

THE ROYAL BLOCK - PRIME OFFICE SPACE

FOR LEASE



SUITE 310B

366 KING STREET KINGSTON

BUILDING

- A Landmark Location in the heart of Kingston's commercial downtown core
- High quality office space, fitted, with abundant natural light
- Underground parking, two elevators, and fiber optic infrastructure

LOCATION

- Close to all amenities in the downtown area, including transit connections, banks, City Hall, shopping, and restaurants
- Walking distance to the waterfront, Market Square, Hotels, Leon's Centre, Wolfe Island Ferry and 1000 Islands Cruises



LEASE RATE:	\$16.50 PSF Net
ADDITIONAL RENT:	\$15.25 (Est. 2023)
AVAILABLE AREA:	+/- 1,366 SF
ZONING:	Commercial
HEATING:	HVAC, Natural Gas
PARKING:	Underground Parking Available

JAMES WARD

Broker

✉ jward@rtcr.com

☎ 613-893-3335

📍 20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

☎ 613-384-1997 ext. 25

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

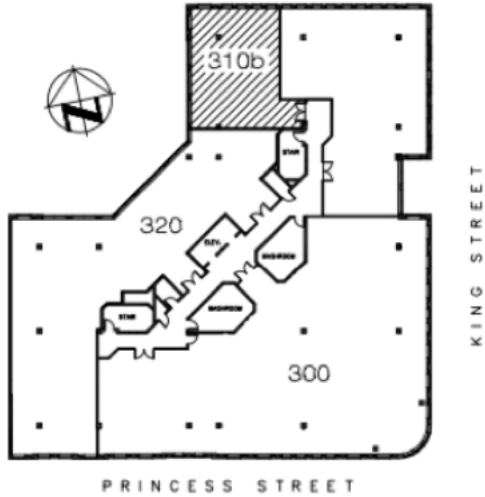
Commercial Realty (2009) Inc.
Brokerage

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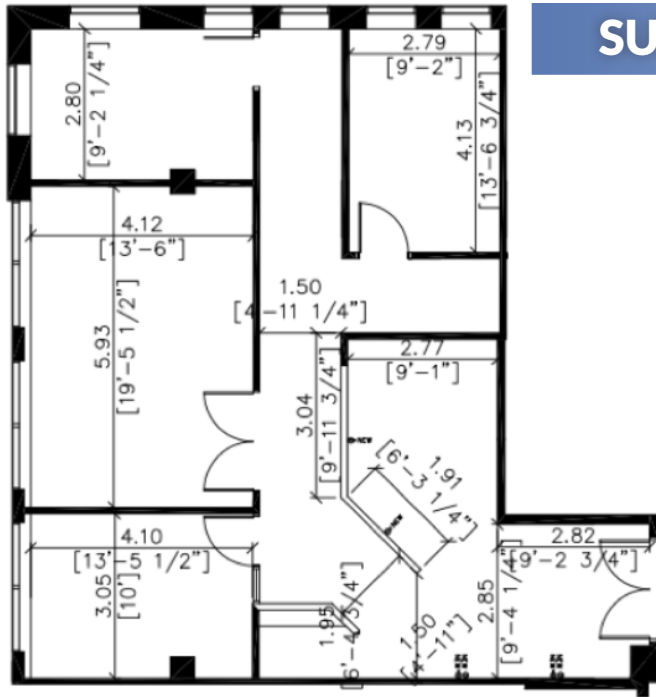
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THIRD FLOOR PLAN



