



LEASE PRICE: **\$6,500** per Month Gross Lease + HST + Utilities

**OFFICE FOR LEASE | 45 James Street, St. Catharines, ON**  
**±3,396 SF Two-Level Creative Loft-Style Office in Downtown St. Catharines**

**LUCAS LUCCHETTA** *Sales Representative*  
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# Property Details

45 JAMES STREET | ST. CATHARINES | ON

**Location** Frontage along James Street

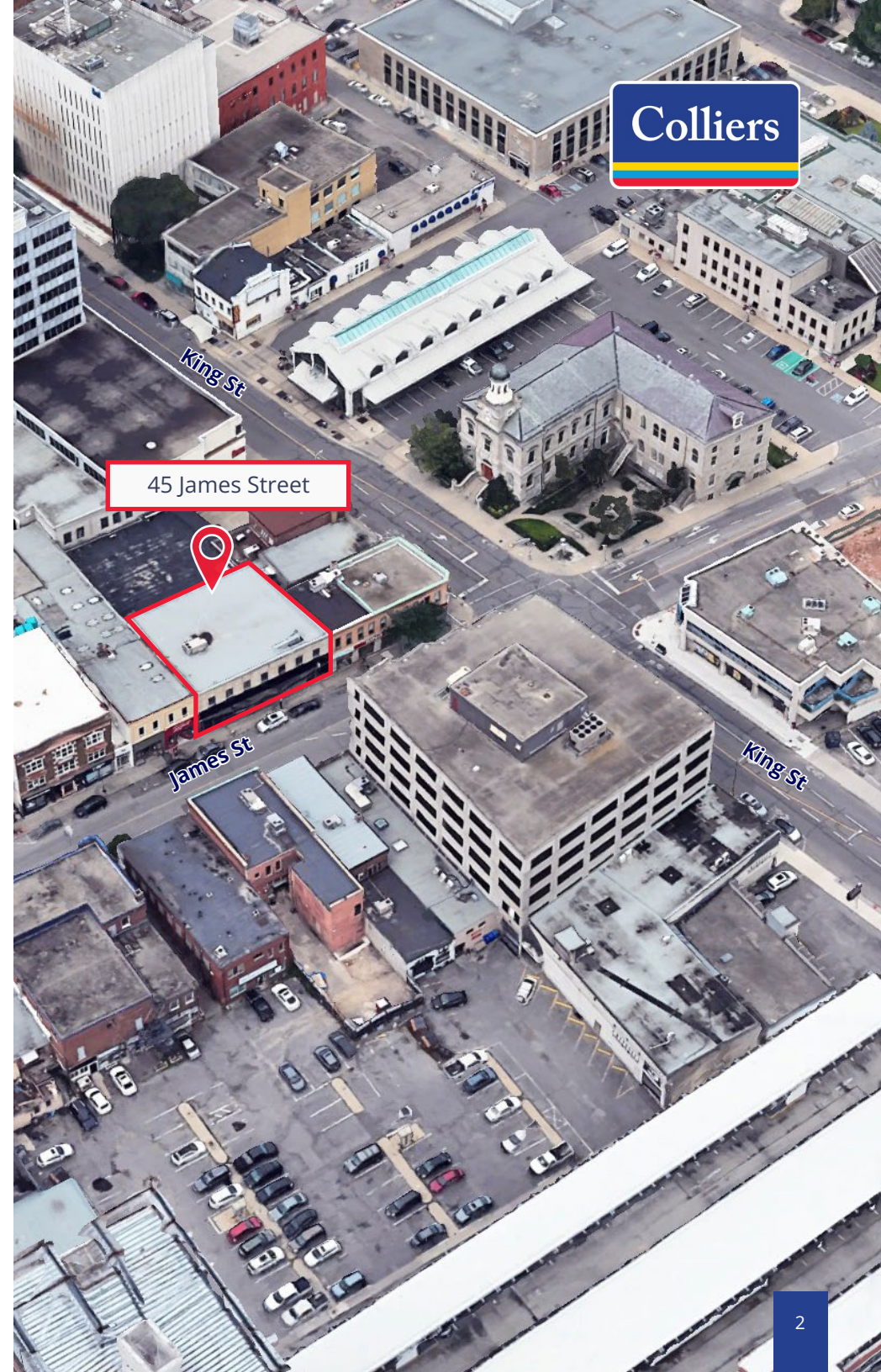
**Available Area** Total: ±3,396 SF  
1st Floor: ±868 SF  
2nd Floor: ±2,528 SF

