

DCL Niagara Medical Arts Centre

Occupancy in Q1-Q2 2026

**7000 MONTROSE ROAD
NIAGARA FALLS, ONTARIO**

Just 2.5 km from the NEW
South Niagara Hospital

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**Sales Representative*

Project Highlights



Keyless Entry &
Programmable Digital
Locks



Full
Exclusivities



Zoned
Temperature Control



LEED
Certified



2 High-Efficiency
Commercial Elevators



Antimicrobial
Touchpoints



- Free Parking
- EV Charging



Smart Glass
Curtain Walls



Covered
Accessible Parking



Heated
Sidewalks



Sensored Smart
Technology &
LED Lighting



24-Hour
CCTV

**Just 2.5 km from the NEW
South Niagara Hospital**

Listing Specifications

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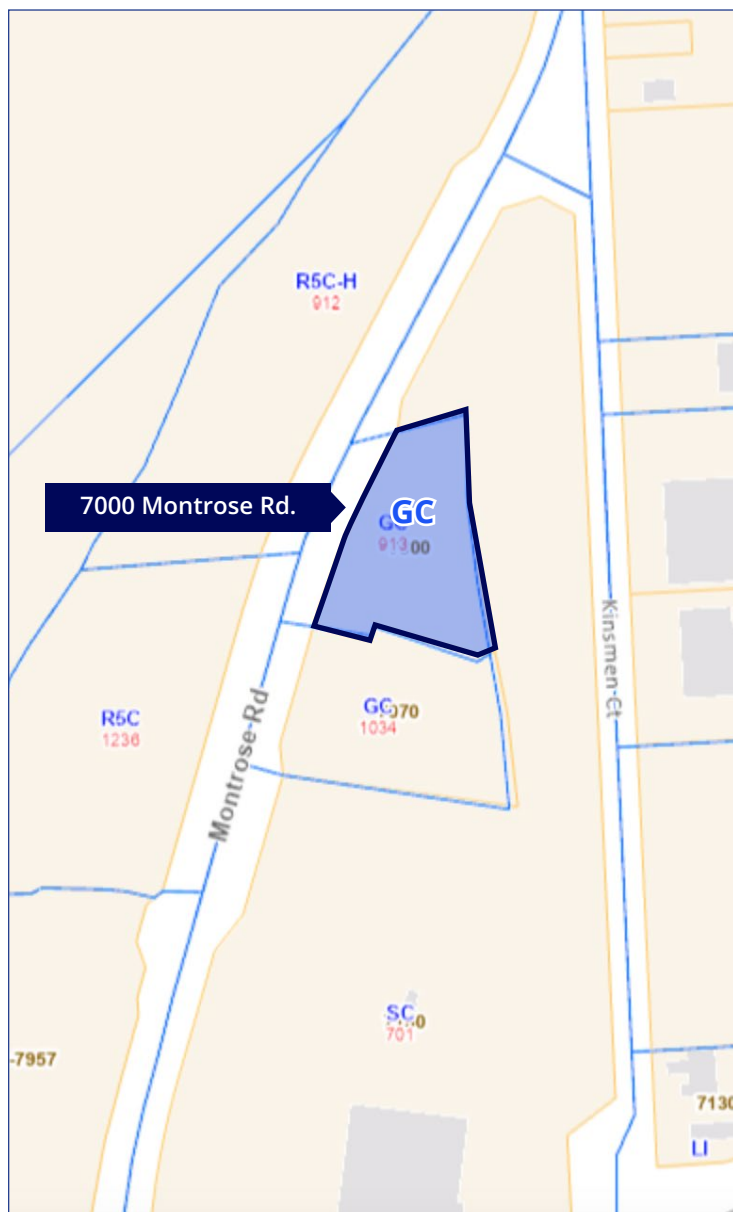
Civic Address	7000 Montrose Road, Niagara Falls, ON
Frontage	±366.90 ft.
Building Details	4-Storey & ±45,000 SF
Available Area	±500 - 15,000 SF (Turn Key or Custom Units Can Be Provided)
Lease Rate	\$30.00/SF NET + TMI + HST + Utilities
TMI	\$6.00/SF
Zoning	GC - General Commercial
Parking	±200 On-site paved surface spaces with EV charging stations and covered handicapped parking
Ceiling Heights	10 ft.
Occupancy	Q1-Q2 2026
Comments	<ul style="list-style-type: none">• State-of-Art Building with LEED Certified Medical Facility is designated with growth and innovation at its core• Projected to attract up to 18,000 visitors daily and house over 190 staff and facility occupants

