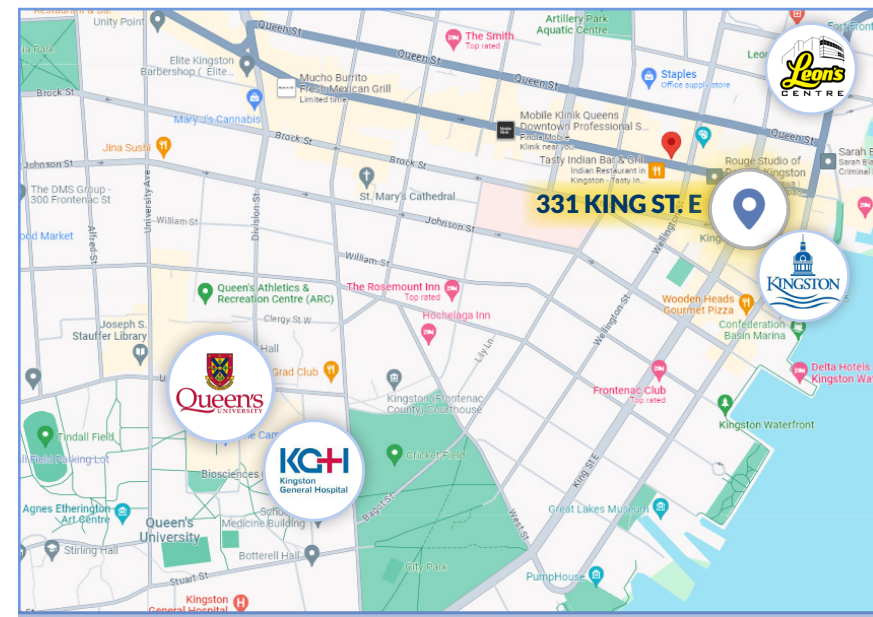


331 KING STREET EAST DOWNTOWN KINGSTON



FOR LEASE - 1,800 SF

- Prime location, adjacent to Market Square and City Hall in the heart of Kingston's Commercial Downtown Core
- Located above Tango Neuvo, one of Kingston's most highly rated restaurants
- Close to all high-demand amenities including transit connections, banks, shopping and restaurants
- The building is surrounded by many other retailers, restaurants, bars and offices, bringing heavy pedestrian traffic and a constant stream of potential customers
- There are a number of Residential/Commercial development projects in the area which will increase traffic



- Located on the second floor with large windows, excellent visibility and exposure to bustling King St. E
- Interior layout is suited to a variety of business types, including offices, retail, studios and more
- Flexible lease terms to accommodate your unique business needs
- Convenient access via a well maintained staircase
- Private restroom facilities

AVAILABLE AREA:	+/- 1,800 sf
LEASE RATE:	\$14.00 psf
ADDITIONAL RENT:	\$8.40 psf (2023 est)
ZONING:	C1-3
ELECTRICAL:	100 AMP (2 Meters)
HVAC:	Electric Forced Air, A/C

KOSTAS DOULAS
Broker of Record

✉ kdoulas@rtcr.com
☎ 613-539-4444

📍 20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1
📞 613-384-1997 ext. 17

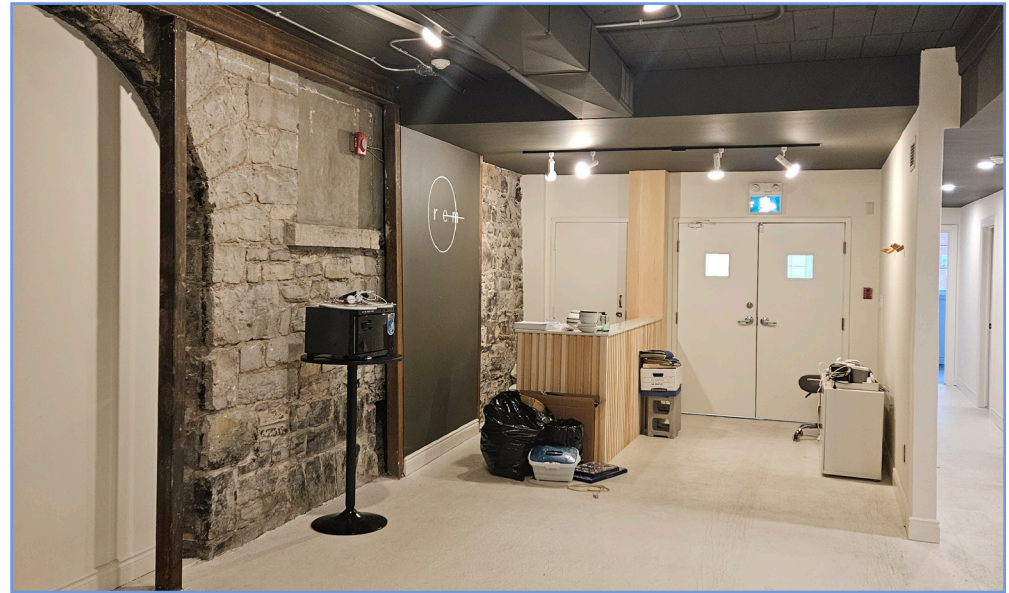
Rogers & Trainor
Commercial Realty Inc.
Brokerage

