

LINWELL MEDICAL PLAZA FOR LEASE

Colliers



LEASE PRICE: **\$14.00/SF NET + \$7.82/SF TMI + HST + Utilities**

SUITE 203, 209 & 211 | 282 LINWELL ROAD | ST. CATHARINES | ON
MEDICAL/OFFICE SUITES IN WELL-MAINTAINED MEDICAL CENTRE

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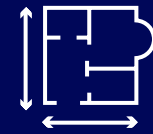
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Property Highlights



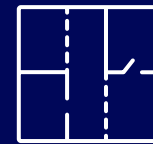
Medical/Office
Space Available



Suites From ± 900 SF to
 ± 970 SF Available



Well-Maintained
2 Storey Medical Centre



Up To 3 Suites
Available



Free On-Site
Parking



Accessible Building w/
Elevator Access



Public Washroom
in Building



Anchored by Lab
& Pharmacy

Listing Details

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Location SE Corner of Linwell Road and Forster Street

Site Area ±1.482 acres

Available Suites Suite 203, 209, and 211

Lease Price \$14.00/SF NET + TMI + HST + Utilities

TMI \$7.82/SF (2025)

Zoning C2 - Community Commercial

Comments

- Former Medical Suites
- Well-maintained 2 storey medical centre
- Free on-site parking
- Elevator access
- Public washrooms in building
- Anchored by lab and pharmacy

SUITE 203

Suite Size ±900 SF

Comments

- Fully finished suite
- Available March 2025

SUITE 209

Suite Size ±970 SF (Can Combined with Suite 211 for ±1,870 SF)

Comments

- New lighting, ceiling tiles
- Suite needs new flooring and paint
- Comprised of 3 exam rooms + 1 private office
- Private bathroom
- Available immediately

SUITE 211

Suite Size ±900 SF (Can Combined with Suite 209 for ±1,870 SF)

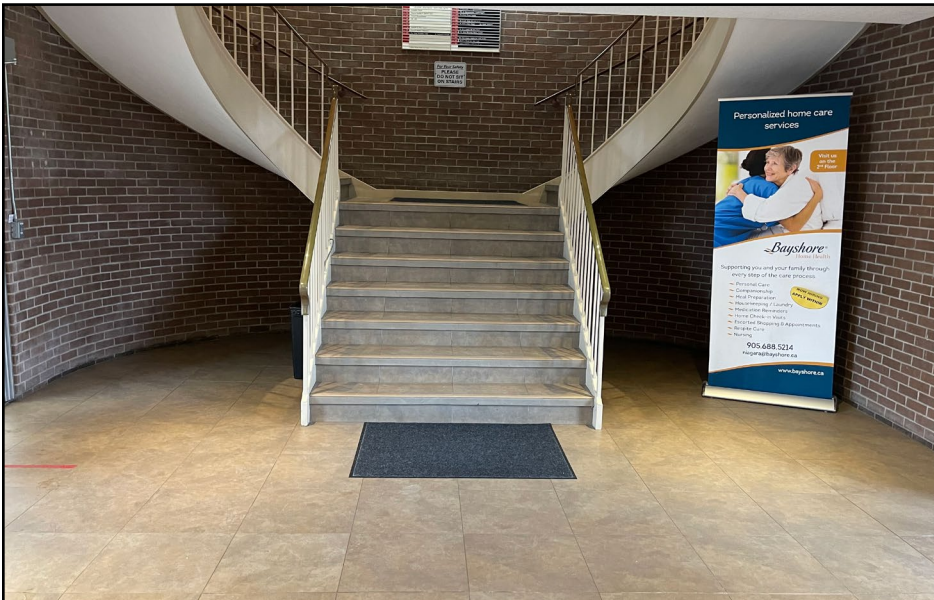
Comments

- In need of renovations
- 3 exam rooms + 1 private office
- Private bathroom
- Available immediately

