



Colliers

FOR LEASE



LEASE
RATE: **\$4,500**/MONTH GROSS LEASE + HST + Utilities

320 VINE STREET | ST. CATHARINES | ON
±3,500 SF Office/Retail Space in a beautifully maintained property

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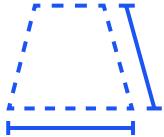
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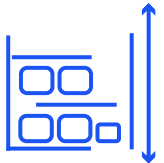
Property Highlights



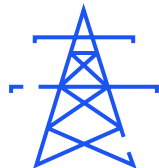
±0.953 AC
Lot Size



±1,600 SF Main
Level & ±1,900 SF
Lower Level



8 ft. to 12 ft.
Clear Height



3Phase,
600V, 400A Power



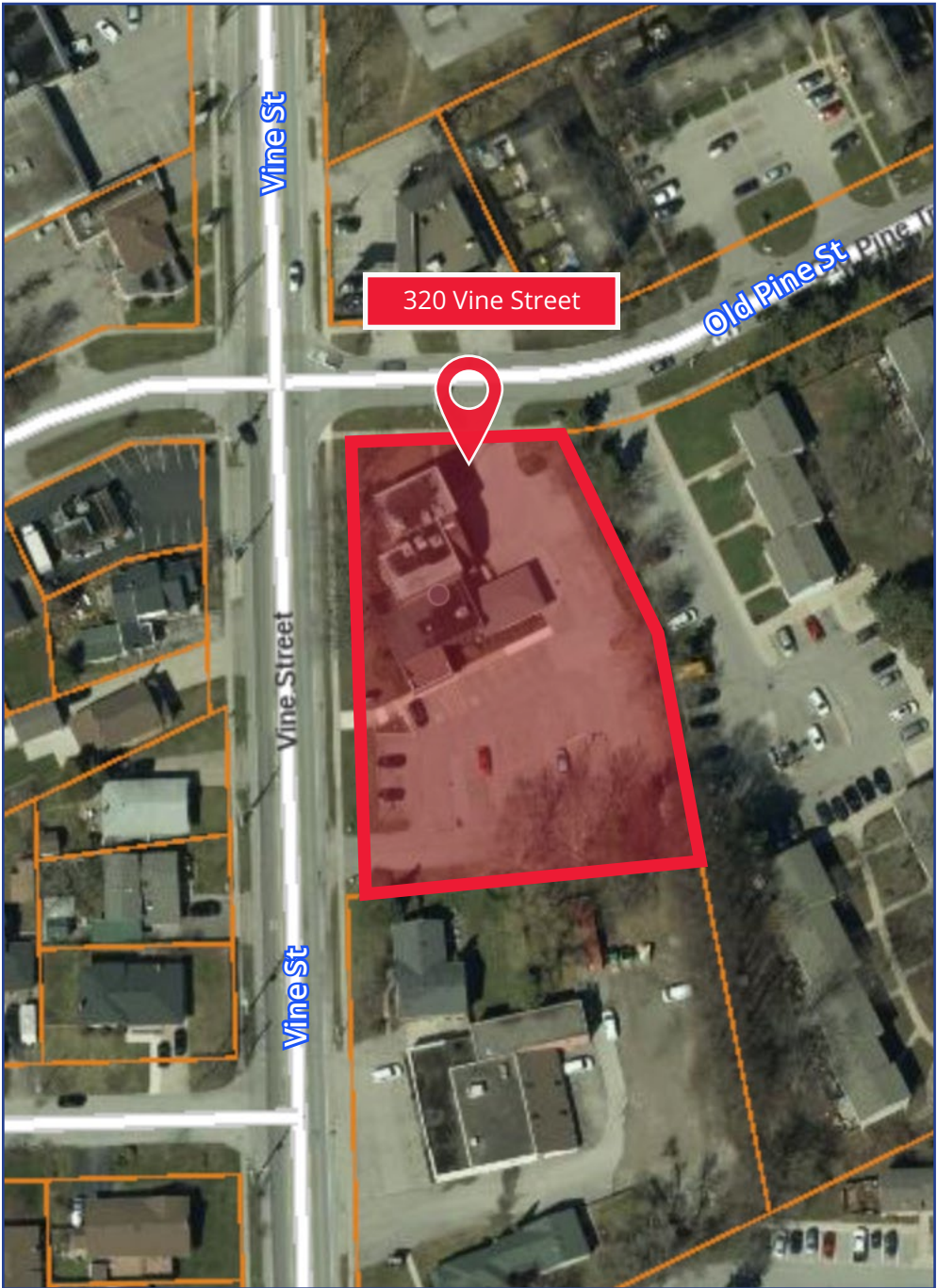
M1 - Medium
Density Mixed Use
Zoning



Ample On-Site
Parking



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PROPERTY SPECIFICATIONS

Location	SE corner of Vine Street & Old Pine Trail
Building Area	TOTAL: ±3,500 SF Main Level: ±1,600 SF Lower Level: ±1,900 SF
Zoning	M1 - Medium Density Mixed Use
Lease Price	\$4,500/MONTH GROSS LEASE + HST + Utilities
Power	3Phase, 600V, 400A
Clear Height	Lower Level: 8 ft. Main Level: 12 ft.
Features	<u>MAIN LEVEL:</u> Large reception and waiting area, & 4 private offices <u>LOWER LEVEL:</u> 7 individual offices, 2 touchdown offices, boardroom, kitchenette, & 2 bathrooms
Parking	Ample on-site parking spaces
Comments	<ul style="list-style-type: none">• Office/ Retail Space For Lease in a beautifully maintained property on nearly an acre• Great street exposure on busy road• High street and foot traffic• Surrounded by residential and close to all amenities and shopping. Located on a public transportation route.