Key Features

- Smart Building Technology
- Global smart glass curtain walls
- 100% LED lighting with sensors
- Smart energy management system
- Antimicrobial touch-points
- Daylight harvesting
- Rainwater and storm water harvesting
- Heated sidewalks
- Sustainable Landscaping
- 24 hours CCTV security
- Keyless Entry
- Programmable digital locks
- Insulates demising walls
- Healthcare grade architectural ceiling tiles
- Zones temperature control
- 2 High-Efficiency commercial elevators



GC – General Commercial Zoning

PERMITTED USES

- (a) Assembly hall
- (b) Auctioneering establishment
- (c) Bake Shop
- (d) Bank, Trust Company, Credit Union, Currency Exchange
- (e) A building supplies shop and yard
- (f) Car rental establishment, truck rental establishment
- (g) Car wash, interior and exterior hand car cleaning
- (h) Clinic
- (i) Community building
- (j) Day Nursery
- (k) Drive-in restaurant
- (l) Dry cleaning establishment
- (m) Farmer's market
- (n) Funeral home
- (o) Health Centre
- (p) Hotel
- (q) Laundry
- (r) Library
- (s) Motel
- (t) New car agency
- (u) Nursing home
- (v) Office
- (w) Parking lot
- (x) Personal service shop
- (y) Photographer's studio
- (z) Place of entertainment
- (aa) Place of Worship
- (bb) Printing shop
- (cc) Private club
- (dd) Public garage, mechanical
- (ee) Receiving Home within the meaning of The Child Welfare Act
- (ff) Recreational uses
- (gg) Restaurant
- (hh) Retail store
- (ii) Service shop
- (jj) Tavern
- (kk) Used car lot
- (ll) Animal clinic
- (mm) Adult Store
- (nn) dwelling units in a building in combination with one or more of the uses listed in this section provided not more than 66% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor.
- (oo) Body-rub parlour
- (pp) Dancing studio
- (qq) Tattoo studio
- (rr) Art Gallery
- (ss) Museum
- (tt) A garden centre which is an accessory use to a retail store
- (uu) Outdoor patio which is an accessory use to a drive-in restaurant, hotel, place of entertainment, a restaurant and a tavern

DCL Niagara Medical Arts Centre

- ±500 - 15,000 SF Available For Lease
- Turn Key or Custom Units Can be Provided
- Quick & Easy Access to QEW Highway
- Just ±2.5 km From The NEW South Niagara Hospital Site

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Development

GRAND NIAGARA SECONDARY PLAN

A Secondary Plan Study has been initiated for the Grand Niagara area, defined by the Welland River to the north, the QEW to the east, Biggar Road to the south, and Crowland Avenue to the west. This plan envisions the redevelopment of the Grand Niagara Golf Course into a mixed-use residential and commercial development. The proposal aims to create approximately 3,558 to 5,387 new housing units on \pm 260 acres.

