



# DOWNTOWN COMMERCIAL SPACE FOR LEASE - KINGSTON

171 Wellington #101 - Kingston, ON  
3,300+ sq.ft.



CELL: 613.541.9821  
Email: [patrickhulley@gmail.com](mailto:patrickhulley@gmail.com)  
Web: [hulleycollective.ca](http://hulleycollective.ca)

REMAX RISE Executives, Brokerage - COMMERCIAL DIVISION  
OFFERED BY: **PATRICK HULLEY**  
BROKER OF RECORD / CO-OWNER



WELCOME TO 171 WELLINGTON STREET

# FOR LEASE

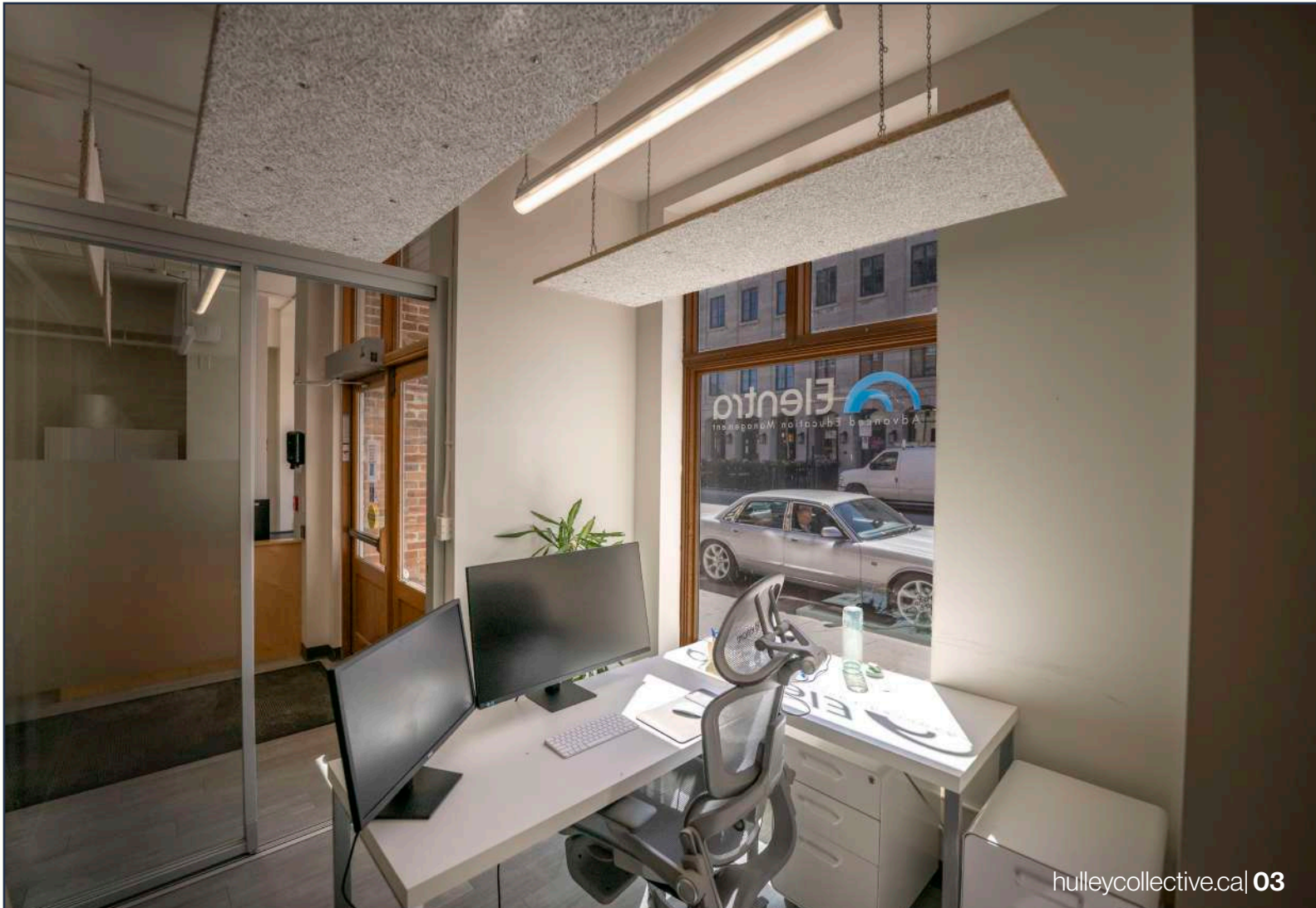
## PREMIERE DOWNTOWN OFFICE SPACE

Located within The Kensington, one of Kingston's most celebrated heritage