Property Photos

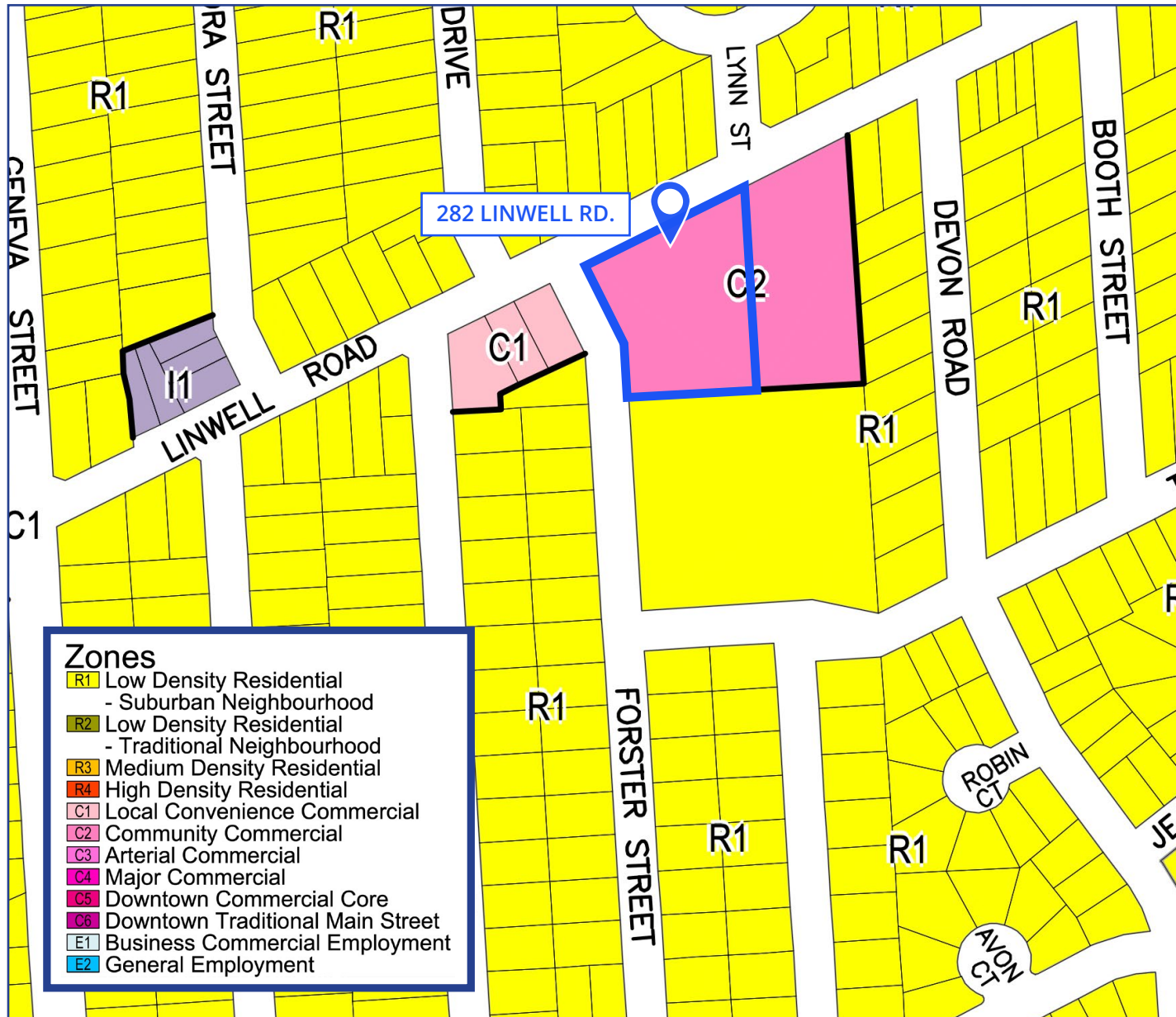
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Property Photos

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Property Zoning

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Permitted Uses

- Animal Care Establishment
- Apartment Building
- Car Wash
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Emergency Service Facility
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly / Banquet hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University / College

Area Neighbours

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Linwell Medical Plaza

- Bayshore Health Care
- Linwell Medical Pharmacy
- Niagara Hearing
- Avondale
- GNMI X-Ray & Ultrasound
- Integrated Health
- The Sleep Disorders Clinic
- Life Labs
- VitalAire Home Healthcard

Parnall Public School

282 Linwell Road
FOR LEASE - MEDICAL/OFFICE SUITE
(LINWELL MEDICAL PLAZA)

MR. LUBE + TIRES

Realty Park

Harcove Park



\$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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Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment 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 annual revenues exceeding \$4.8 billion, a team of 23,000 professionals, and \$99 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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