

For Lease

**55 Queen St,
Kingston, ON**

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Rockwell Commercial Real Estate, Brokerage

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Concept Only

WELCOME TO THE MACKENZIE

Address: 55 Queen St, Kingston, ON
Developer: Homestead Land Holdings Limited
Occupancy: Spring 2028
Base Rent: \$37.50 psf
Additional Rent: \$12.50 psf (estimated)



± 11,413 sf
Ground Floor
Commercial Space



203
Residential Units



± 320 ft Frontage
On Queen St
± 76 ft Frontage
On King St E &
Wellington St



19 Storeys
Building Height



C1-47-H (By-Law 96-259)

Zoning

Allowing for but not limited to:

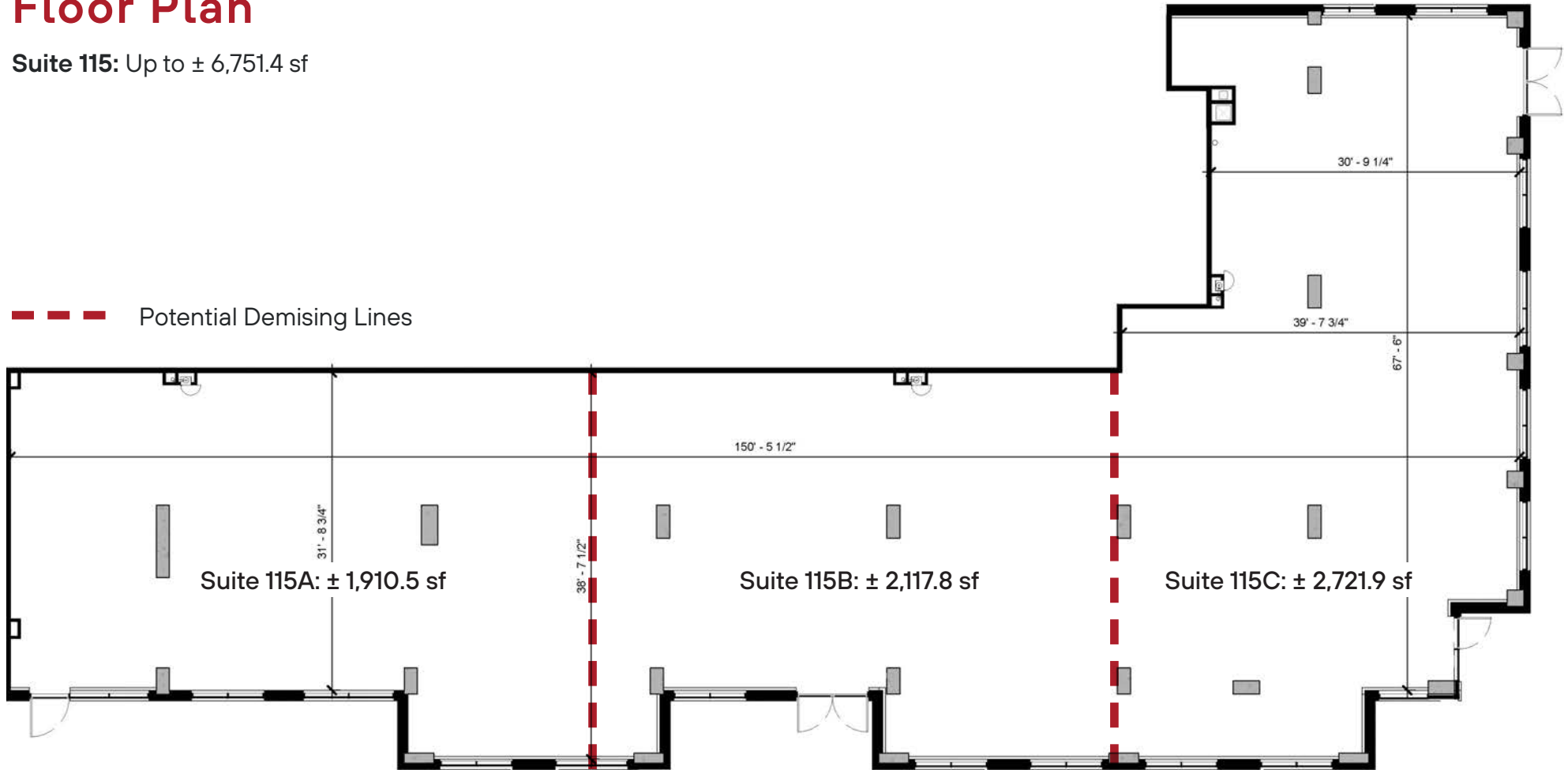
- Commercial recreation facility
- Convenience store
- Bakery
- Bank or finance establishment
- Medical clinic
- Food store
- Office
- Personal service establishment
- Restaurant



