

FOR LEASE

RETAIL SPACE DOWNTOWN KINGSTON



LOCATION

- Situated between Roots and BSE Skateboard, close to Lululemon and Urban Outfitters
- Less than 1 km to Queen's University main campus (over 27,000 full-time students)
- Close to all amenities, including transit hub, banks, groceries, and hospitals
- There are a number of Residential/ Commercial development projects in the area which will increase traffic
- Steps away from the new Crown Condo building opening 2025 with 182 high-end residential condos ready for occupation in Spring 2025
crowncondos.com

227 PRINCESS STREET \$35.00 PSF NET

LEASE DETAILS

- Retail/Commercial space in a prime location in Downtown Kingston
- Rentable Area: 1,100 +/- SF
- Net Rent \$35.00 psf
- Additional rent \$11.52 psf (2024 est.)
- Estimated average monthly rent \$4,264 + HST
- Utilities metered and paid by tenant
- Includes 250 SF Mezzanine office/ storage area and approx. 300 SF rear courtyard (not included in the rentable area)
- Available June 1st, 2024

James Ward
Broker

✉ jward@rtcr.com

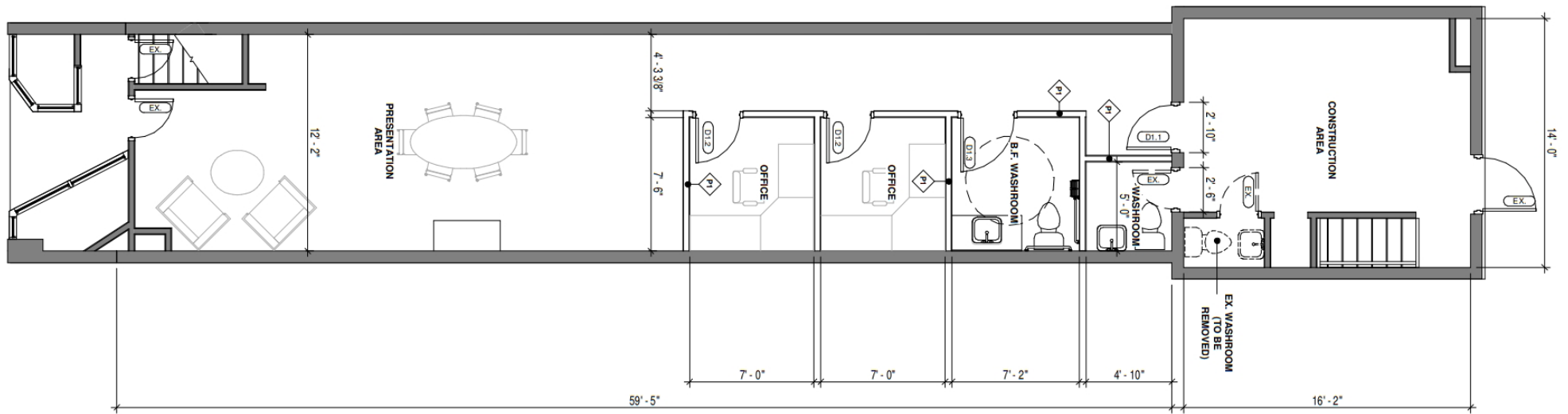
📍 20 Gore Street, Suite 102
Kingston, Ontario K7L 2L1

☎ 613-384-1997 ext. 25

**Rogers
& Trainor**
Commercial Realty Inc.
Brokerage

WWW.RTCR.COM

FLOOR PLAN



FOR LEASE

235 PRINCESS STREET KINGSTON



NEIGHBOURHOOD HIGHLIGHTS

RESTAURANTS

- The Grizzly Grill
- Thai House Cuisine
- Copper Penny

GROCERY

- Metro
- Kingston Asian Super
- Bulk Barn

FITNESS & RECREATION

- Queen Street Fitness
- Artillery Park Aquatic Centre
- SPINCO Kingston

SCHOOLS

- Queen's University
- Sydenham Public School
- Regiopolis High School
- Central Public School

DOWNTOWN KINGSTON

Kingston has a vibrant downtown that is the cultural and entertainment hub of the region. There are over 100 unique restaurants, many specialty gift and fashion boutiques, art galleries, and more. Kingston has a thriving tourism industry, especially in the summer. The beautiful waterfront, well maintained parks, prominent entertainment venues, and historic limestone buildings make it a top choice for visitors from near and afar.

