



**Rare Large-Format Downtown Opportunity**

**64 Barrack St.,**

**KINGSTON, ONTARIO**

**For Lease**



**Rockwell Commercial  
Real Estate, Brokerage**  
78 Brock St. Kingston, ON K7L 1R9  
[www.rockwellcre.com](http://www.rockwellcre.com)

# Welcome to 64 Barrack St.

## Property Details

Available Space	± 27,726 sf	1 <sup>st</sup> & 2 <sup>nd</sup> floors
	± 11,311 sf	lower-level
Additional Rent	\$9.61 psf (est. 2026)	
Utilities	Paid separately by tenant	
Frontage	± 138 ft	Barrack Street
	± 133 ft	Wellington Street
Parking	Nearby municipal lots and street parking provide ample parking for tenants, customers and employees	
Occupancy	Available July 1 <sup>st</sup> , 2026	
Signage	Fascia signage available (subject to Landlord approval)	

## The Heart of Downtown Kingston

- Situated in close proximity to several major residential developments, including Homestead Land Holding's 18 Queen Street and 55 Queen Street projects (adding 356 units), contributing to ongoing population growth and pedestrian activity in the immediate area.
- Surrounded by local amenities, public transit, waterfront attractions, and key anchors including the Slush Puppie Place, Food Basics, LCBO, Queen's University, Hotel Dieu Hospital and Kingston General Hospital.

## Zoning & Permitted Uses

DT1-E165-H236 Downtown Zone 1, including but not limited to:

- Animal care
- Banquet hall
- Building supply store
- Community centre
- Club
- Creativity centre
- Day care centre
- Department store
- Entertainment establishment
- Financial institution
- Fitness centre
- Grocery store
- Hotel
- Laundry store
- Office
- Personal service shop
- Public market
- Recreation facility
- Repair shop
- Restaurant
- Retail store
- Training facility
- Wellness clinic

### Base Rent

Floors 1 & 2

**\$19.95 psf**

### Base Rent

Lower-level

**\$5.00 psf**

## For more information, please contact:

**Peter Kostogiannis**

Broker of Record/President

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**Scott Botting, B.Com**

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## Nearby Parking

Name	No Spots
<b>Barrack Municipal Lot</b> 63 Barrack St	<b>141</b>
<b>Springer Memorial Lot</b> 140 Queen St	<b>61</b>
<b>Byron Lot</b> 169 Queen St	<b>74</b>
<b>Hanson Memorial Garage</b> 105 Brock St	<b>290</b>
<b>Chown Memorial Garage</b> 197 Brock St	<b>425</b>
<b>Ontario Brock Lot</b> 230 Ontario St	<b>115</b>

Note: street parking readily available throughout downtown.