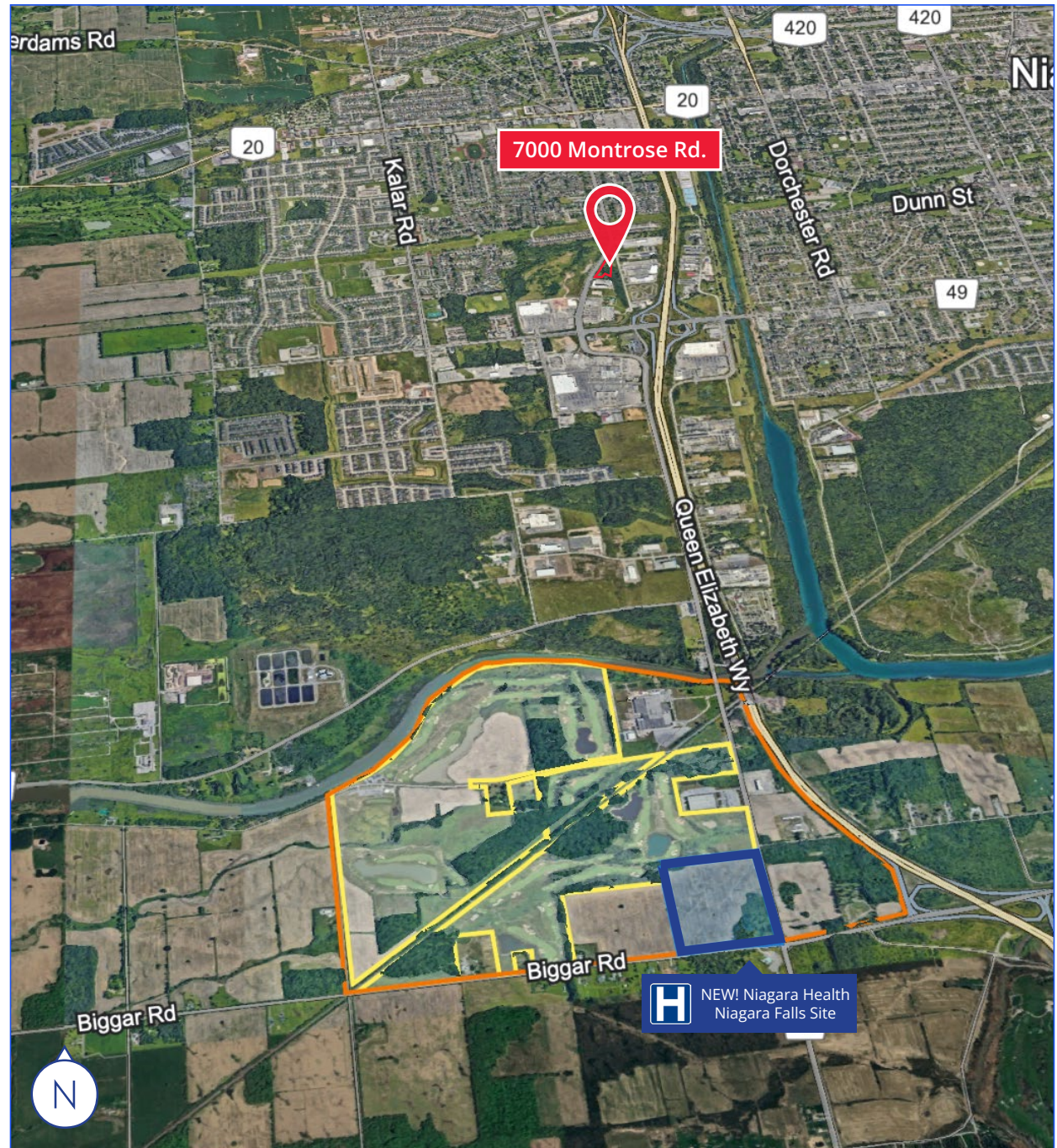
The Grand Niagara Secondary Plan was adopted and approved by the City on June 19, 2018. On May 30, 2023, the developer presented their plans for the site during the statutory public meeting.