WWW.RTCR.COM

FOR LEASE

331 KING STREET EAST KINGSTON

INTERIOR PHOTOS

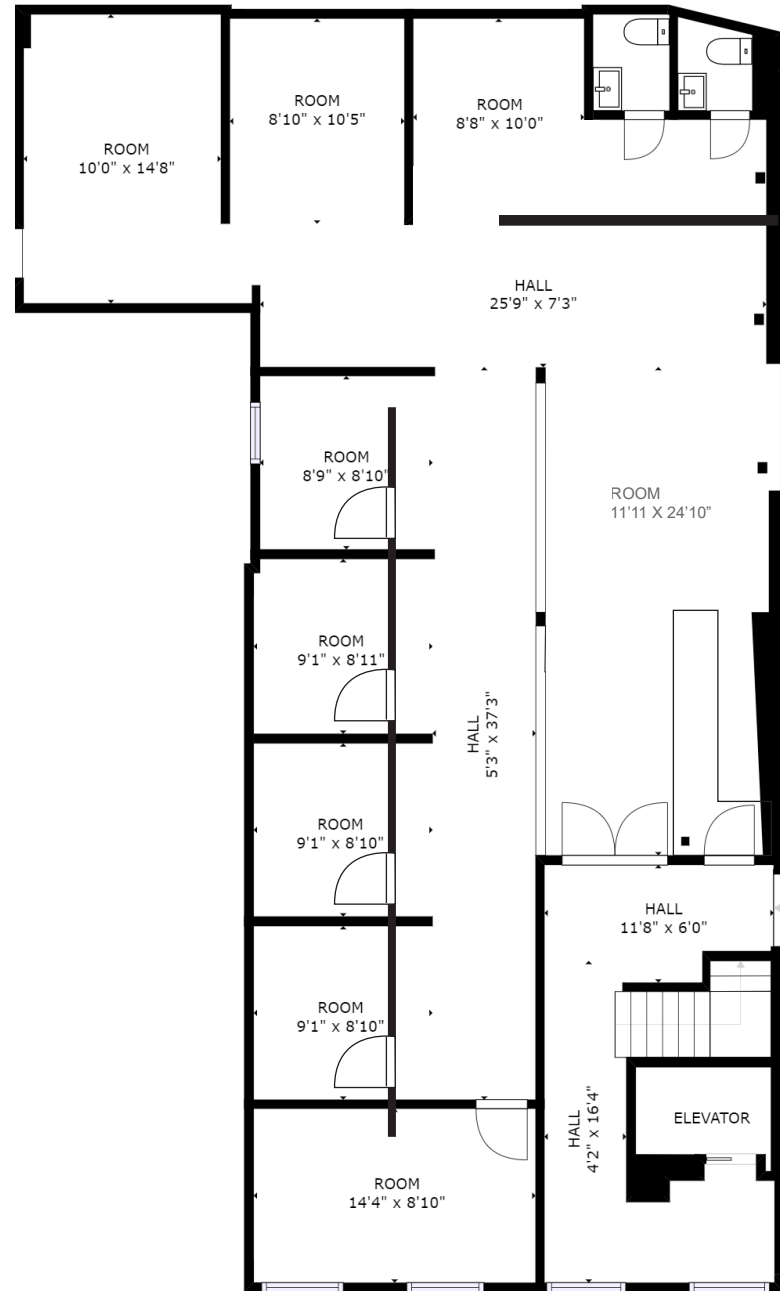


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331 KING STREET EAST KINGSTON

