

Colliers

FOR LEASE



6453 MORRISON STREET | NIAGARA FALLS | ONTARIO

**Suites Available from  $\pm 1,568$  SF to  $\pm 4,000$  SF**  
*in a 3-Storey Medical Building in a High-Traffic Area*

LEASE RATE: **\$15.00/SF NET + \$13.50/SF TMI + HST** *(Utilities Included in TMI)*

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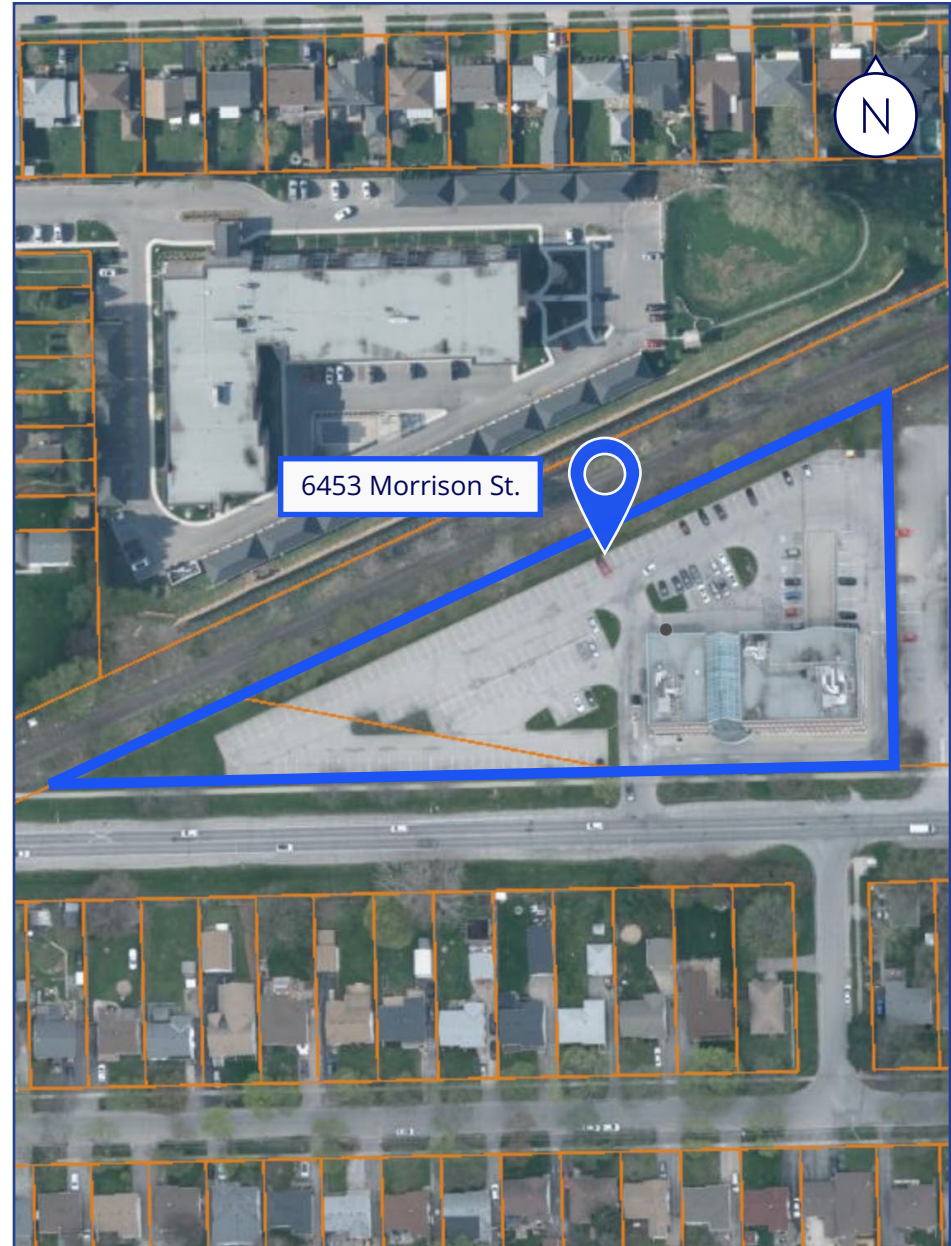
# Listing Specifications