## Nearby Downtown Development & Parking

± 2,000 Residential Units Proposed, Approved or Under Construction

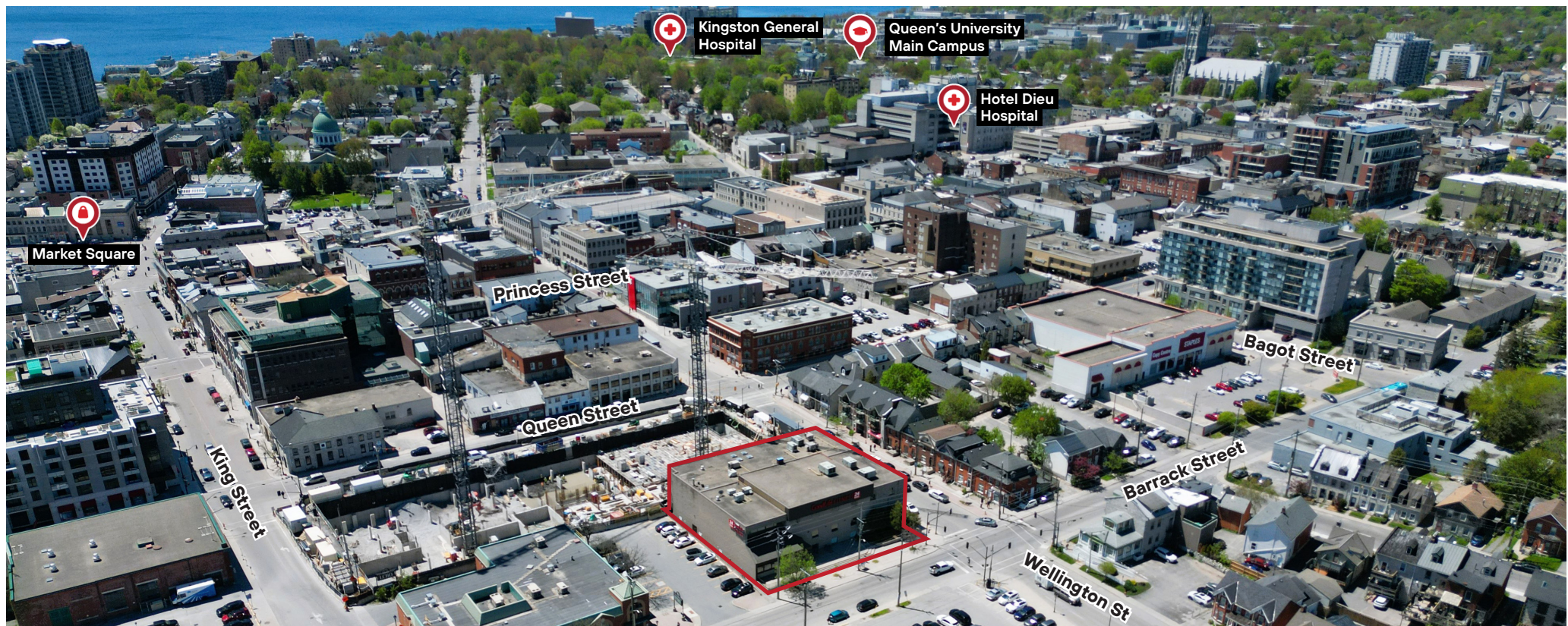
<b>1</b>	18 Queen St. <b>153 Units</b>
<b>2</b>	55 Queen St. <b>203 Units</b>
<b>3</b>	223 Princess St. <b>182 Units</b>

Significant residential intensification within Kingston's downtown core is contributing to continued demand for centrally located retail/office space. Major nearby developments, including Homestead's 18 Queen Street, 55 Queen Street and IN8's 223 Princess Street, alongside several approved and proposed mixed-use developments throughout the downtown core, are collectively increasing residential density within walking distance of Kingston's primary downtown corridors. This continued growth is reinforcing a stable, employment-oriented downtown district while supporting professional, institutional, and commercial activity.

### Surrounding Downtown Development Activity

279 Wellington St. <b>± 158 Units</b>	281 Princess St. <b>± 456 Units</b>	5 Lower Union St. <b>± 111 Units</b>
275 Queen St. <b>± 192 Units</b>	283 Queen St. <b>± 200 Units</b>	390 Johnson St. <b>± 45 Units</b>
310 Barrie St. <b>± 450 Units</b>	170 Colborne St. <b>± 344 Units</b>	259 King St. <b>± 85 Units</b>

A snapshot of proposed, approved and under construction developments within downtown Kingston. Information is subject to change.





# 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
18. Wine Rack

## Personal Service

1. Dental Care Kingston
2. James Brett Coiffure
3. Quarry Medical Pharmacy

## Entertainment

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

## 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

## Demographics within 1.5 KM

Population	Total Traffic Counts	Walk Score
<b>22,608</b>	<b>36,019</b>	<b>99</b> Walker's Paradise

Population: Kingston In Focus Demographics Dashboard, 2021 Census.

Total Traffic Counts: AADT 2024, Barrack Street @ Wellington Street. AADT 2018, Wellington Street @ Queen Street.

Walk Score: [www.walkscore.com](http://www.walkscore.com)



## Contact Information

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