



RE/MAX
COMMERCIAL®

SECOND FLOOR OFFICE SPACE FOR LEASE - KINGSTON

275 Ontario St - Kingston, ON
1,681 sq.ft.



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REMAX RISE Executives - COMMERCIAL DIVISION
OFFERED BY: PATRICK HULLEY
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WELCOME TO 275 ONTARIO STREET

FOR LEASE

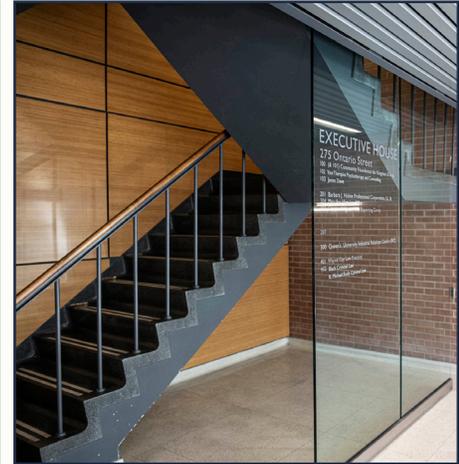
IN THE HEART OF THE
DOWNTOWN CORE

Step into Unit 205 at 275 Ontario Street—an exceptional opportunity to establish your business in the heart of downtown Kingston. This bright and functional suite offers views of the Inner Harbour and places you just steps from the waterfront, restaurants, and shopping.

WHY GREATER KINGSTON?
A CONNECTED AND CAPABLE CITY

Strategically located between Toronto, Ottawa, and Montreal, Kingston offers direct access to major transportation corridors, including Highway 401 and VIA Rail. With a strong economic base in public sector services, education, and healthcare, and a growing tech and professional services sector, Kingston is a smart choice for office relocation or regional headquarters.

- POPULATION (CMA): 172,000+ ■ KEY SECTORS: GOVERNMENT, EDUCATION, HEALTHCARE, TECH, FINANCE
- EDUCATED WORKFORCE: 65% WITH POST-SECONDARY EDUCATION (QUEEN'S UNIVERSITY, ST. LAWRENCE COLLEGE, RMC)



275 ONTARIO ST UNIT 205 - KINGSTON, ON

FOR LEASE 2ND FLOOR

Downtown Advantage Work Where Life Happens

The downtown core blends business functionality with lifestyle appeal, offering staff and clients a vibrant, accessible setting. From waterfront trails and parks to boutique shops, top-rated dining, hotels, and cultural institutions like City Hall and Market Square—Kingston's downtown offers a complete work-life experience.

- Steps to waterfront parks and walking paths
- Surrounded by restaurants, cafés, and retail
- Close proximity to hotels and civic amenities
- Serviced by public transit with major parking access nearby



A RARE OPPORTUNITY

In a Premier City Core Location

With 1,681 sq. ft. of professionally designed office space, this suite features five private offices, a boardroom, reception area, and more. Located in a well-maintained building with elevator access and a professional tenant mix, this is a rare opportunity to lease a turnkey space in one of Kingston's most sought-after downtown locations.

APPROXIMATE OFFICE SIZES:

- ≡ 200 sq.ft
- ≡ 192 sq.ft
- ≡ 192 sq.ft
- ≡ 185 sq.ft
- ≡ 120 sq.ft
- ≡ 100 sq.ft

+476 SQ.FT. RECEPTION & KITCHENETTE

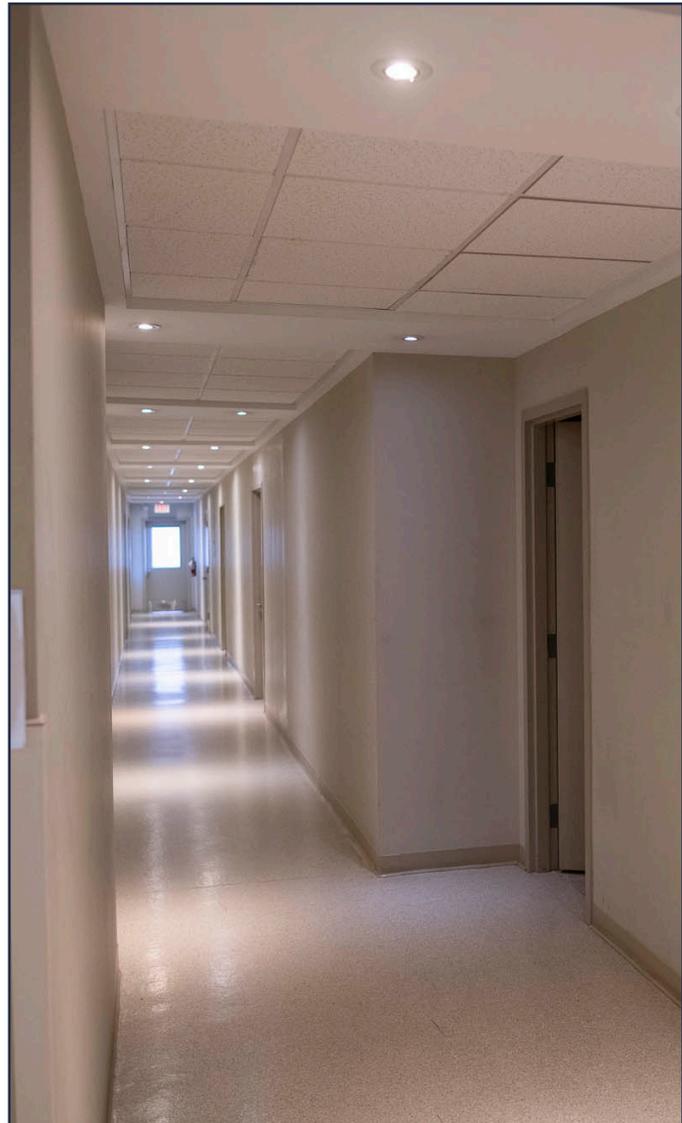


ZONING: DOWNTOWN ZONE 1 (DT1)

Located within the Downtown Zone 1 (DT1), this space permits a variety of uses including office, personal service, and wellness clinic. Take advantage of flexible zoning in a vibrant and accessible commercial corridor.

PROFESSIONAL SPACE

This second-floor suite offers an ideal layout for professional use, with bright, spacious offices and efficient common areas. Heating, cooling, and water are included in the rent, with additional on-site parking available for lease.



≡ **RATE:** \$22.00/sq.ft.

≡ **TYPE:** Gross Lease (Includes Additional Rent - Base Year 2025)

≡ **SIZE:** 1,681 sq.ft.

≡ **TERM:** flexible



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LET'S TALK COMMERCIAL REAL ESTATE