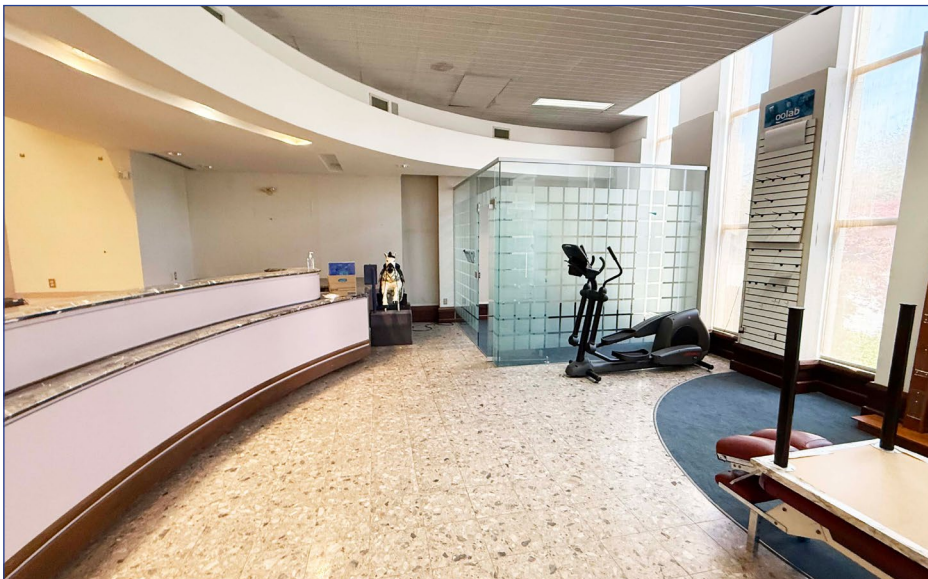
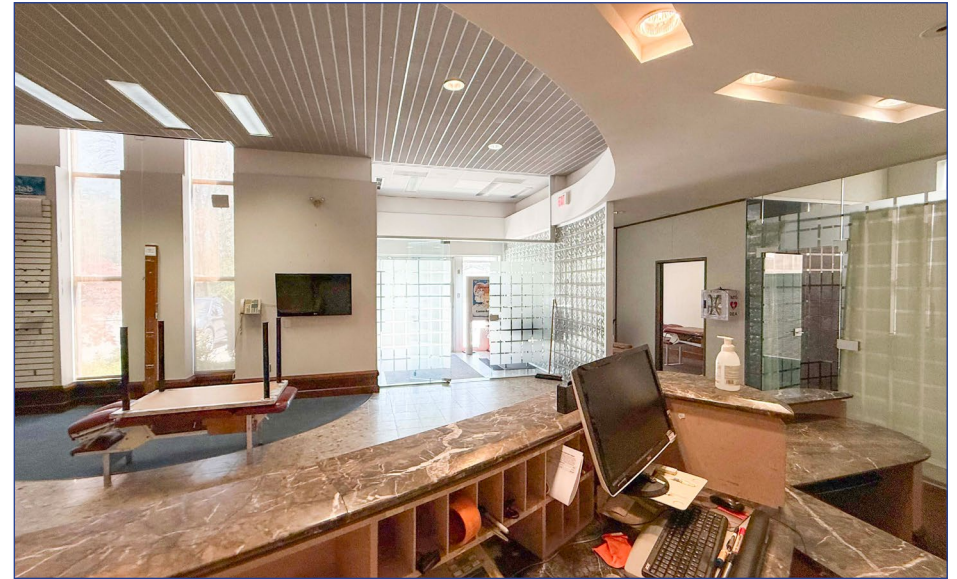
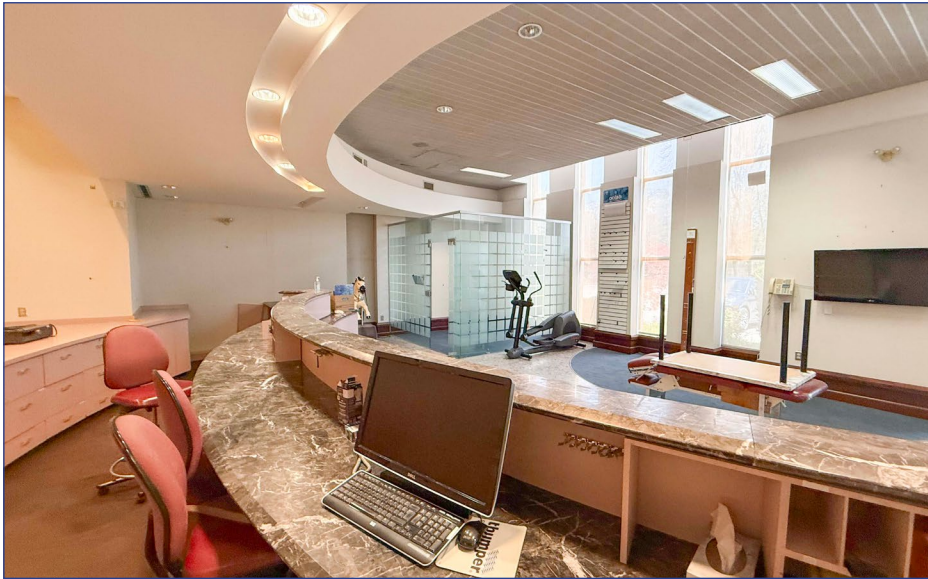
Exterior Photos