FLOOR PLAN



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FOR LEASE

331 KING STREET EAST KINGSTON



NEIGHBOURHOOD HIGHLIGHTS

LOCAL BUSINESSES & RESTAURANTS

- Chez Piggy
- A-One Clothing
- Tara Natural Foods
- The Iron Duke
- Martello Alley
- Harper's Burger Bar
- Coffee & Company
- Sima Sushi
- Cooke's Fine Foods
- Black Dog Tavern
- Camera Kingston
- The Toucan
- Tango Nuevo
- The Screening Room
- Antique Alley
- Novel Idea
- Smith Army Surplus
- Amadeus Cafe

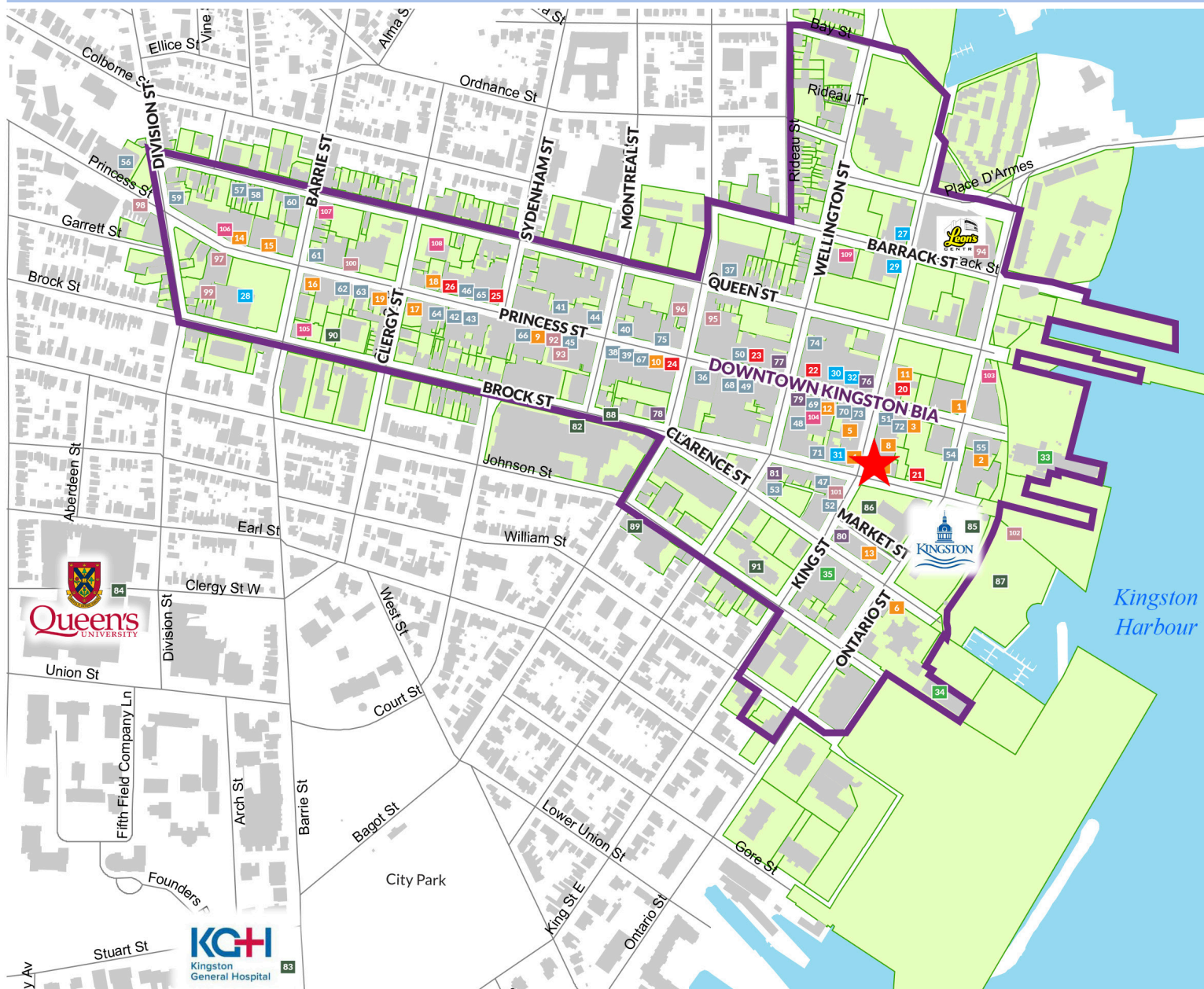
DOWNTOWN KINGSTON

- **A VIBRANT AREA** - Kingston has a vibrant downtown that is the culture and entertainment hub of the region. There are over 100 unique restaurants, many specialty gift and fashion boutiques, art galleries and so much more.
- **A COMPLIMENTARY MIX** - Kingston's downtown features a complimentary mix of small independent shops along with major international chain stores that would not normally be found in a downtown this size including Indigo, Gap, Roots, Staples, Urban Outfitters, LuLu Lemon, Starbucks, Good Life Fitness, American Apparel, The Works, The Keg, Milestones, etc.
- **TOURISM** - Kingston has a thriving tourism industry especially in the summer when the city offers many festivals including The First Capital Days, BluesFest and the 1000 Islands Poker Run. The beautiful waterfront, well-maintained parks, prominent entertainment venues and ample art galleries make it a top choice for visitors from near and afar.



FOR LEASE

331 KING STREET EAST KINGSTON



- | | |
|--|--|
| <p>DINING</p> <ol style="list-style-type: none"> Lonestar Texas Grill Milestones Pan Chanco Jack Astor's Black Dog Tavern Diane's Fish House Olivea Tango Copper Penny Grecos Red House Toucan Tir Nan Og The Grizzly Grill Tommy's Pizza Studio The WORKS Craft Burgers McDonalds Tim Hortons <p>CAFE/BAKERY</p> <ol style="list-style-type: none"> Coffee & Company Sippis Starbucks Card's Bakery Crave Coffee & Bakery Balzac's Northside