6453 MORRISON STREET | NIAGARA FALLS | ON



Location	Frontage along Portage Road
Available Area	±1,568 SF to ±4,000 SF
Lease Rate	\$15.00/SF NET + TMI + HST <i>(Utilities included in TMI)</i>
TMI	\$13.50/SF
Zoning	GC - General Commercial
Comments	<ul style="list-style-type: none"><li>• 3-storey medical building in Niagara Falls</li><li>• Various suites available for lease</li><li>• Ample patient parking</li><li>• Anchored by Walk-In Clinic, Pharmacy, X-Ray Clinic</li><li>• Retrofitted LED lights in all common areas with new flooring</li><li>• Public and handicap bathrooms throughout building</li><li>• 2 elevators in building</li><li>• Nearby new Niagara Falls Hospital</li><li>• Prime medical space in busy area of Niagara Falls</li></ul>

**Landlord Incentives Available**



# Location Highlights

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6453 MORRISON STREET  
NIAGARA FALLS | ON



Just  $\pm 2.3$  km to Niagara Health, Niagara Falls Site



Suite 100, 102, 201 & 306 Available For Lease



Easy Access to QEW Hwy

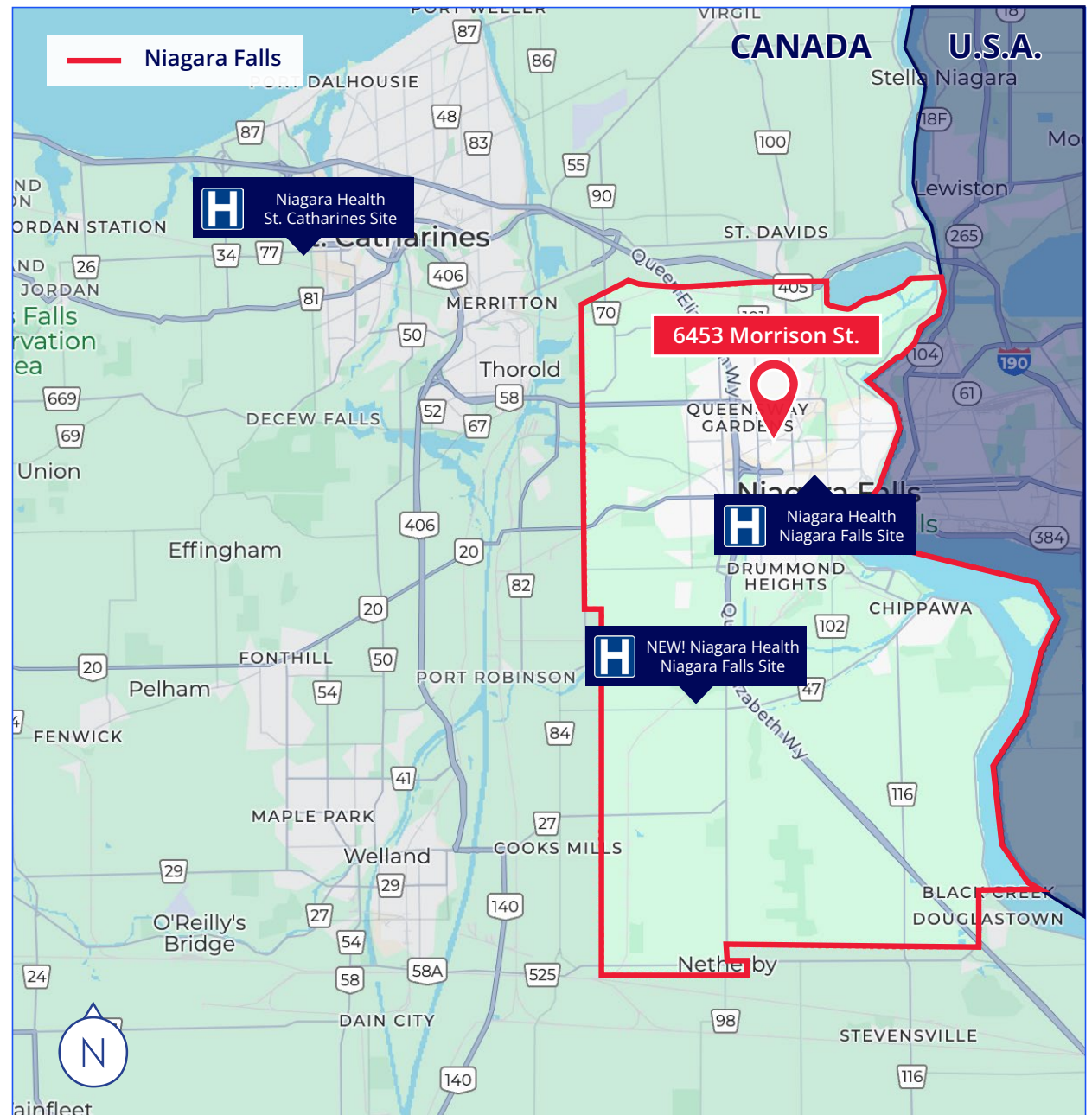


Anchored by Walk-In Clinic, Pharmacy & X-Ray Clinic



Ample On-Site Parking

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# Location Overview



6453 MORRISON STREET | NIAGARA FALLS | ON



# Exterior Photos

6453 MORRISON STREET | NIAGARA FALLS | ON



# Exterior Photos

6453 MORRISON STREET | NIAGARA FALLS | ON



# Interior Photos

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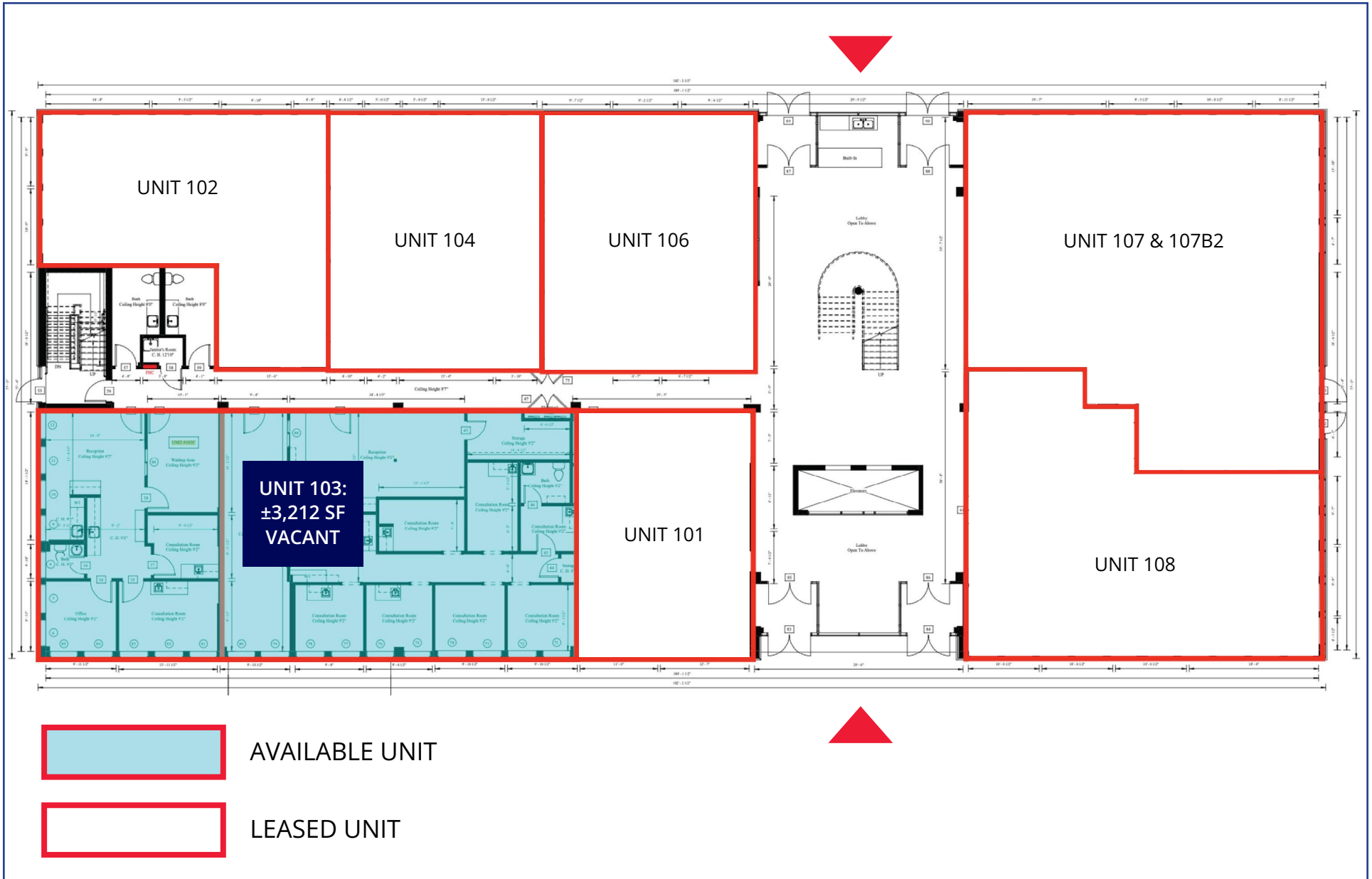
# Interior Photos