redevelopments, Unit 101 at 171 Wellington Street offers a rare opportunity to establish your business in the heart of the downtown core. Combining historic architectural character with modern office functionality, this distinctive space provides exceptional visibility, walkability, and immediate access to Kingston's waterfront, City Hall, restaurants, and business district.

## 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)



171 WELLINGTON #101, KINGSTON, ON

# FOR LEASE

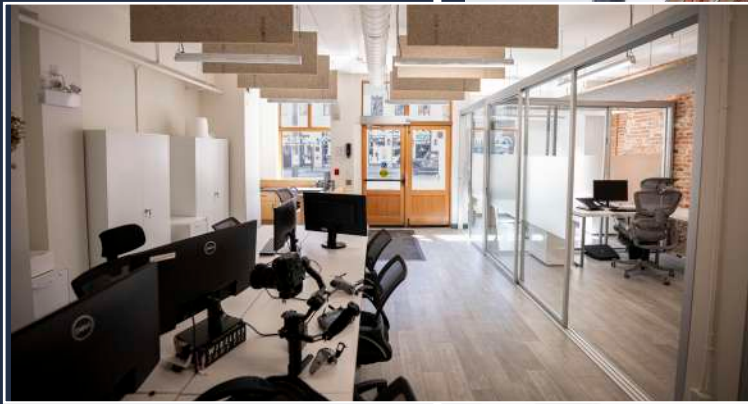
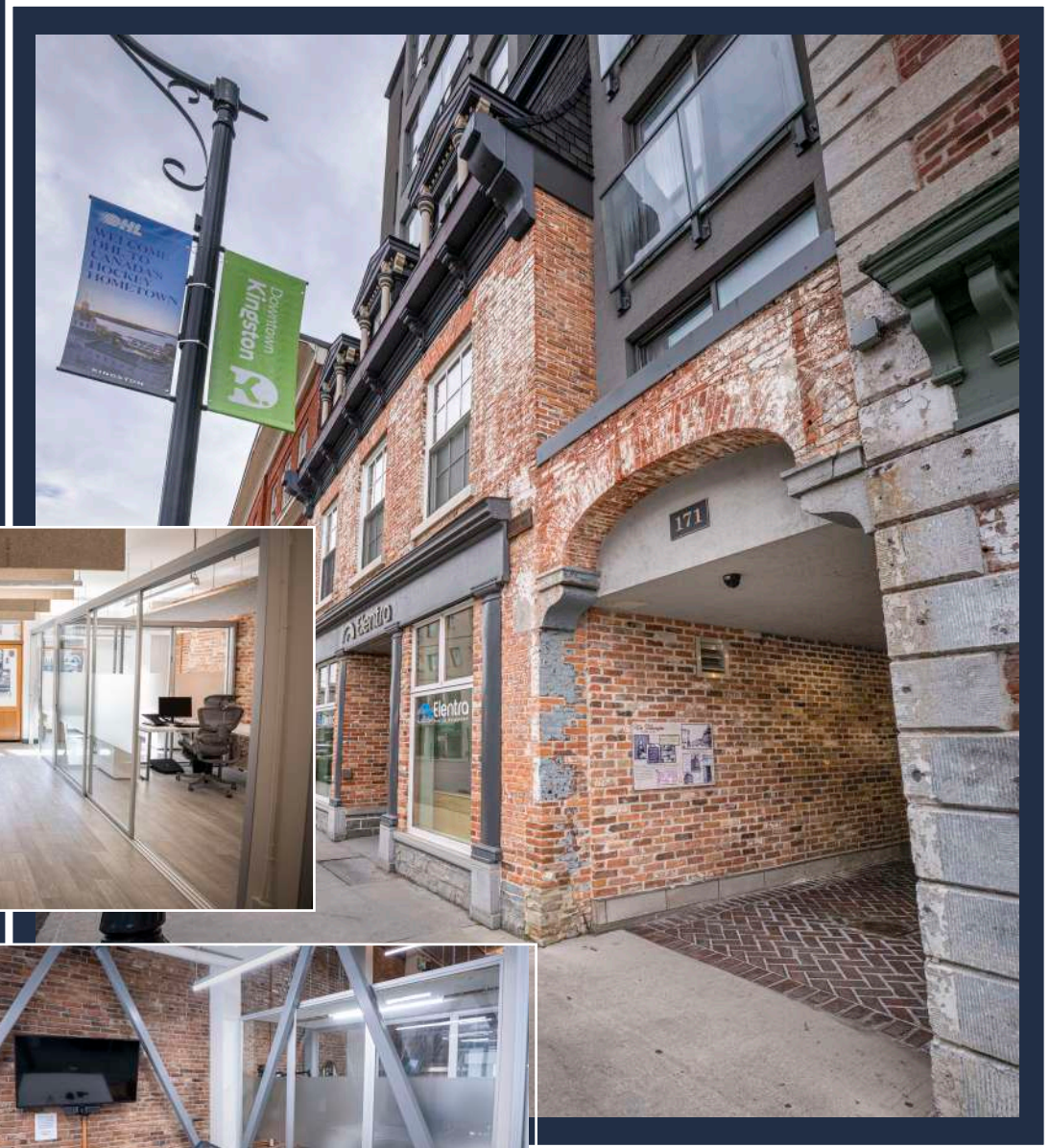