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Interior Photos

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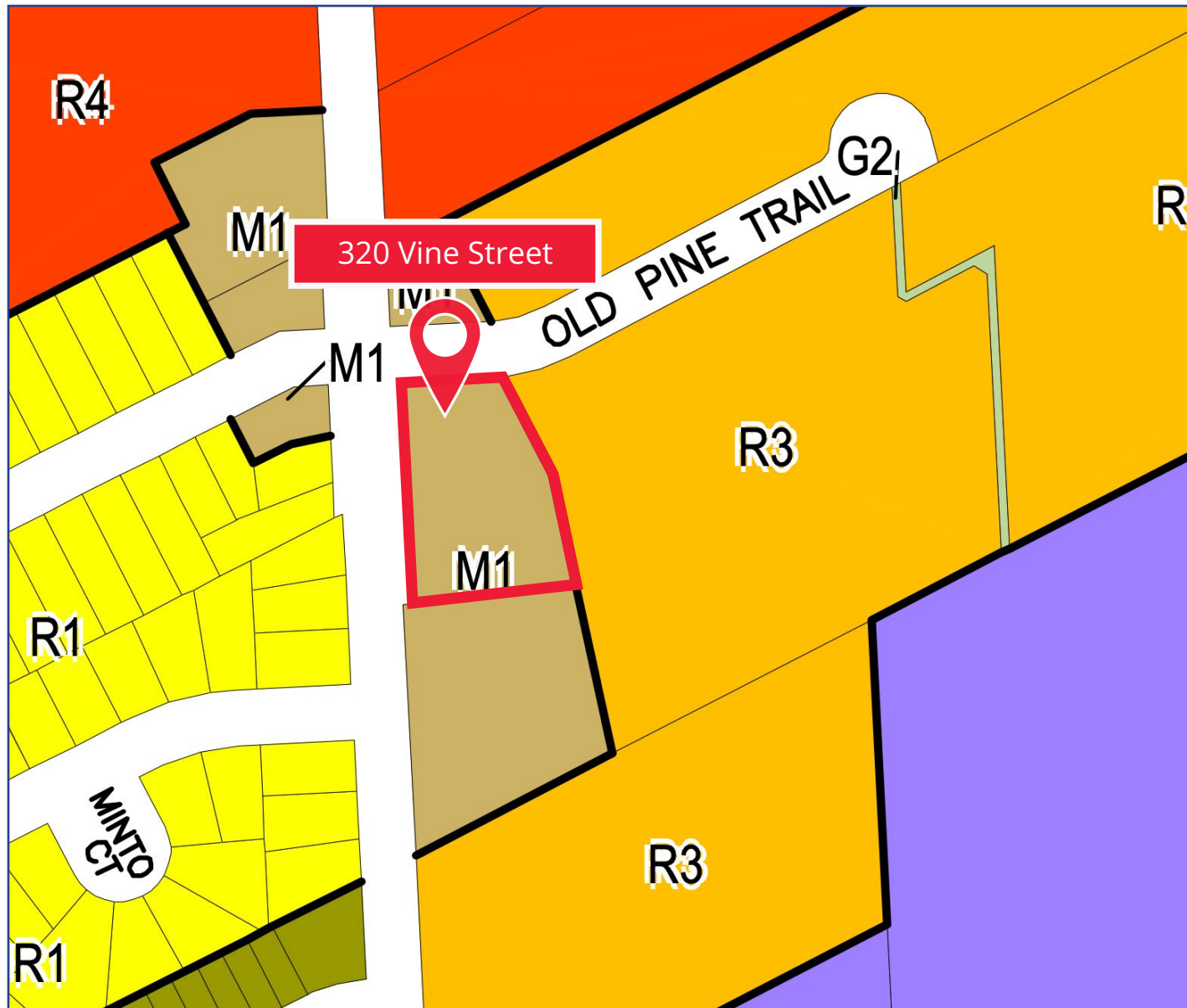
Interior Photos

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M1 – Medium Density Mixed Use Zoning

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Permitted Uses

- Animal Care Establishment
- Apartment Building
- Car Wash
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Fourplex
- Dwelling, Triplex
- Dwelling, Townhouse
- Emergency Service Facility
- Hospital
- Hotel / Motel
- Long Term Care Facility
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly/Banquet Hall
- Place of Worship
- Private Road Development
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- School, Elementary
- School, Secondary
- Service Commercial
- Social Service Facility
- Theatre
- University/College

Area Neighbours



\$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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About Colliers

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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