Walk Score
100

WALKER'S PARADISE
Daily errands do not require a car.

Transit Score
61

GOOD TRANSIT
Many nearby public transportation options.

Bike Score
78

VERY BIKEABLE
Biking is convenient for most trips.

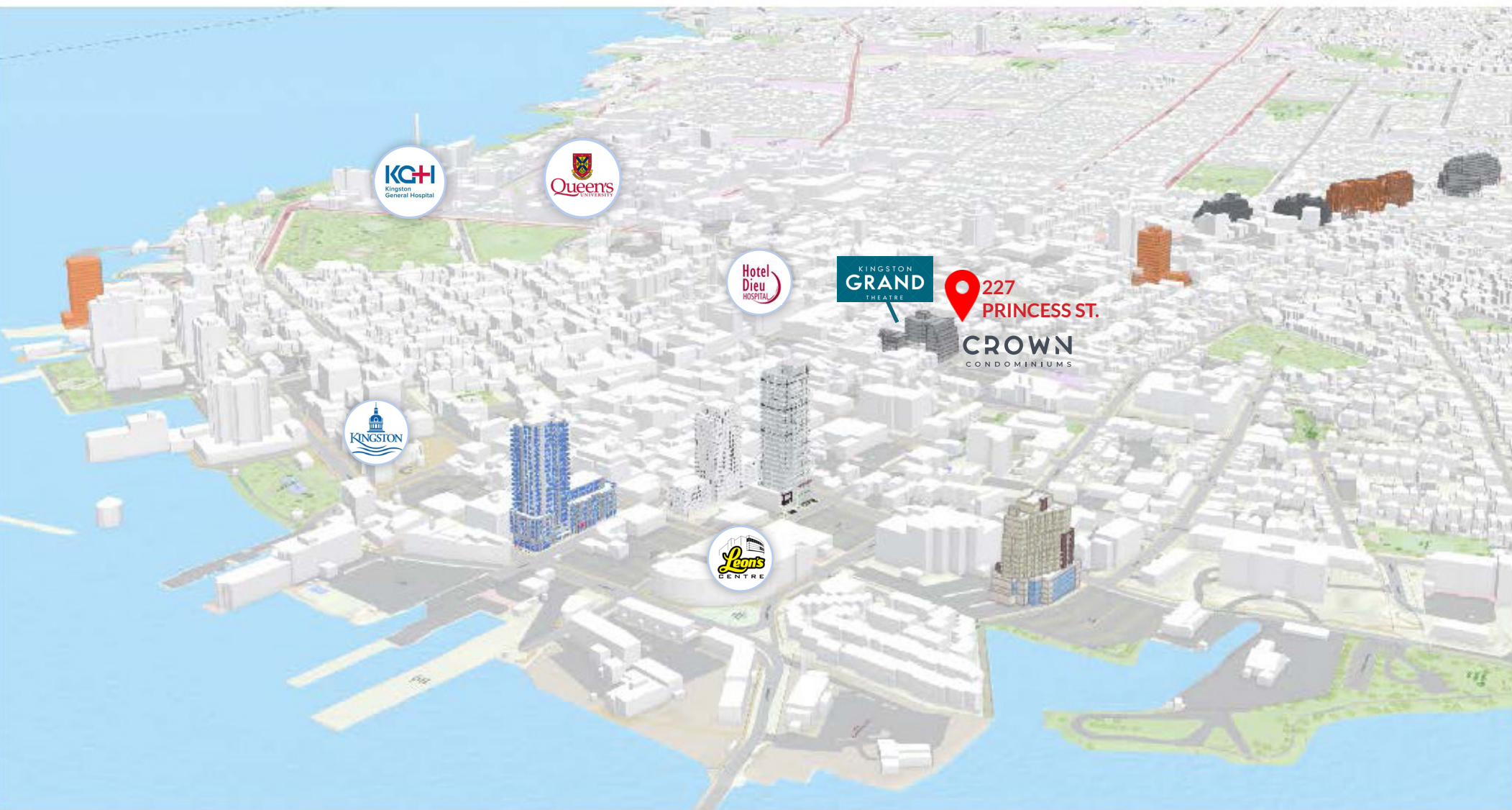


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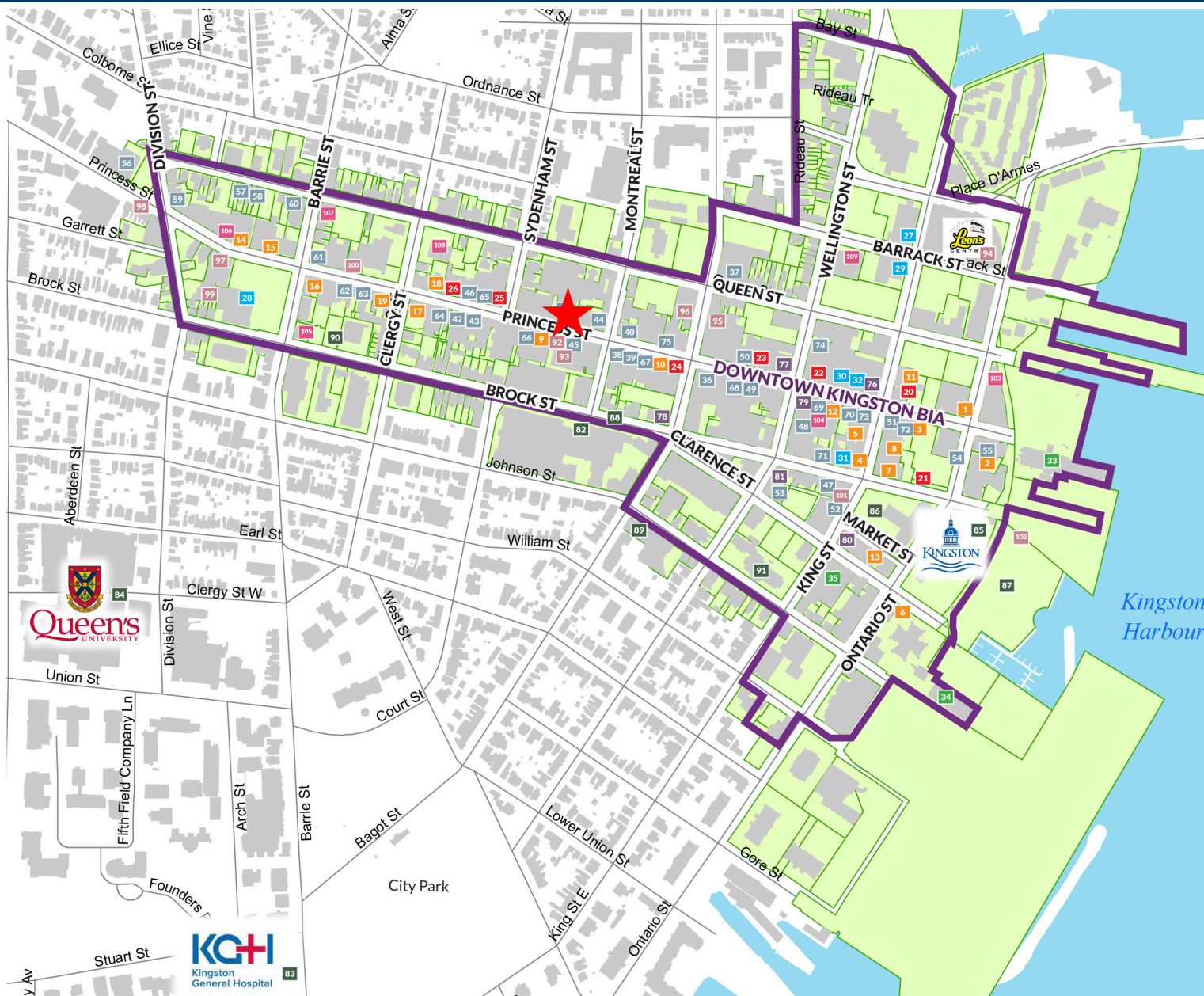
NEW DEVELOPMENTS & CONSTRUCTION

There are a number of new developments and redevelopments slated for Downtown Kingston in the near future. It has been determined that the downtown core can evolve with large scale intensification projects without impacting the important cultural heritage resources it holds.