## Downtown Advantage Work Where Life Happens

Situated in Kingston's vibrant downtown core, The Kensington places your business at the centre of one of Eastern Ontario's most dynamic commercial districts. Employees and clients enjoy immediate access to restaurants, cafés, hotels, professional services, and waterfront amenities, creating an exceptional environment for both business operations and workplace culture.

- Steps from City Hall and Market Square
- Surrounded by restaurants, cafés, and boutique retail
- Convenient access to hotels and professional services
- Serviced by public transit with major parking access nearby

171 WELLINGTON STREET #101, KINGSTON, ON



## A DISTINCTIVE OPPORTUNITY

Located within the Kensington

This approximately 4,125 sq.ft. office suite blends contemporary workplace design with authentic heritage character. Featuring private offices, boardrooms, meeting areas, a mezzanine kitchenette, exposed brick and limestone accents, and premium finishes throughout, the space offers a professional environment designed to support growing businesses and established organizations alike. CAM square foot rate is \$2.91 and property tax is \$8.22 per square foot, making additional rent projected at \$11.14 per square foot per annum.

### QUICK STATISTICS:

- ≡ 4,125 sq.ft
- ≡ \$14.00/sq.ft. net
- ≡ Downtown Loc.
- ≡ Additional rent projected at \$11.14/sq.ft.
- ≡ Zoned DT-1
- ≡ Flexible Term
- ≡ Avail. Jan 2027



