

FOR LEASE

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LEASE PRICE: **\$14.00/SF NET + \$14.28/SF TMI + HST** *(Utilities Included)*

Suite 204 & 206 - 589 Lake Street, St. Catharines, ON
Fully Improved Medical Suite within the Lakeshore Health Centre

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Property Highlights



Medical Office
Suite in the Lakeshore
Health Centre



Suite 204: ±962 SF
Suite 206: ±593 SF



Ample Free
On-Site Parking



Well-designed layout
suite for medical uses



Excellent fit for physicians, specialists, or allied
health users looking for a turnkey opportunity
in a high-quality medical setting



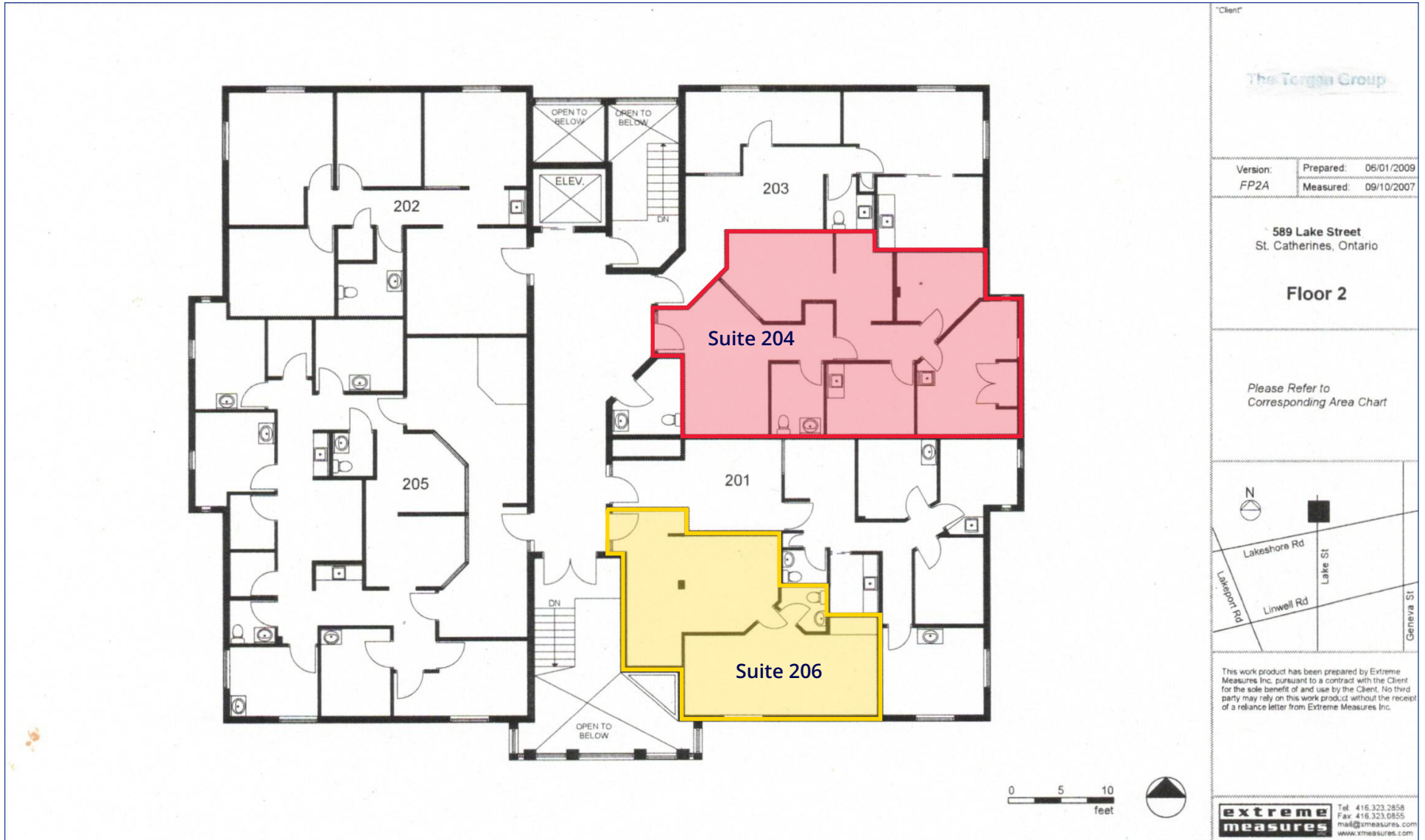
Listing Details



Location	NW of Lakeshore Road and Lake Street
Available Area	Suite 204: ±962 SF Suite 206: ±593 SF
Lease Price	\$14.00/SF NET + TMI + HST (<i>Utilities Included</i>)
TMI (2026)	\$14.28/SF
Zoning	C2 - Community Commercial
Comments	<ul style="list-style-type: none"> • Great opportunity to lease a fully improved medical suite within the reputable Lakeshore Health Centre • Move-in ready space offers a well-designed layout including multiple exam rooms, private offices, and a dedicated washroom, making it suitable for a wide range of medical and healthcare practices • The building is home to established healthcare tenants, providing a professional and trusted environment for both practitioners and patients • Ample free on-site parking is available for both staff and visitors • An excellent fit for physicians, specialists, or allied health users looking for a turnkey opportunity in a high-quality medical setting • Available immediately

