

For Sublease

80 Queen Street,
Suite 300, Kingston,
ON

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Broker

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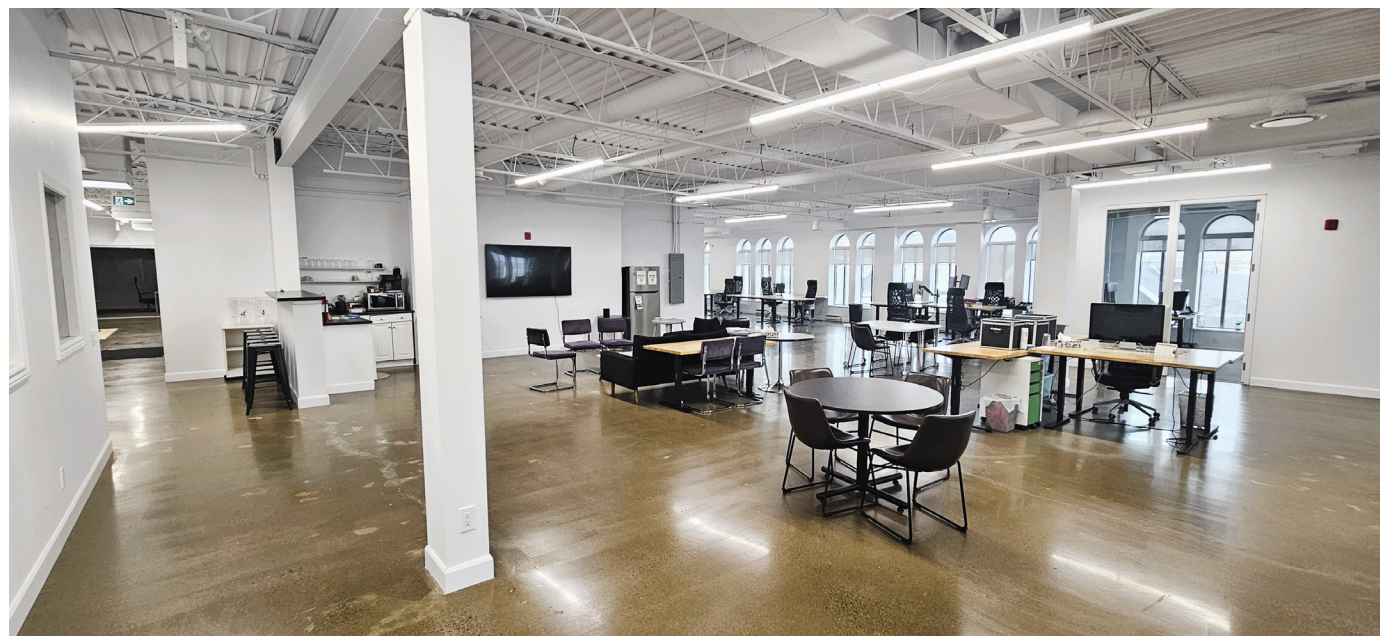


**Rockwell Commercial
Real Estate, Brokerage**

78 Brock St. Kingston, ON K7L 1R9

www.rockwellcre.com

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Property Details

Available Space	± 7,499 sf - can be demised
Base Rent	\$15.00 psf
Additional Rent	\$14.58 psf (est. 2026)
Utilities	Included
Parking	Municipal lots / street parking
Elevator	Yes
Availability	Flexible

Zoning

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

- Community centre
- Entertainment establishment
- Financial institutions
- Training Facility
- Office
- Personal service shop
- Wellness clinic

Highlights

- Professional office space with elevator access
- Excellent exposure on Queen Street and Wellington Street
- Easy access to public transit
- Surrounded by national and local storefronts, restaurants, entertainment venues and personal services.
- Current building occupants include: Royal LePage ProAlliance, Dominion Lending Centre, Dawson Dental, Thrive Chiropractic, Keilty.



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
18. Urban Outfitters
19. Wine Rack

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

Entertainment

1. "The Hub" Student Entertainment District
2. The Grand Theatre
3. The Screening Room

Existing Floor Plan

± 7,499 sf