Espresso <p>GROCERY</p> <ol style="list-style-type: none"> Food Basics Metro LCBO Tara's Natural Foods Cooke's Fine Foods General Brock's Commissary <p>HOTELS</p> <ol style="list-style-type: none"> Holiday Inn Delta Waterfront by Marriott 4 Points by Sheraton <p>RETAIL</p> <ol style="list-style-type: none"> Shoppers Drug Mart Staples Dollarama Dollar Tree The Rocking Horse Roots Lululemon Trailhead Urban Outfitters Heel Boy The Running Room Runner's Choice Becker Shoes Hatley Boutique Cloth Roundstone Gracie's Clothing Happy Thoughts Waterfront Gifts Chris James | <p>RETAIL</p> <ol style="list-style-type: none"> Shoppers Drug Mart Bridal Creations Murano's Formalwear The UPS Store Frontenac Cycle Phase 2 Clothing Canada Computers What'll I Wear Art Noise Agent 99 Midori Gifts I Mode Send in the Clowns Minotaur Modern Primitive House of Angels Fancy That A-One Clothing Martello Alley Overstocks <p>FINANCIAL</p> <ol style="list-style-type: none"> Royal Bank Scotiabank CIBC TD Bank Bank of Montreal Wellington Foreign Exchange <p>INSTITUTIONS</p> <ol style="list-style-type: none"> Hotel Dieu Kingston General Hospital Queen's University Kingston City Hall Springer Market Square Confederation Basin Kingston Transit Hub Kingston Frontenac Public Library St. Mary's Cathedral St. George's Anglican Cathedral <p>ENTERTAINMENT</p> <ol style="list-style-type: none"> The Grand Theatre The Screening Room The Leon's Centre Improbable Escapes Sherlock's Escapes Stages Night Club Trinity Social The Spot Barcadia Studio 22 Gallery 1000 Islands Cruises <p>FITNESS</p> <ol style="list-style-type: none"> Pole Fitness Kingston Salti Yoga Symphony Spa & Yoga Samatva Yoga Studio 330 Queen Street CrossFit Goodlife Fitness |
|--|--|

MAP OF KINGSTON

Including Downtown BIA, Sydenham District, Queen's District, Inner Harbour District & Williamsville District

Walk Score **98** Bike Score **75** Transit Score **60**



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