6453 MORRISON STREET | NIAGARA FALLS | ON



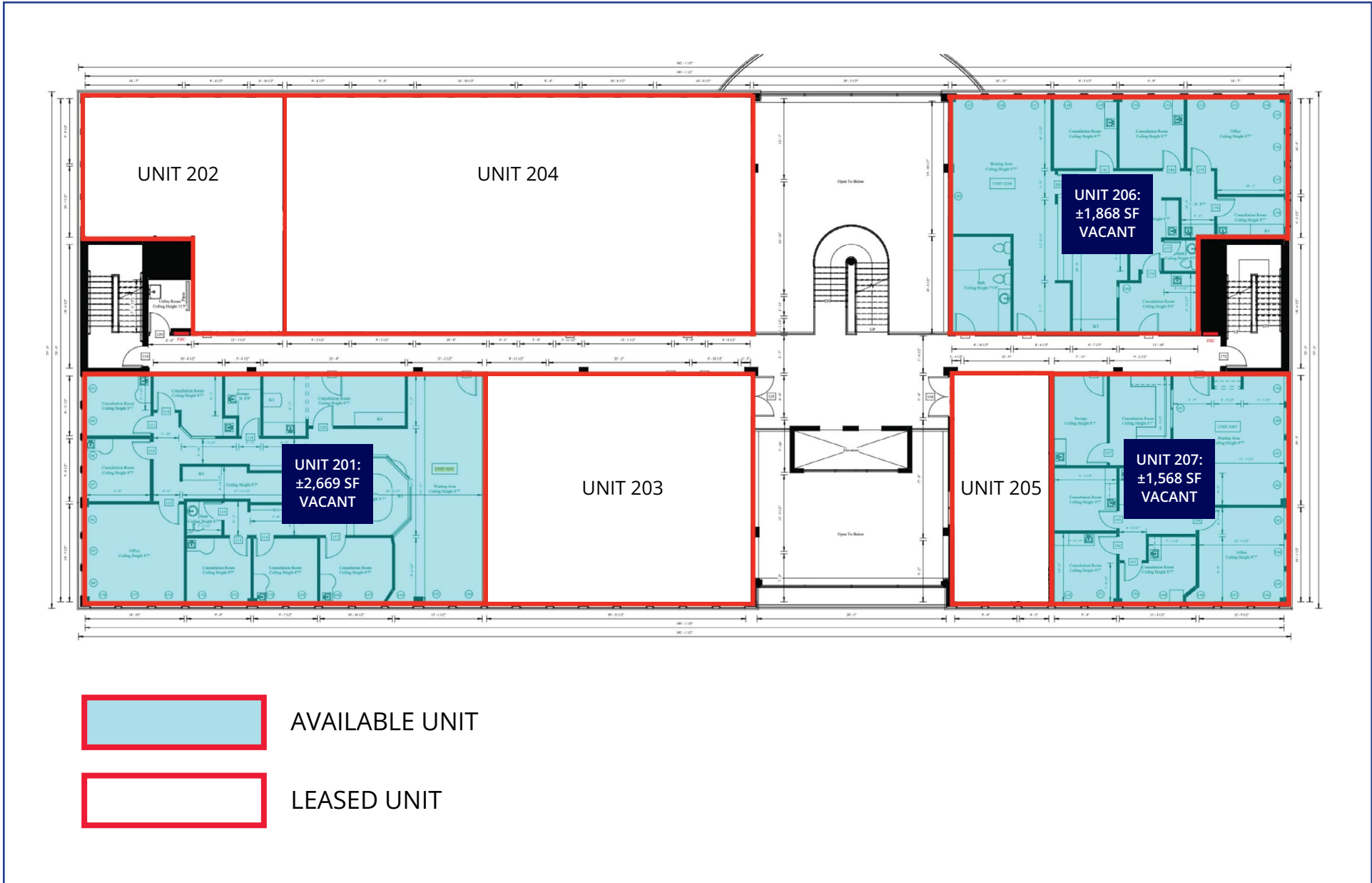
# Property 1<sup>st</sup> Floor Plan

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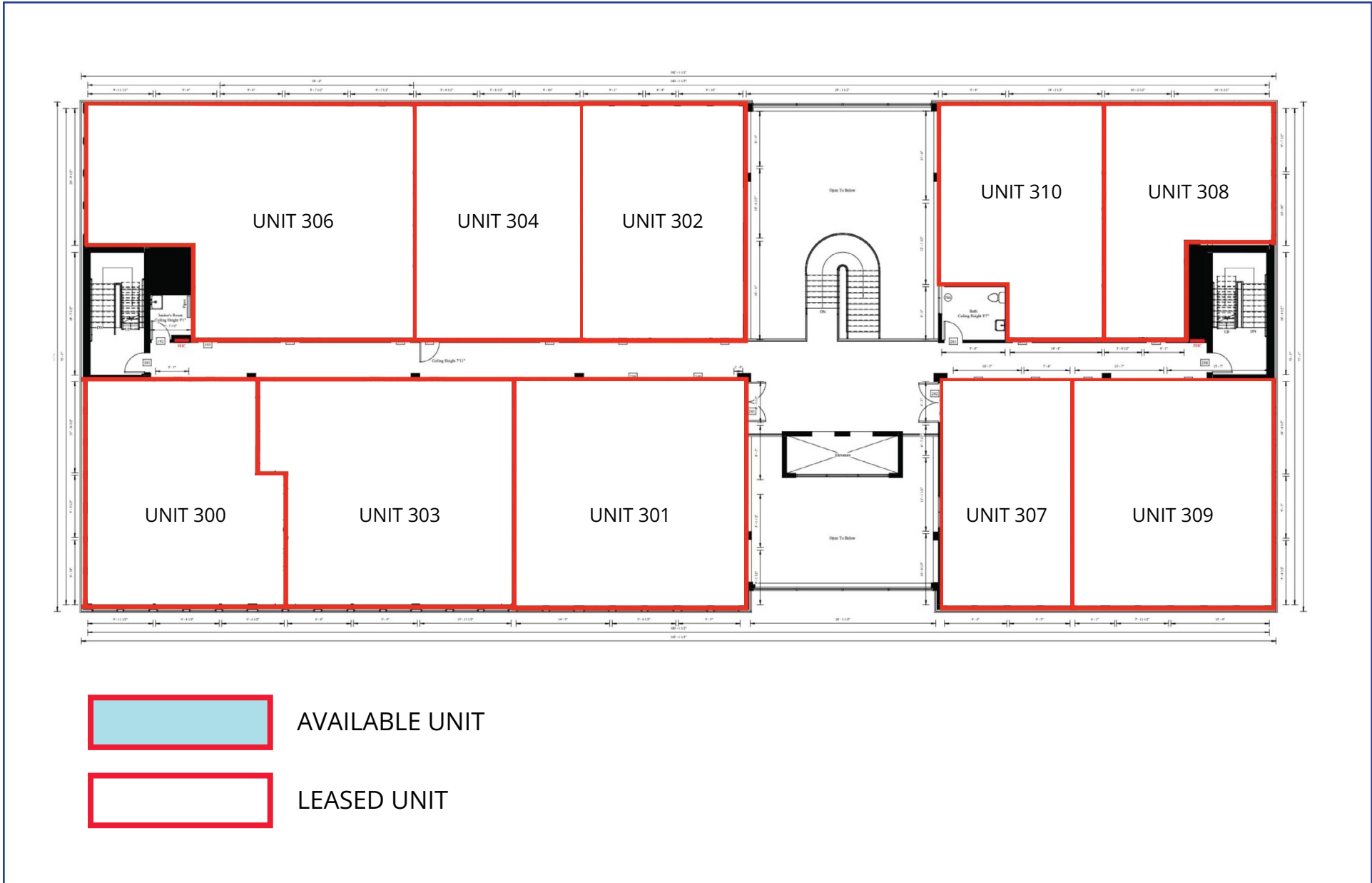
# Property 2<sup>nd</sup> Floor Plan

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# Property 3<sup>rd</sup> Floor Plan

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# Zoning GC - General Commercial