KEY PLAN



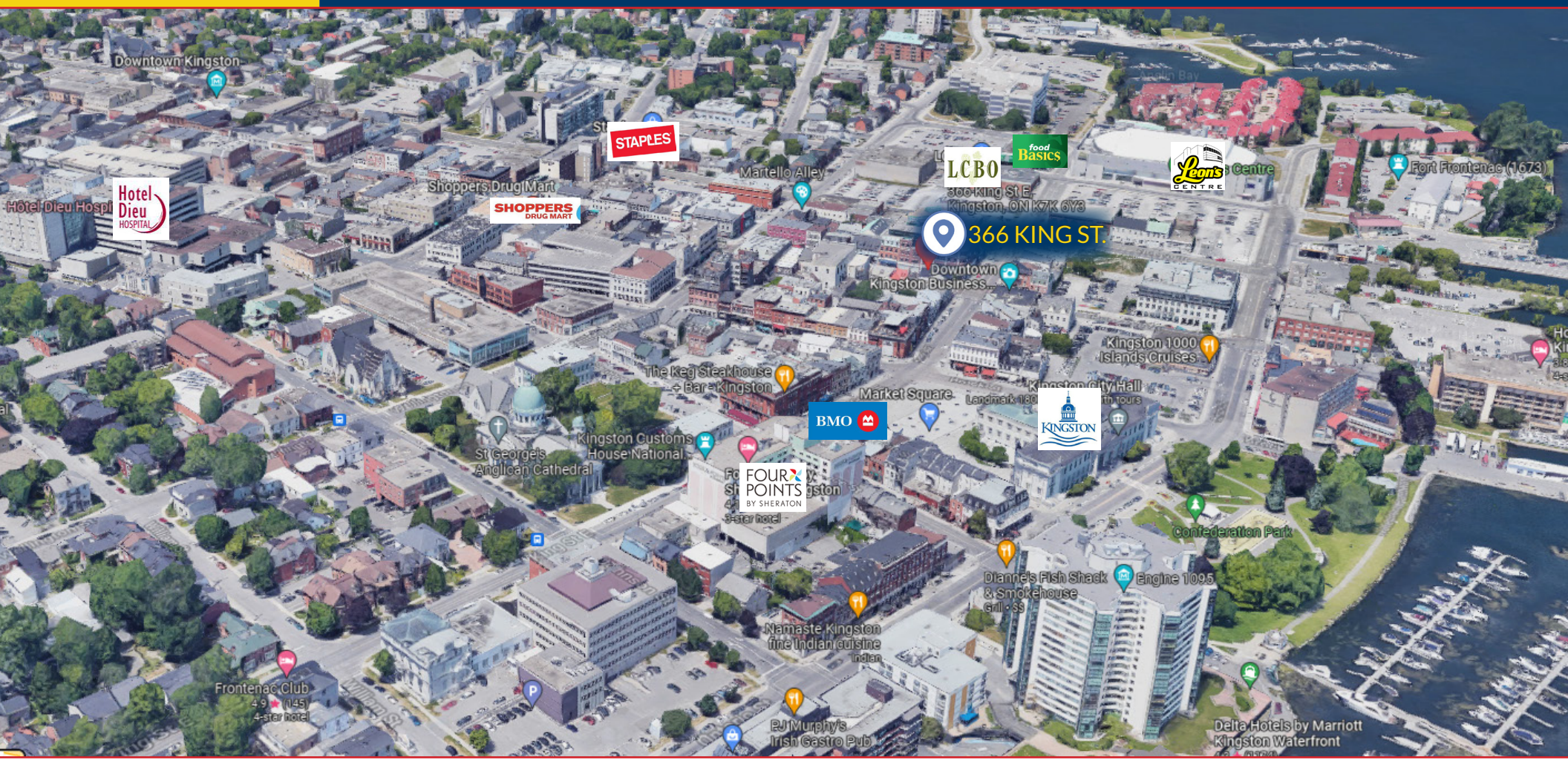
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NEIGHBOURHOOD HIGHLIGHTS

THE ROYAL BLOCK TENANTS

- Braebury Homes Corporation
- Templeman Menninga
- RBC Dominion Securities
- Withey Addison
- Soloway Wright LLP
- Kingston Economic Development Corporation (KEDCO)