**Zoning** C6-92 Downtown Traditional Main Street

**Lease Price** \$6,500 per Month Gross Lease + HST + Utilities

**Occupancy** Available August 1, 2026

- Comments**
- Two-level office space in the downtown core
  - Contemporary office with exposed brick and open ceiling, offering a creative loft-style environment
  - Demised into a boardroom, conference room, and 7 private offices
  - Quick and easy access to Highway 406 and QEW
  - Within walking distance to the St. Catharines Transit Downtown Terminal
  - Close to the St. Catharines Farmers Market and many downtown amenities





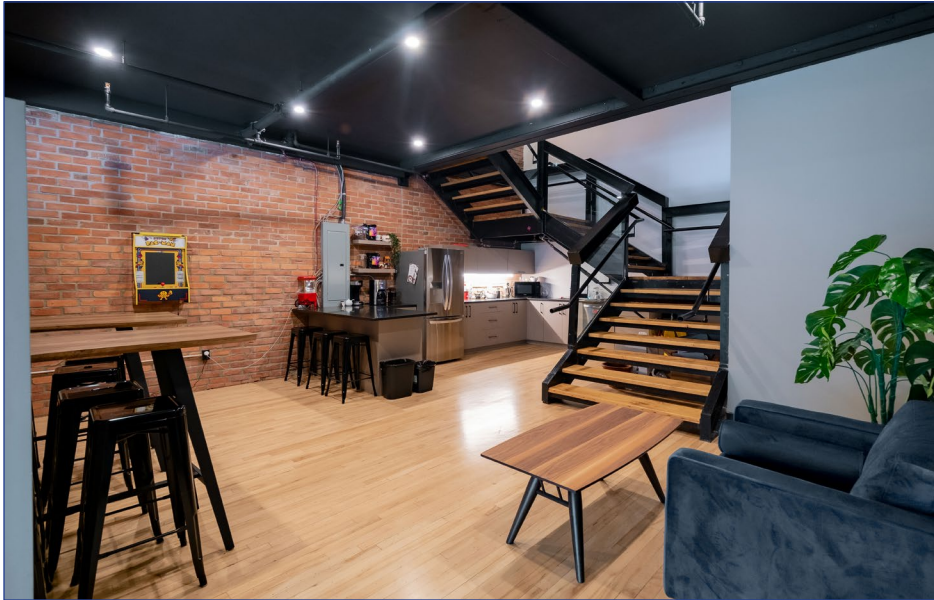
# Property Photos

45 JAMES STREET | ST. CATHARINES | ON



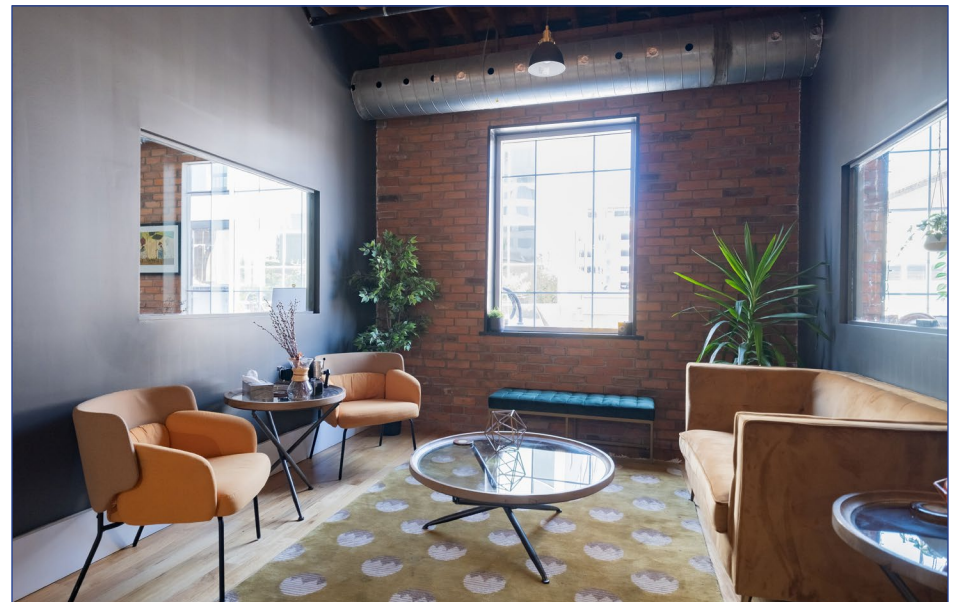