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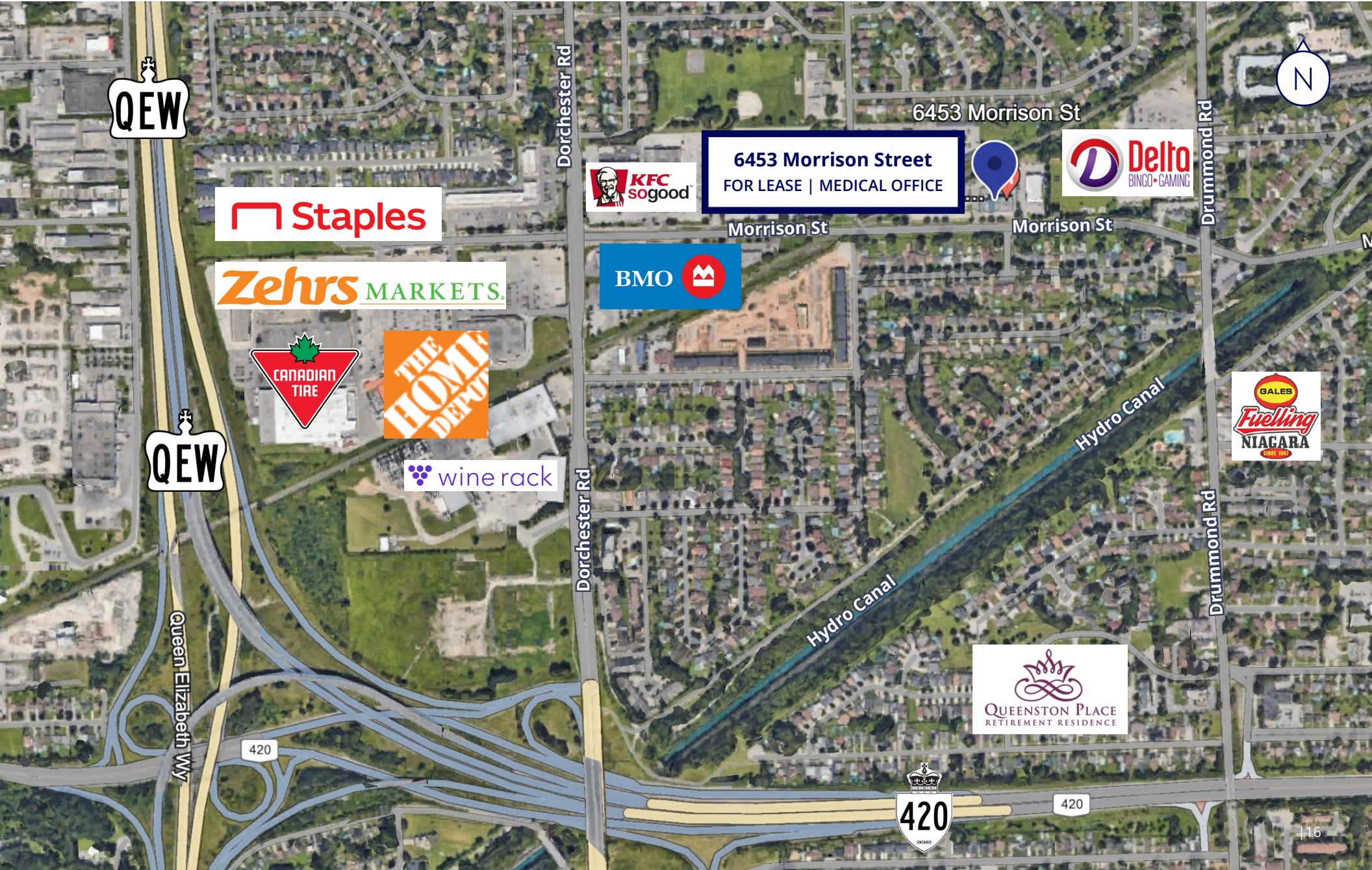


## Permitted Uses

- Assembly hall
- Auctioneering establishment
- Bake shop
- Bank, trust company, credit union, currency exchange
- A building supplies shop and yard
- Car rental establishment, truck rental establishment
- Car wash, interior and exterior hand car cleaning
- Clinic
- Community building
- Day nursery
- Drive-in restaurant
- Dry cleaning establishment
- Farmer's market
- Funeral home
- Health centre
- Hotel
- Laundry
- Library
- Motel
- New car agency
- Nursing home
- Office
- Parking lot
- Personal service shop
- Photographer's studio
- Place of entertainment
- Place of worship
- Printing shop
- Private club
- Public garage, mechanical
- Receiving home within the meaning of The Child Welfare Act
- Recreational uses
- Restaurant
- Retail store
- Service shop
- Tavern
- Used car lot
- Animal clinic
- Tattoo studio
- Art gallery
- Museum
- A garden centre which is an accessory use to a retail store
- Outdoor patio which is an accessory use to a drive-in restaurant, hotel, place of entertainment, a restaurant and a tavern

# Area Neighbours

6453 MORRISON STREET | NIAGARA FALLS | ON



**6453 Morrison Street**  
FOR LEASE | MEDICAL OFFICE

**Staples**

**Zehrs** MARKETS.



wine rack



420

420

\$5.5B+

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B+

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 November 2025*

VIEW ONLINE 

[collierscanada.com/niagara](https://collierscanada.com/niagara)

## About Colliers

Colliers 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, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.5 billion in annual revenues, a team of 24,000 professionals, and more than \$108 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](https://corporate.colliers.com), X @Colliers or LinkedIn.

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