

# For Lease

## 68 Brock Street, Kingston, ON

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## Property Details

Available Space	± 1,077 sf
Monthly Net Rent	\$2,243.63 + HST (excludes realty taxes and operating costs)
Monthly Taxes/Cam	\$1,423.71 + HST (2025)
Utilities	Paid by tenant (water/sewer, gas, electricity, internet, phone, snow removal)
Electrical Service	200 Amp / 240 Volt (to be verified)
HVAC	Gas forced air (one unit per floor) Air-conditioned
Parking	Two (2) parking spaces at rear, multiple municipal lots nearby and surrounded by ample street parking
Availability	Immediately

## Comments

- **Ground Floor Features** One (1) treatment room, reception area, kitchenette, a rear exit to a small patio and the parking spaces.
- **Second Floor Features** Six (6) treatment rooms, a two piece washroom, windows at rear facing southwest towards St. Georges Cathedral and windows facing north overlooking Brock Street.
- **Full Basement** ideal for storage

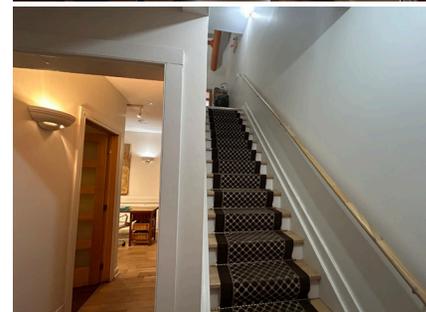
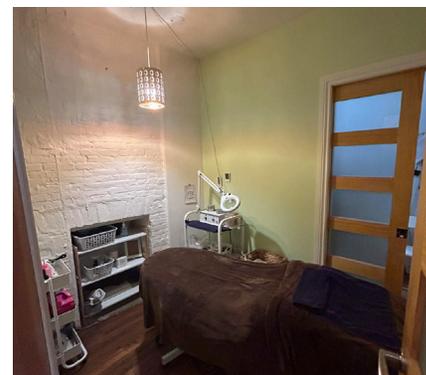
## Location

- Located between King Street East and Wellington Street
- Only 80 metres to Kingston's historic Springer Market Square and City Hall
- Surrounded by boutique retail, restaurants, pubs, hotels, B&B's and amenities. Just a minutes walk to Confederation Park, Lake Ontario waterfront and Hotel Dieu Hospital
- A popular street for shopping for both tourists, residents and students

## Zoning

DT2 (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- |                         |                    |                      |
|-------------------------|--------------------|----------------------|
| • Office                | • Wellness clinic  | • osteopaths         |
| • Restaurant            | • physicians       | • psychologists      |
| • Retail store          | • dentists         | • therapists,        |
| • Grocery store         | • physiotherapists | • registered massage |
| • Creative centre       | • chiropractors    | therapists           |
| • Personal service shop | • naturopaths      | • optometrists       |





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



## 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.



## Contact Information

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