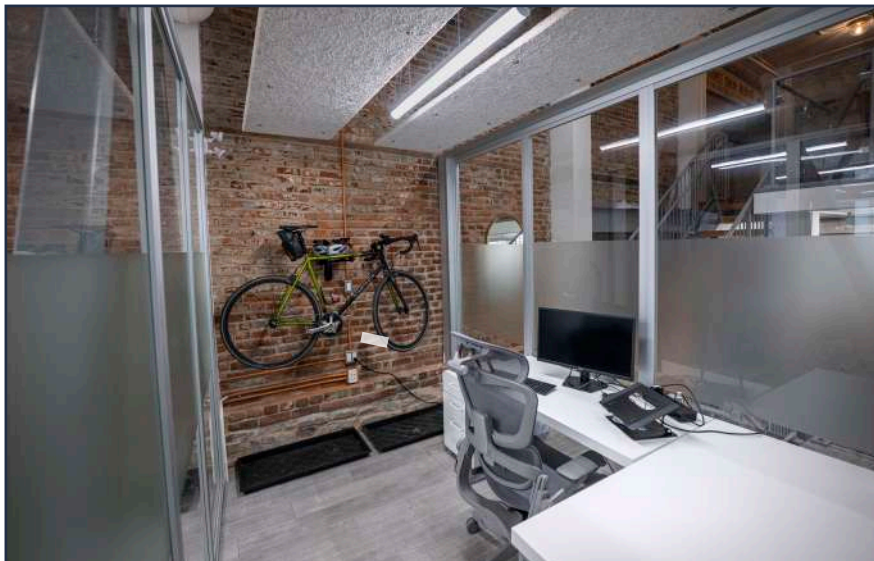
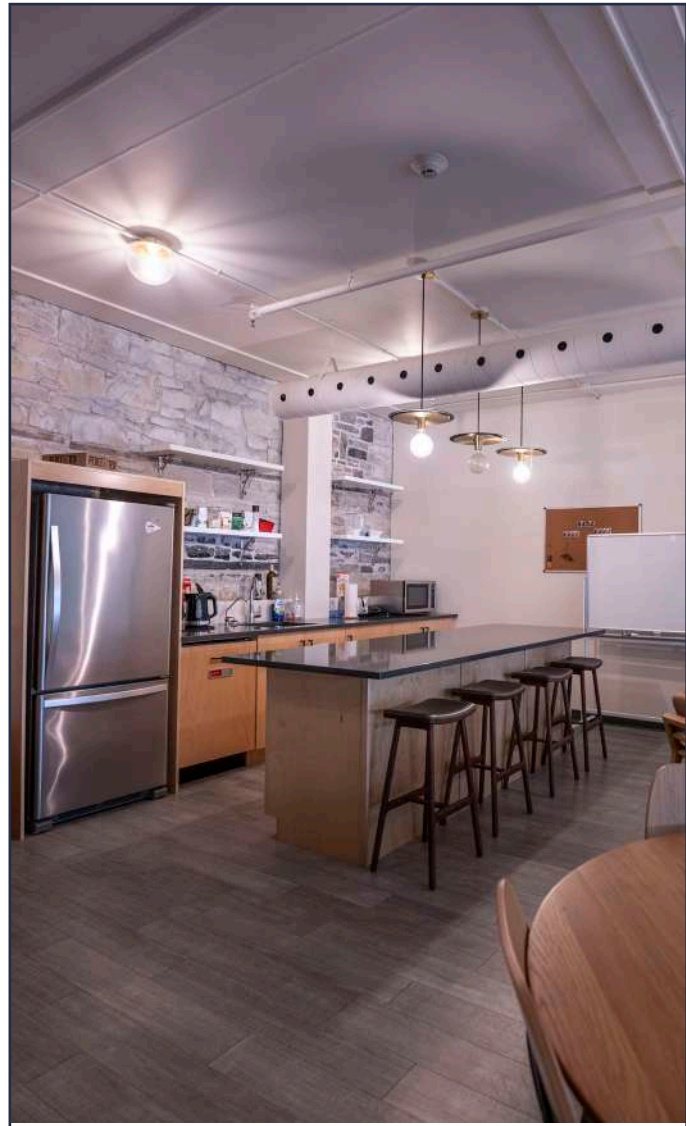
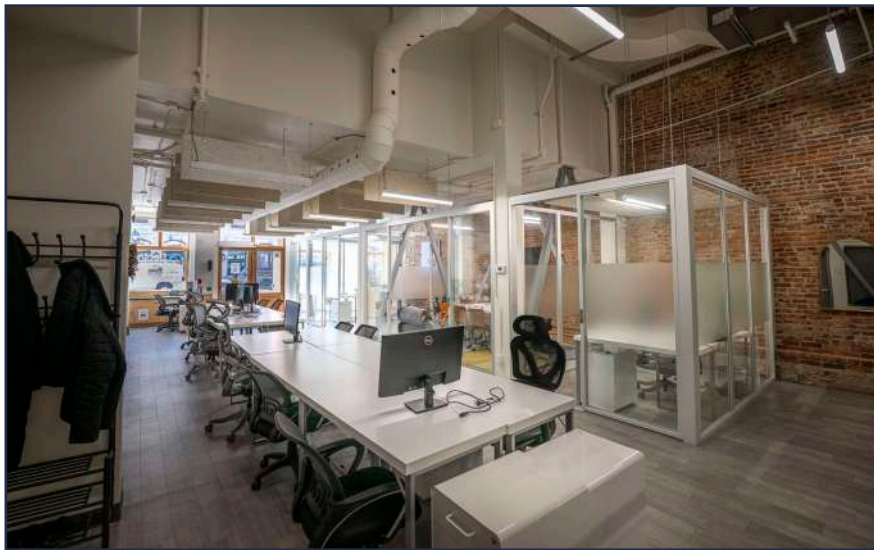


