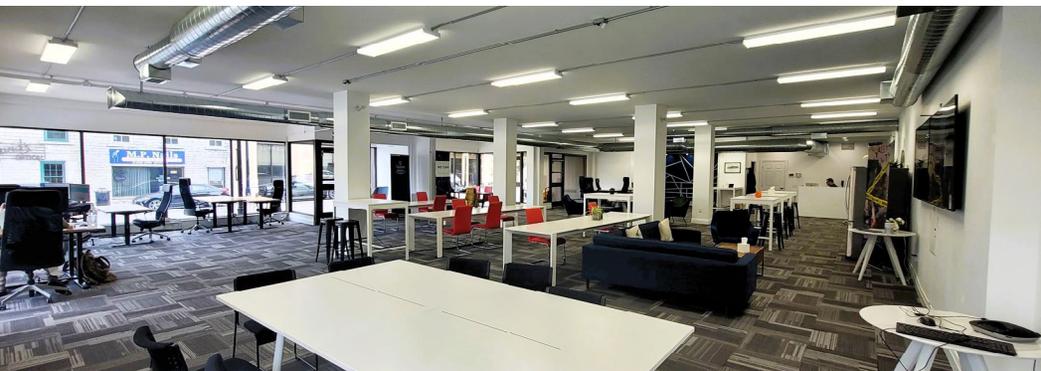
Floor Plan

310 Bagot St: ± 16,424 sf (total)



- First Floor** ± 6,224 sf
- Reception area
 - Open workplace
 - Kitchenette
 - 3 washrooms
 - 8 private office/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)





Nearby Parking

Name	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

Note: street parking readily available throughout downtown.

Growth & Development

Significant residential intensification within Kingston’s downtown core is reinforcing long-term demand for centrally located office space, driven by sustained population growth, increased workforce density, and improved live-work proximity. Homestead’s 23-storey Madeleine development at 18 Queen Street is nearing completion, delivering 153 residential apartments alongside approximately ±30,000 SF of fully occupied office space and ground-floor commercial uses, demonstrating continued tenant demand for downtown office environments. Homestead’s second tower, located at 55 Queen Street, is now under construction and will add a further ±200 residential units, strengthening the local labour pool and supporting daytime office occupancy.

A transformative development emerging within the downtown core is the proposed Block 4 conference centre and hotel, positioned to elevate Kingston’s profile as a regional business destination.

The concept envisions a purpose-built ±59,000 SF conference centre capable of accommodating up to 1,000 delegates, anchored by a 15,000 SF event and exhibition hall with flexible meeting and breakout spaces and a commercial kitchen—amenities currently lacking in the downtown market and poised to attract significant corporate, civic, and association business tourism. The proposal also includes a new hotel component and two residential towers with over 300 units, streetscape enhancements, adaptive reuse of heritage buildings, and structured parking to support increased visitation and urban activity. As the City advances negotiations with a preferred development consortium, this project is expected to catalyze not only business travel and conventions but also ancillary demand for nearby office, professional services, and owner-occupied space in the surrounding core.

Additional developments on and near Queen and Princess Streets—including the completed Crown Condominiums at 223 Princess Street (±182 units), IN8’s approved 25-storey mixed-use tower at 64 Barrack Street (±344 units), and the planned 14-storey residential development at 279 Wellington Street (±158 units)—are collectively increasing residential density within walking distance of Kingston’s primary office corridors. Further approved and proposed projects, including 275 Queen Street (±192 units), 259 King Street (±85 units), and the Princess & Barrie Street redevelopment (±450 units), continue to reinforce the downtown core as a stable, employment-oriented district, supporting sustained demand for professional, institutional, and owner-occupied office space.



Great Catarqui River

Neighbourhood Overview

Retail

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

Entertainment

1. "The Hub" Student Entertainment District
2. The Grand Theatre
3. The Screening Room
4. Slush Puppie Place

Food & Beverage

1. Balzac's
2. Freshii
3. Jack Astor's
4. Lone Star
5. McDonald's
6. Milestones
7. Quesada
8. The Keg
9. The Works
10. A&W
11. Chuck's Roadhouse

Personal Service

1. Dental Care Kingston
2. James Brett Coiffure
3. Glow Spa Kingston

Demographics within 1.5 KM

Population **15,363**

Total Households **8,240**

Transit Score **60**

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

Pedestrian Score **100**

Kingston Business Improvement Area



Contact Information

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