Floor Plan

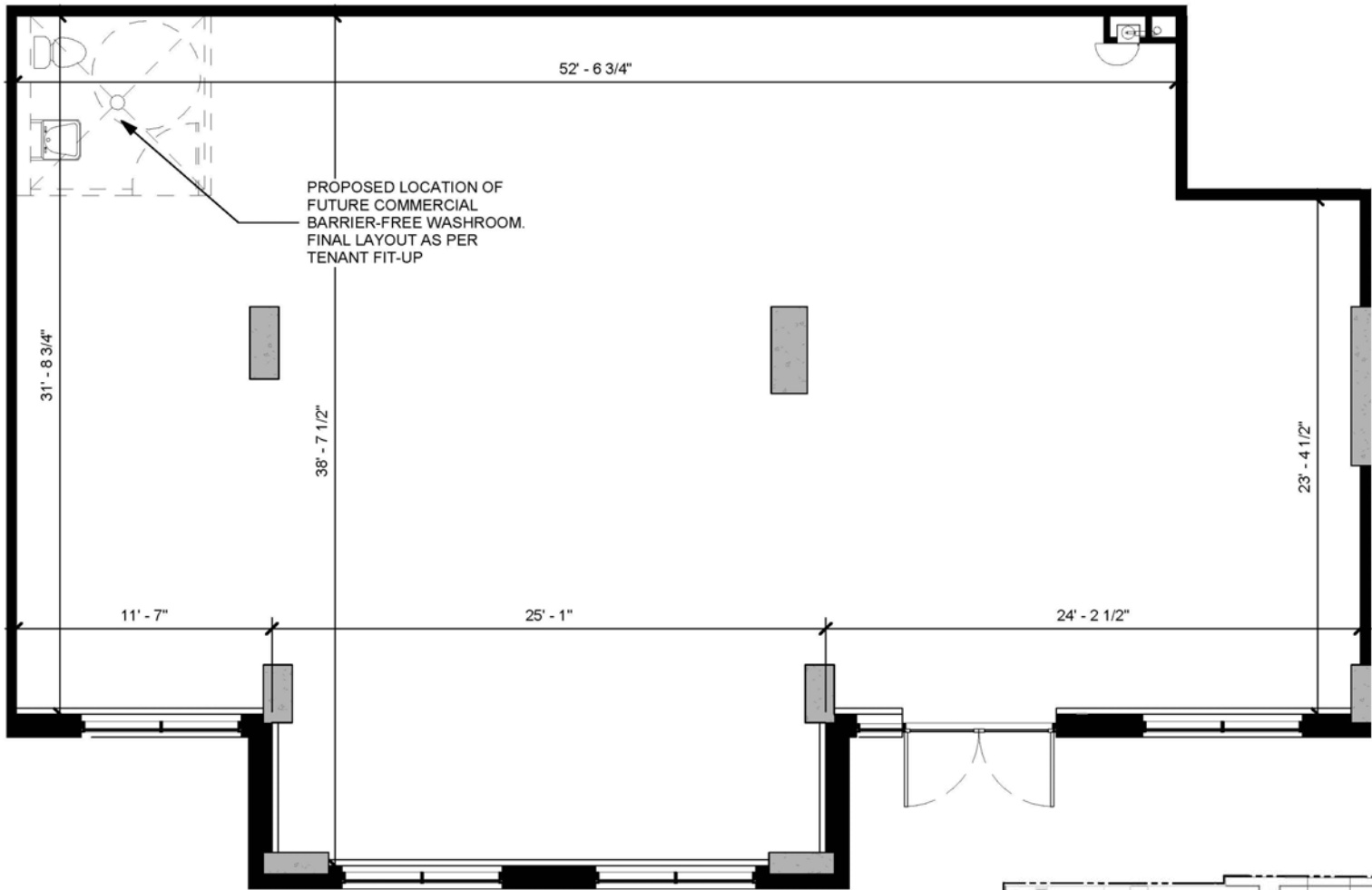
Suite 115: Up to ± 6,751.4 sf

--- Potential Demising Lines



Floor Plan

Suite 116: ± 2,161.2 sf



THE MACKENZIE

PROPERTY OWNER'S BASE BUILDING

The Landlord will deliver the premises to the tenant in a base-building condition in accordance with the following specifications:

1. Natural Gas Service¹: 2" diameter gas service at a pressure of 5psi designed for a capacity of 1,000,000 Btu/h. This service will be connected downstream of the Landlord's main service and will be delivered by a 5psi gas line regulated down to <14 in w.c. (regulator to be set based on appliance pressure requirements).
2. Electrical Service¹: Up to 600V, 200A, three phase power available. Owner provided main disconnect. Tenant is responsible for distribution and transformation.
3. Potable Water¹: 1-1/2" diameter water service capped within the Premises.
4. Plumbing Drainage¹: 4" sanitary sewer connection designed for 80 drainage fixture units, below the floor level. The tenant shall provide any required grease interceptor(s).
5. Plumbing Venting¹: Sanitary vent stack connections will be provided at the ceiling level of the Premises.
6. Sprinkler and Standpipe¹: The Premises will be provided with connections to the building standpipe and sprinkler system, for connection of the Tenant's fire protection systems. Base-building sprinklers, standpipe(s) and hose connections may be installed and shall be adjusted as required by the Tenant to meet its space plan.