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

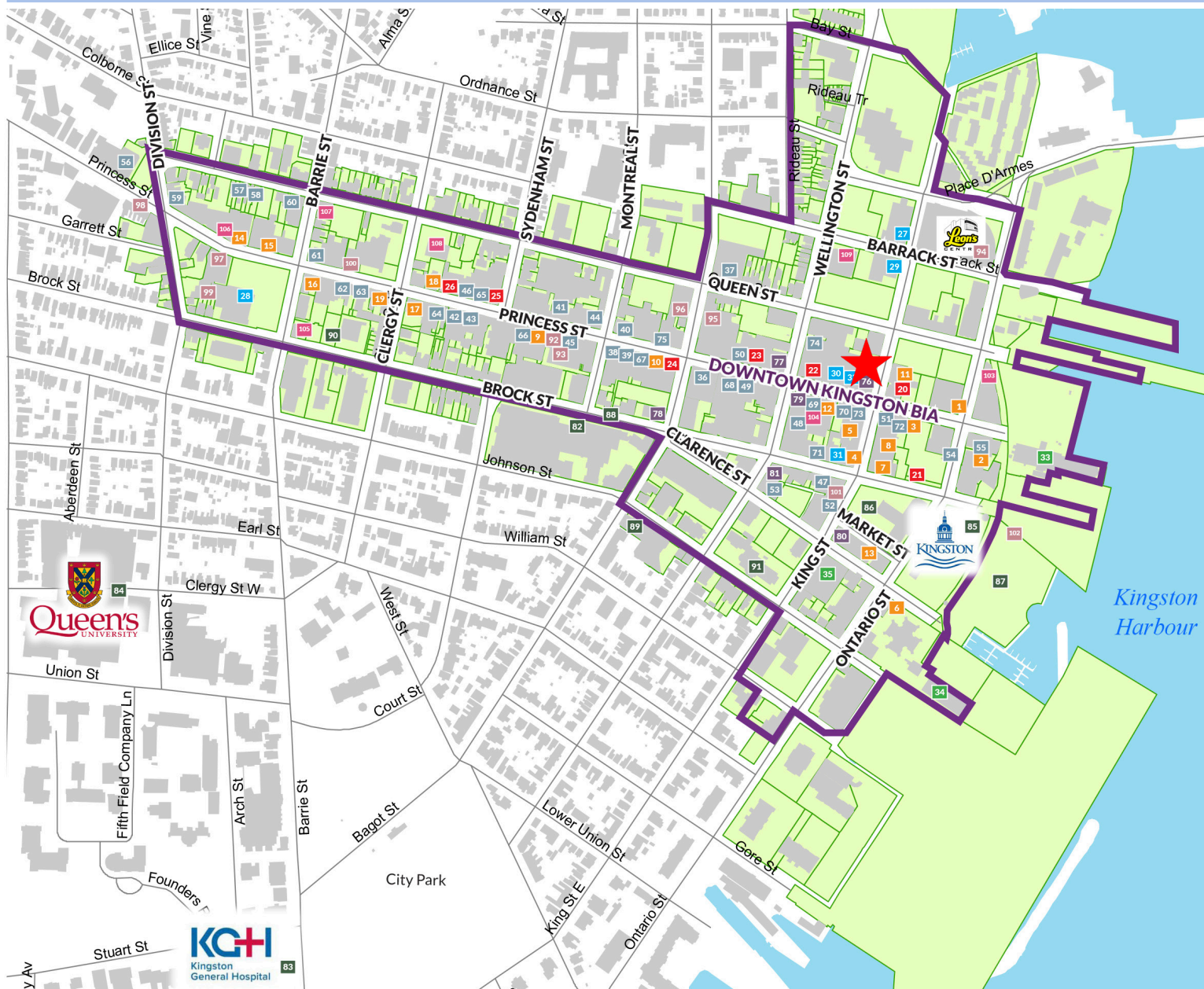
DOWNTOWN KINGSTON

- **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.



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| <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 Olivia 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 Sipps 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 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 |
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MAP OF KINGSTON

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

Walk Score **94** Bike Score **77** Transit Score **60**



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