Property Floor Plan

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Suite 204: ±962 SF

Suite 206: ±593 SF

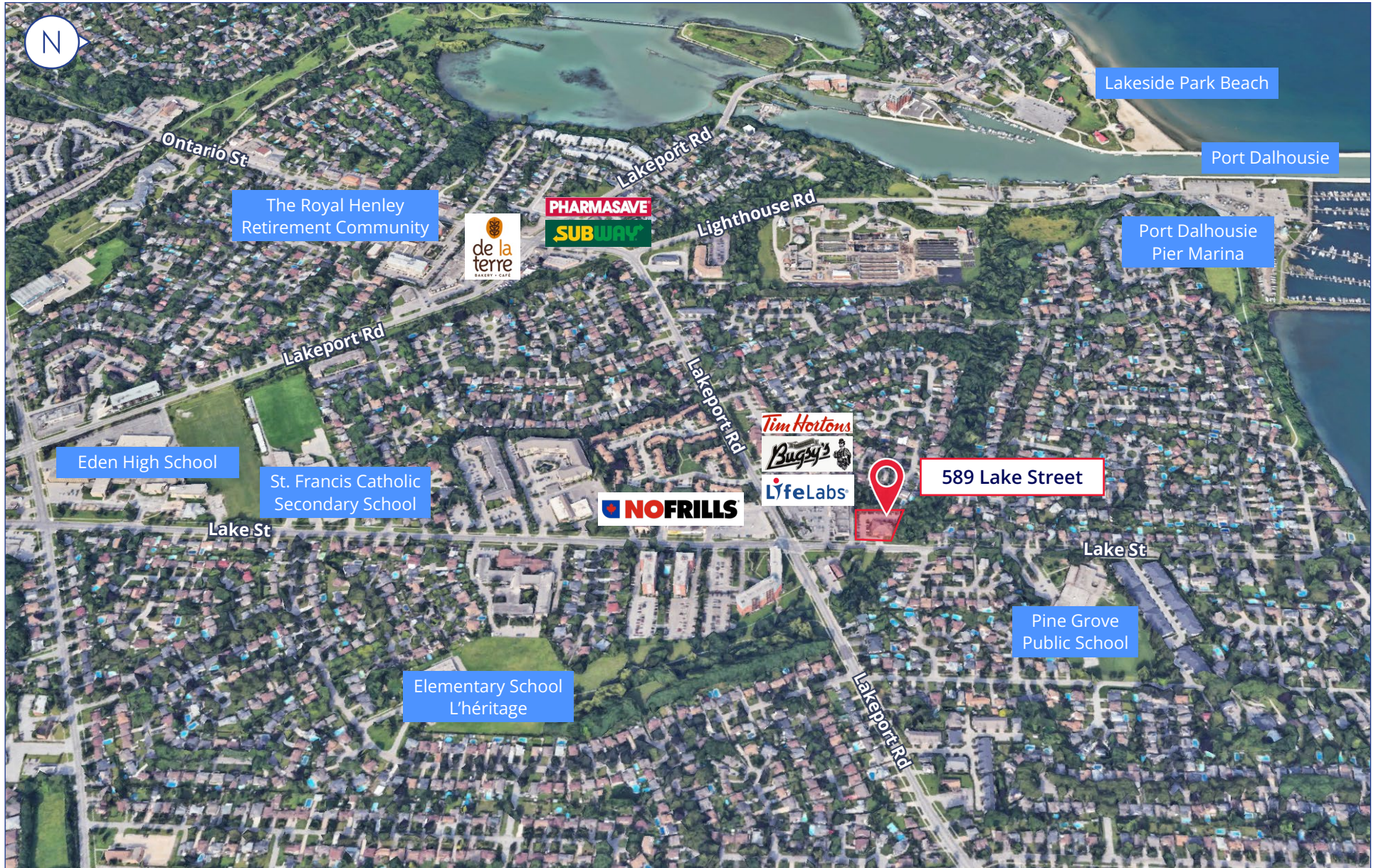
Property Photos

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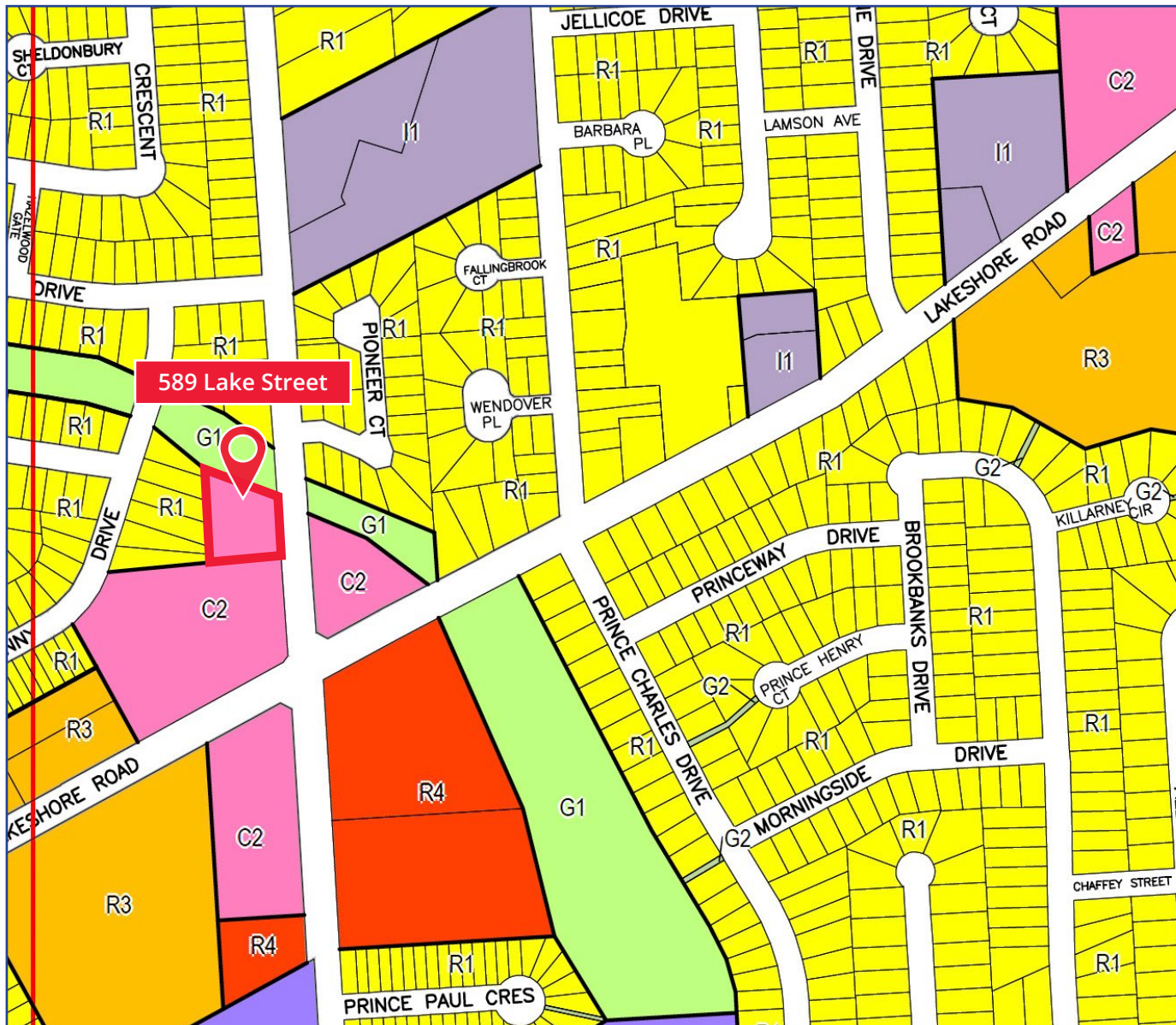
Area Neighbours

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C2 - Community Commercial Zone

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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

\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026

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Learn more at corporate.colliers.com

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