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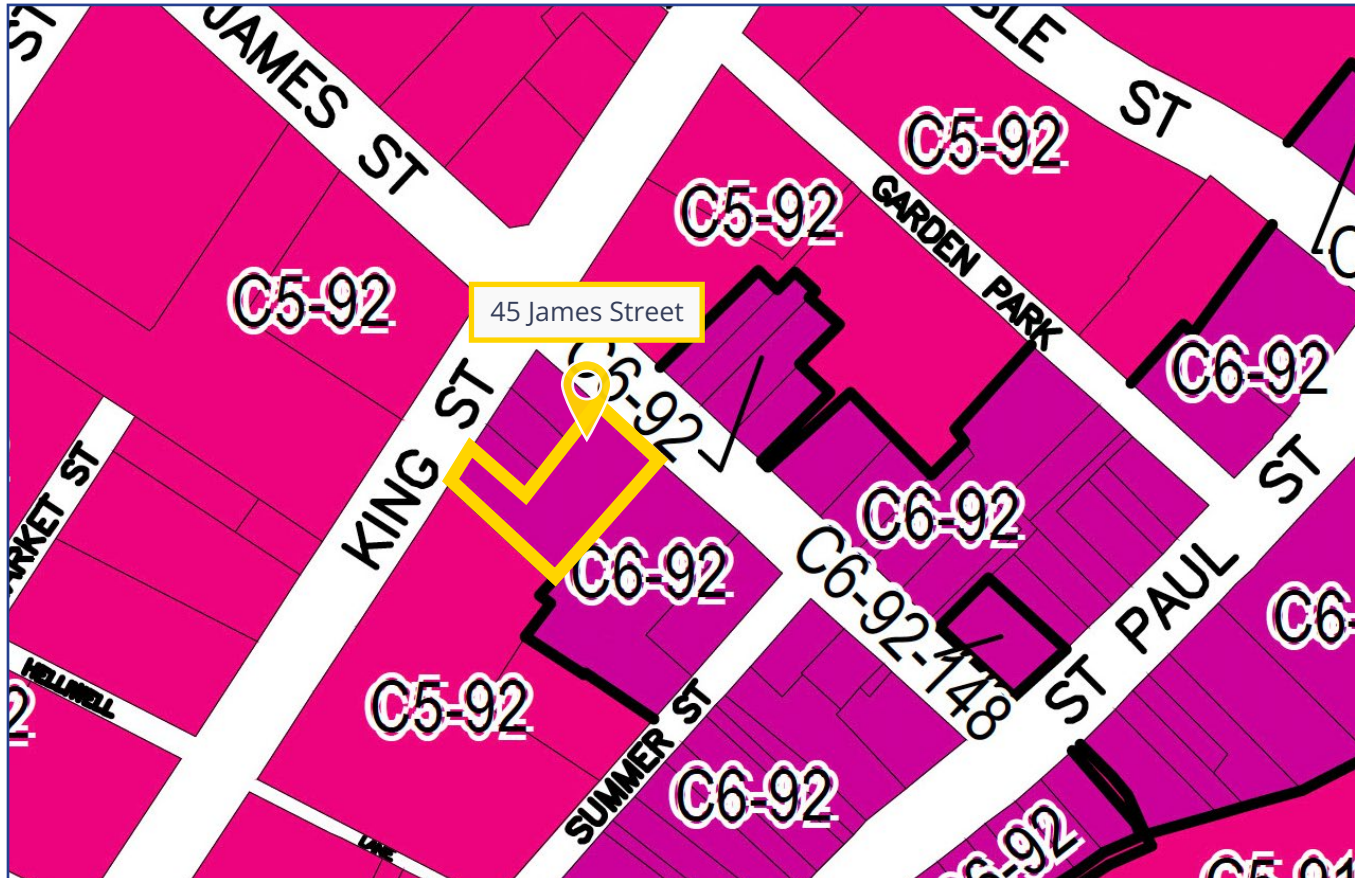
45 JAMES STREET | ST. CATHARINES | ON



# Zoning C6-92 Downtown Traditional Main Street



45 JAMES STREET | ST. CATHARINES | ON



## PERMITTED USES

- Animal Care Establishment
- Apartment Building
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)
- Emergency Service Facility
- Hotel/ Motel
- Nightclub
- 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.				

# Area Neighbours

45 JAMES STREET | ST. CATHARINES | ON



\$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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## CONTACT:

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