

FOR LEASE

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#102 - 39 QUEEN STREET | ST. CATHARINES | ON

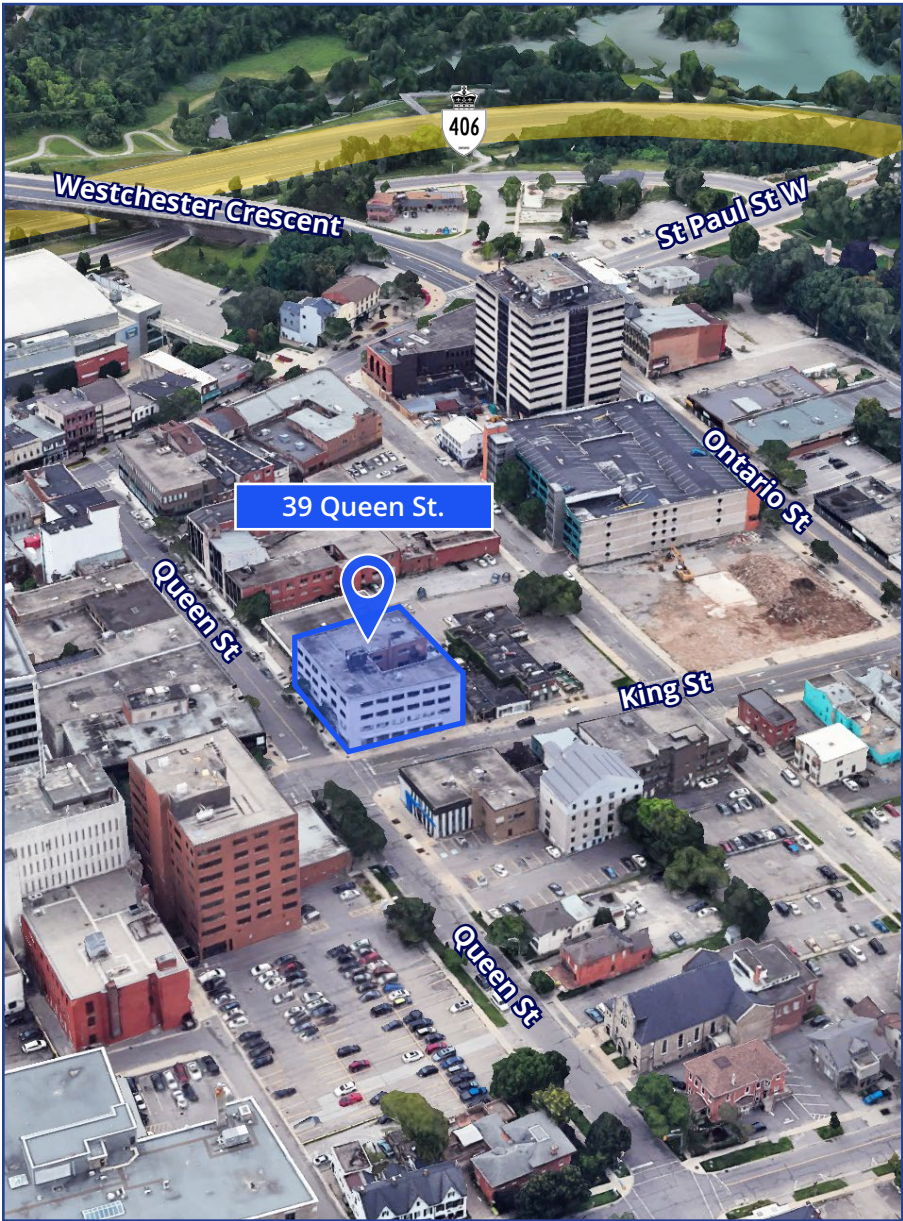
±2,600 SF Recently Renovated Office/Medical Space in Downtown

LEASE PRICE: \$13.00/SF NET + \$12.00/SF TMI + HST + Utilities

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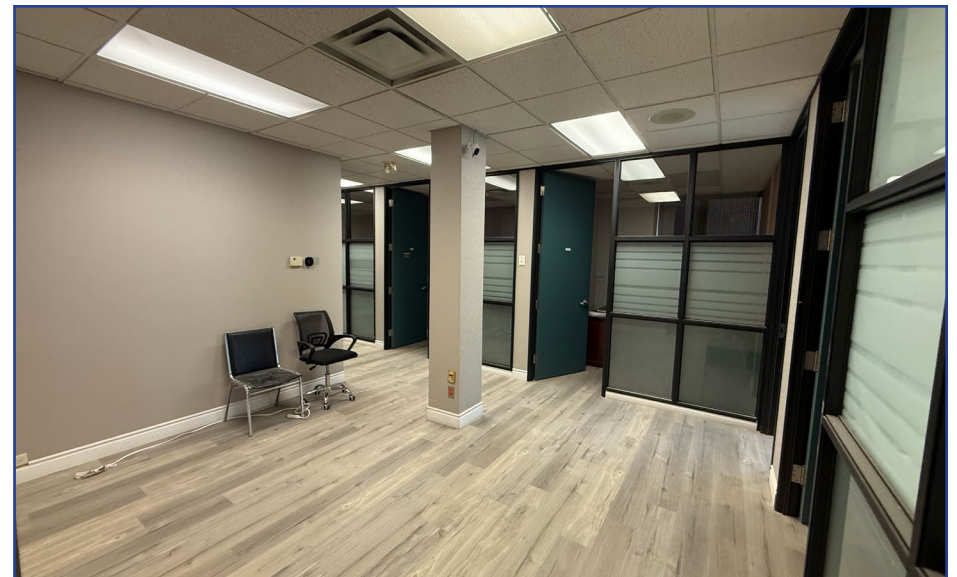
Property Details