## ZONING: DOWNTOWN ZONE 1 (DT1)

Located within Kingston's DT-1 zoning designation, this property supports a broad range of professional office and commercial uses within one of the city's most sought-after business districts. The downtown setting provides excellent accessibility, visibility, and proximity to key civic and commercial institutions.

## HERITAGE CHARACTER. MODERN FUNCTION.

The suite has been thoughtfully designed to balance historic architectural elements with contemporary workplace requirements. Features include glass office partitions, exposed brick and limestone walls, private offices, boardrooms, meeting rooms, a mezzanine kitchenette, motion-activated lighting, and an in-suite shower. Every detail contributes to a distinctive office environment that reflects professionalism, creativity, and quality.



≡ **RATE:** \$14.00/sq.ft. net  
Additional rent projected at  
\$11.14/sq.ft. per annum.

≡ **TYPE:** Professional Office Space

≡ **TERM:** Flexible

≡ **ZONED:** DT1

≡ **SIZE:** 4,125 sq.ft.



# PROFESSIONAL COMMERCIAL SPACE FOR LEASE - KINGSTON

**171 Wellington Unit 101 - Kingston, ON**  
**Asking \$14/sq.ft. net**



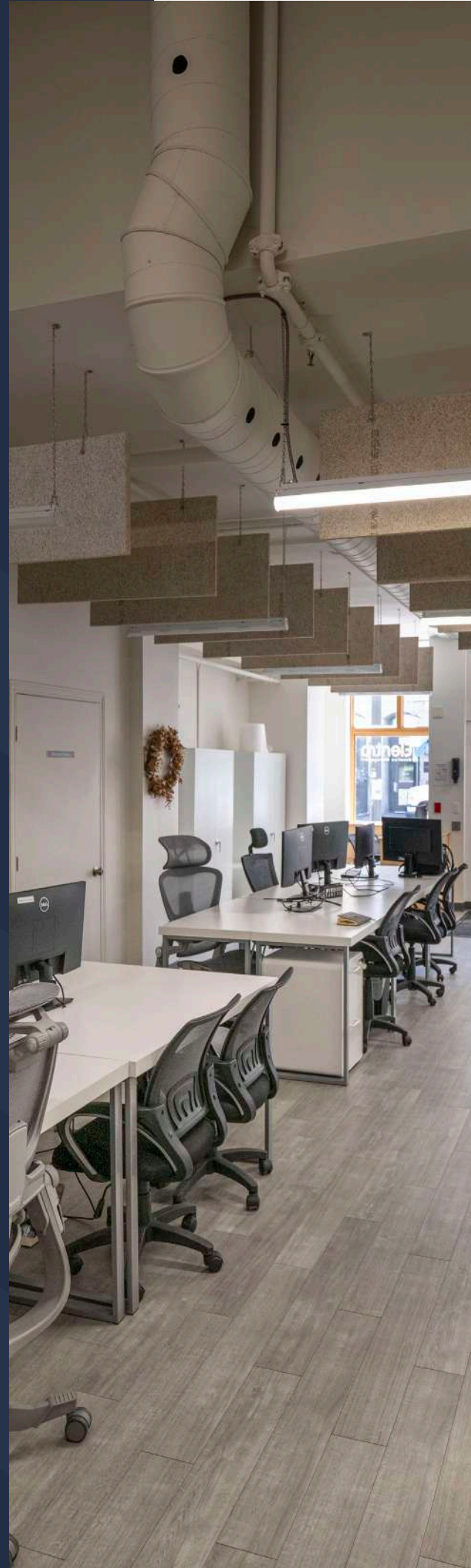
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LET'S TALK COMMERCIAL REAL ESTATE