More Information: <https://niagarafalls.civicweb.net/document/60524/>

- NEW! Niagara Health Niagara Falls Site
- Grand Niagara Secondary Plan
- Mixed-Use Residential and Commercial Development Area



7000 Montrose Road



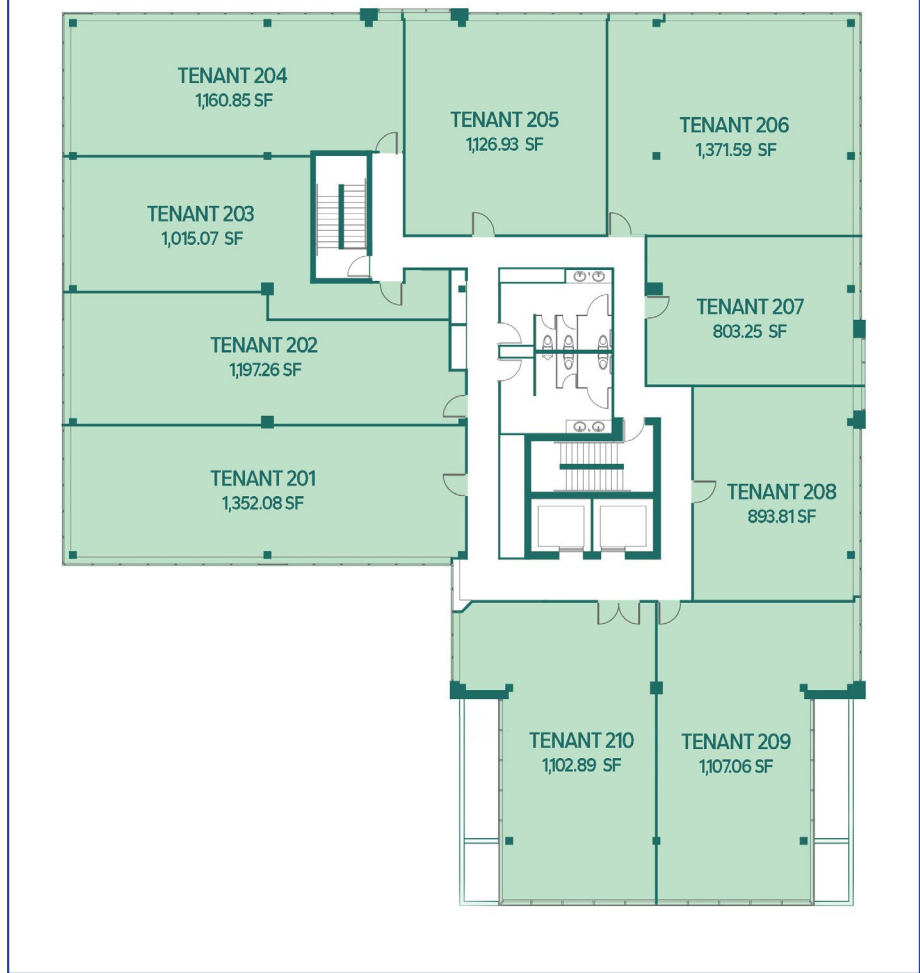
Floor Plan

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GROUND FLOOR LEVEL - NIAGARA MEDICAL ARTS CENTER



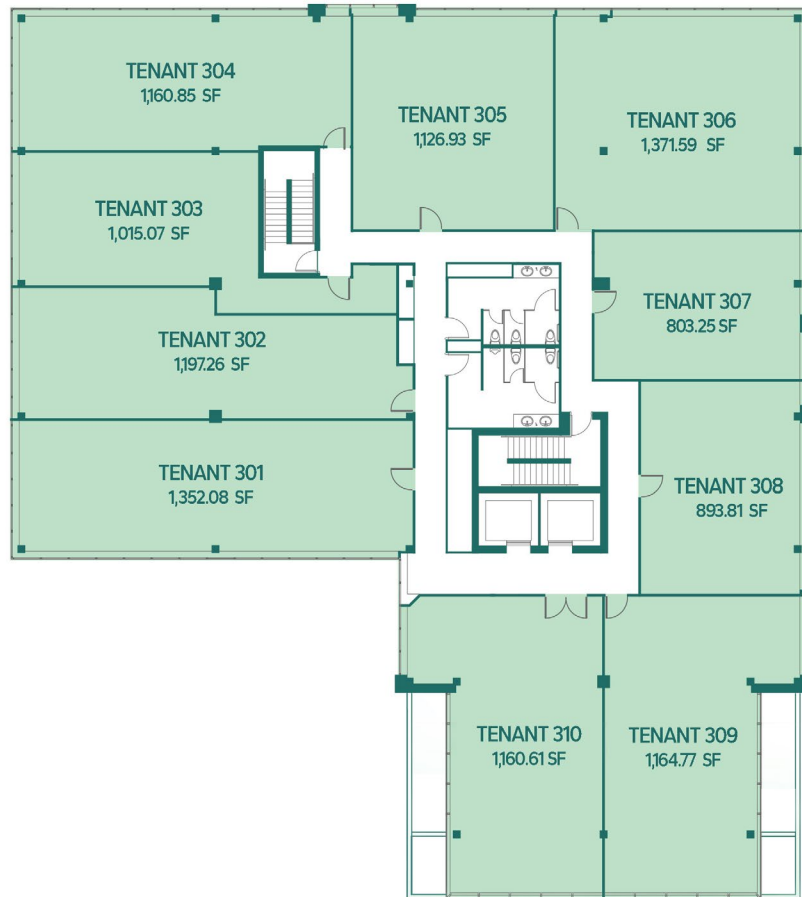
SECOND LEVEL - NIAGARA MEDICAL ARTS CENTER