Location	Corner of Queen Street & King Street
Available Area	Unit 102: ±2,600 SF
Lease Price	\$13.00/SF NET + TMI + HST
TMI (2025)	\$12.00/SF TMI <i>(Utilities are included in TMI)</i>
Zoning	C5-92 Downtown Commercial Core
Features	• 10 private offices • Boardroom • 2 bathrooms • Kitchenette
Comments	• Prime opportunity to lease • Recently renovated office/medical space in a busy downtown St. Catharines • Professional building anchored by a pharmacy, family medical practice, and various other office users • Modern glass finishes throughout • Available immediately and move-in-ready • Ideal for medical, health services, or professional office • Location in the heart of St. Catharines • Utilities are included in TMI

Interior Photos

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Interior Photos

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Interior Photos

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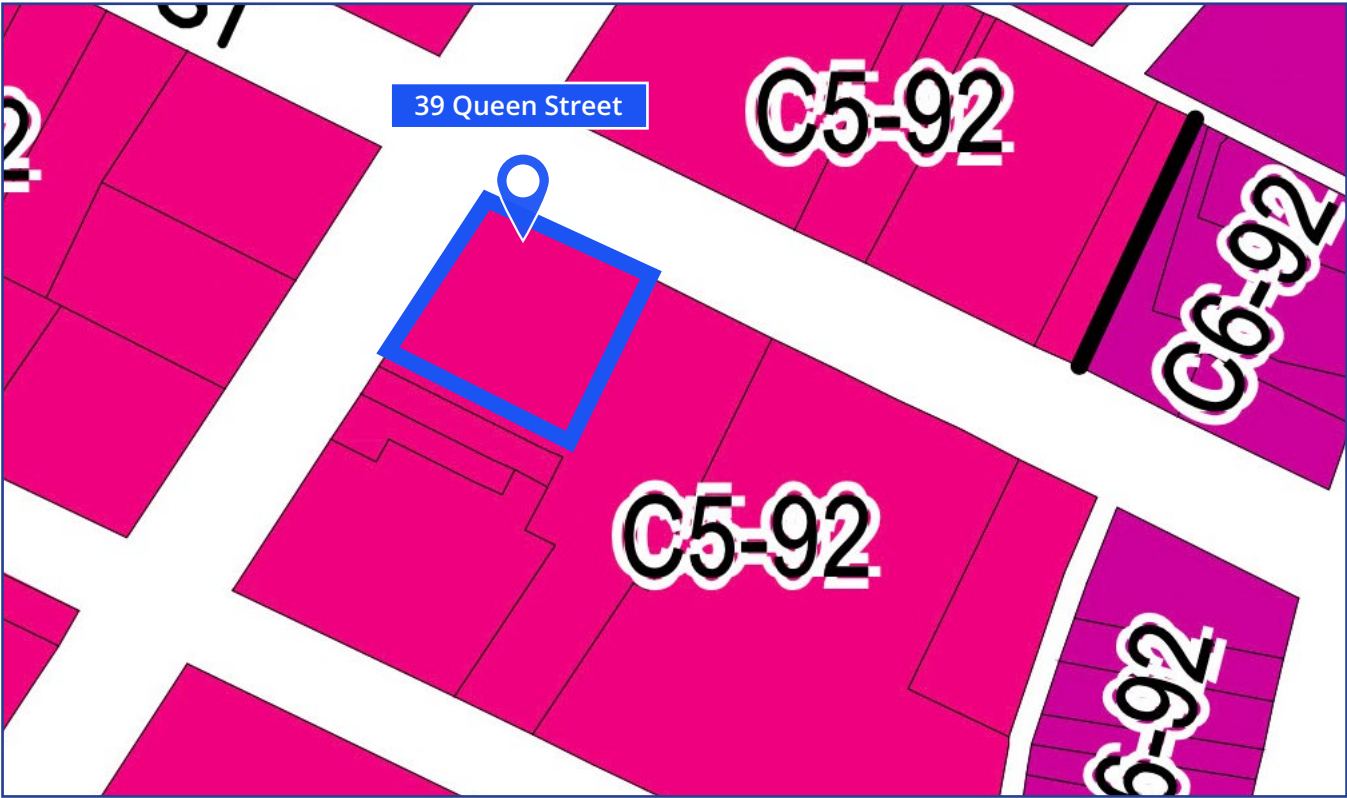


Property Location



C5-92 Downtown Commercial Core Zone

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Permitted Uses

- Animal Care Establishment
- Apartment Building
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Emergency Service Facility
- Hospital
- Hotel/Motel
- Long Term Care Facility
- Major Transit Station
- Night Club
- Office
- Place of Assembly/Banquet Hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University/College

Special Provision	Zone	Schedule A	Location	By-law
92	Varies	14	Downtown Parking Exemption	
Exempt from the parking requirements of Sections 3.12.1, 3.12.2 and 3.15 of this By-law.				

\$4.9B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$100B+

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 May 2025

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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and asset management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Asset Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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