These developments bring new housing and diversify commercial, employment and recreation options. This will help further Kingston's goals of sustainability and climate action, by bringing more population to the areas that don't require cars to get to places of work and play.

FOR LEASE

227 PRINCESS STREET KINGSTON



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| <p>DINING</p> <ol style="list-style-type: none"> 1 Lonestar Texas Grill 2 Milestones 3 Pan Chanco 4 Jack Astor's 5 Black Dog Tavern 6 Diane's Fish House 7 Olivea 8 Tango 9 Copper Penny 10 Grecos 11 Red House 12 Toucan 13 Tir Nan Og 14 The Grizzly Grill 15 Tommy's 16 Pizza Studio 17 The WORKS Craft Burgers 18 McDonalds 19 Tim Hortons <p>CAFE/BAKERY</p> <ol style="list-style-type: none"> 20 Coffee & Company 21 Sippis 22 Starbucks 23 Card's Bakery 24 Crave Coffee & Bakery 25 Balzac's 26 Northside Espresso <p>GROCERY</p> <ol style="list-style-type: none"> 27 Food Basics 28 Metro 29 LCBO 30 Tara's Natural Foods 31 Cooke's Fine Foods 32 General Brock's Commissary <p>HOTELS</p> <ol style="list-style-type: none"> 33 Holiday Inn 34 Delta Waterfront by Marriott 35 4 Points by Sheraton <p>RETAIL</p> <ol style="list-style-type: none"> 36 Shoppers Drug Mart 37 Staples 38 Dollarama 39 Dollar Tree 40 The Rocking Horse 41 Roots 42 Lululemon 43 Trailhead 44 Urban Outfitters 45 Heel Boy 46 The Running Room 47 Runner's Choice 48 Becker Shoes 49 Hatley Boutique 50 Cloth 51 Roundstone 52 Gracie's Clothing 53 Happy Thoughts 54 Waterfront Gifts 55 Chris James | <p>RETAIL</p> <ol style="list-style-type: none"> 56 Shoppers Drug Mart 57 Bridal Creations 58 Murano's Formalwear 59 The UPS Store 60 Frontenac Cycle 61 Phase 2 Clothing 62 Canada Computers 63 What'll I Wear 64 Art Noise 65 Agent 99 66 Midori Gifts 67 I Mode 68 Send in the Clowns 69 Minotaur 70 Modern Primitive 71 House of Angelis 72 Fancy That 73 A-One Clothing 74 Martello Alley 75 Overstocks <p>FINANCIAL</p> <ol style="list-style-type: none"> 76 Royal Bank 77 Scotiabank 78 CIBC 79 TD Bank 80 Bank of Montreal 81 Wellington Foreign Exchange <p>INSTITUTIONS</p> <ol style="list-style-type: none"> 82 Hotel Dieu 83 Kingston General Hospital 84 Queen's University 85 Kingston City Hall 86 Springer Market Square 87 Confederation Basin 88 Kingston Transit Hub 89 Kingston Frontenac Public Library 90 St. Mary's Cathedral 91 St. George's Anglican Cathedral <p>ENTERTAINMENT</p> <ol style="list-style-type: none"> 92 The Grand Theatre 93 The Screening Room 94 The Leon's Centre 95 Improbable Escapes 96 Sherlock's Escapes 97 Stages Night Club 98 Trinity Social 99 The Spot 100 Barcadia 101 Studio 22 Gallery 102 1000 Islands Cruises <p>FITNESS</p> <ol style="list-style-type: none"> 103 Pole Fitness Kingston 104 Salti Yoga 105 Symphony Spa & Yoga 106 Samatva Yoga 107 Studio 330 108 Queen Street CrossFit 109 Goodlife Fitness |
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MAP OF KINGSTON

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



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