

For Lease

863 Princess Street,
Suite 301/302,
Kingston, ON

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Broker

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Property Details

Available Space	± 6,382 sf - can be demised
Base Rent	\$14.00 psf
Additional Rent	\$14.88 psf (est. 2026)
Utilities	Included
Parking	Up to 12 reserved spaces available
Availability	Immediate

Zoning

WM1 (By-Law Number 2022-62) allowing a broad range of uses including but not limited to:

- Community centre
- Entertainment establishment
- Financial institutions
- Laboratory
- Office¹
- Personal service shop
- Special needs facility
- Wellness clinic

¹Is required to operate within an enclosed building

Highlights

- Professional office space with elevator access
- Excellent exposure on Princess Street and Concession Street
- Easy access to downtown or west end via Princess Street and to Highway 401 via Sir John A. Macdonald Boulevard or Division Street
- Nearby amenities include the Kingston Centre stores, a Kingston Transit hub, Tim Horton's and VIA Rail
- Current building occupants include: KPMG, Scotia Bank, Public Service Alliance of Canada, J.L. Richards & Associates Ltd., Dynamic Psychotherapy & Psychology Centre, Nelson Kotze LLP.



Existing Floor Plan

± 6,382 sf





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