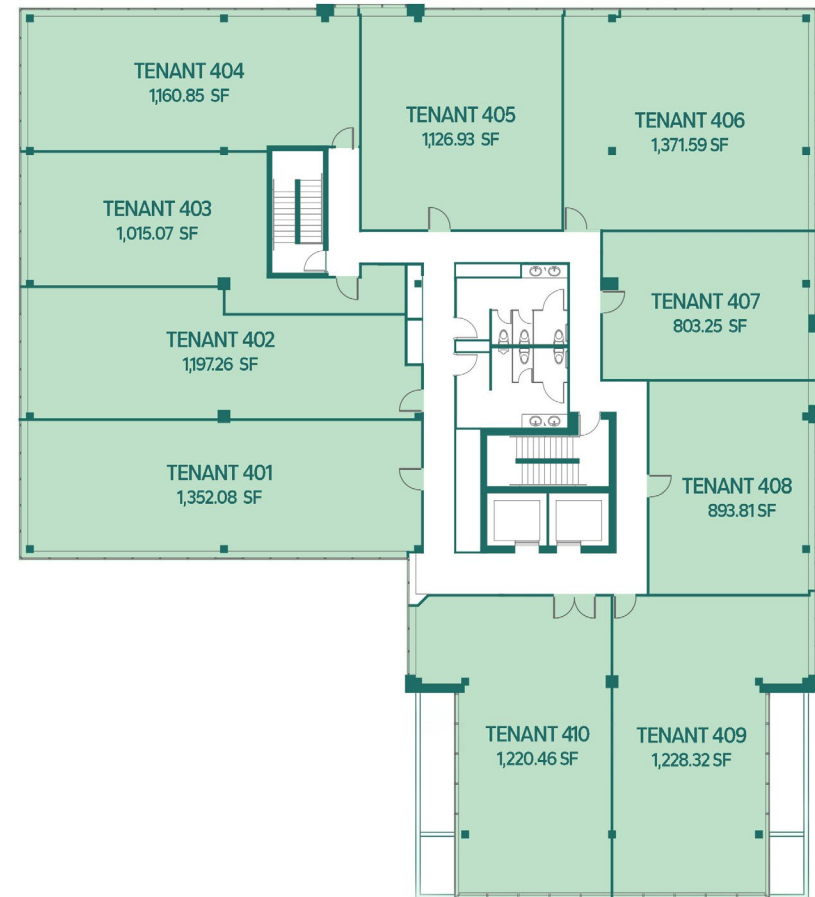
Floor Plan




THIRD LEVEL - NIAGARA MEDICAL ARTS CENTER



FOURTH LEVEL - NIAGARA MEDICAL ARTS CENTER



Site Plan

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Rendering Photos



Rendering Photos



Area Neighbours

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\$4.8B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$99B

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2025

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