7. HVAC: Connections to the Landlord's heat pump water loop (HPWL), for the connection of water-source heat pump equipment by the tenant to meet their space comfort conditioning needs. The HPWL is served by the Landlord's mechanical plant and the tenant's use of the HPWL will be sub-metered for BTU consumption/rejection. The provided HPWL connections have been sized based the envelope loads and the anticipated ventilation and internal loads for the expected occupancy type.
8. Space Ventilation¹: Adequately sized wall boxes/louvers in the exterior wall for connection of the tenant's ventilation systems, including connections for separate exhaust systems.
9. Commercial Kitchen Ventilation: For general kitchen exhaust and makeup air, the Premises will be provided with vent connections at the exterior wall for connection of the Tenant's ductwork and equipment.
10. Gas Appliance Venting¹: The Premises will be provided with vent connections at the exterior wall and/or ceiling for connection of any gas-fired appliances.
11. Perimeter Walls: Insulated and drywalled perimeter walls, taped, sanded and primed, ready for tenant's paint.
12. I.T./Cable¹: Empty conduit + pull string to demarcation room.
13. Condition: Premises to be delivered in a clean, broom-swept condition.

¹Where the Landlord has indicated the potential to demise, the premises would be provided with multiple service connections, with the service capacities described above provided to each of the demised premises. If the premises is not demised the Tenant may have use of multiple service connections should the additional capacity be required.



Great Cataract River

Lake Ontario

Kingston Business Improvement Area

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

Walker's Paradise

99

Avg. Household Income

\$78,991

Good Transit

59

Total Households

8,240

Very Bikable

77



Contact Information

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