



FOR LEASE

#100 - 36 Hiscott St.
St. Catharines, ON

Ideal Commercial Office Space with immediate access to QEW Hwy.

List Price:

\$15.00/SF NET +
\$6.25 TMI +
Utilities + HST



Colliers International Niagara Ltd., Brokerage
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Todd Crawford
Broker

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Listing Specifications

#100 - 36 Hiscott Street, St. Catharines, ON

Location Ontario St. to Scott St. W to Hiscott St.

Unit Available #100 - Ground Level

Unit Size ±1,900 SF

Zoning E1 - Business Commercial Employment

Lot Size Frontage ±148.00 ft. | Depth ±182.60 ft.

Lease Price \$15.00/SF NET + TMI + Utilities + HST

TMI \$6.25/SF

- Comments**
- Ideal Commercial Office Space for lease with immediate access to the QEW Highway at Ontario Street interchange
 - Ground level professional office space
 - Many permitted uses
 - Clean and well maintained unit currently features a large main room with a reception area and natural light, three private office spaces, a large multi-purpose space, a kitchen area and a 2-piece washroom
 - Ample on-site surface parking



Exterior Photos

#100 - 36 Hiscott Street, St. Catharines, ON



International Staging
Business Training Academy

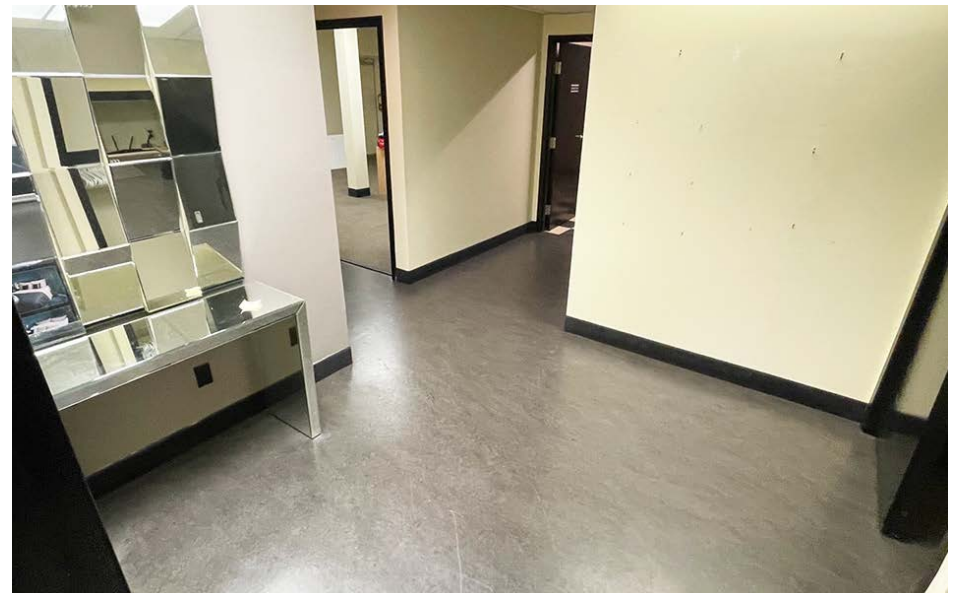
optimalwellness
NIAGARA



Immediate Access to QEW
Highway at Ontario Street
Interchange

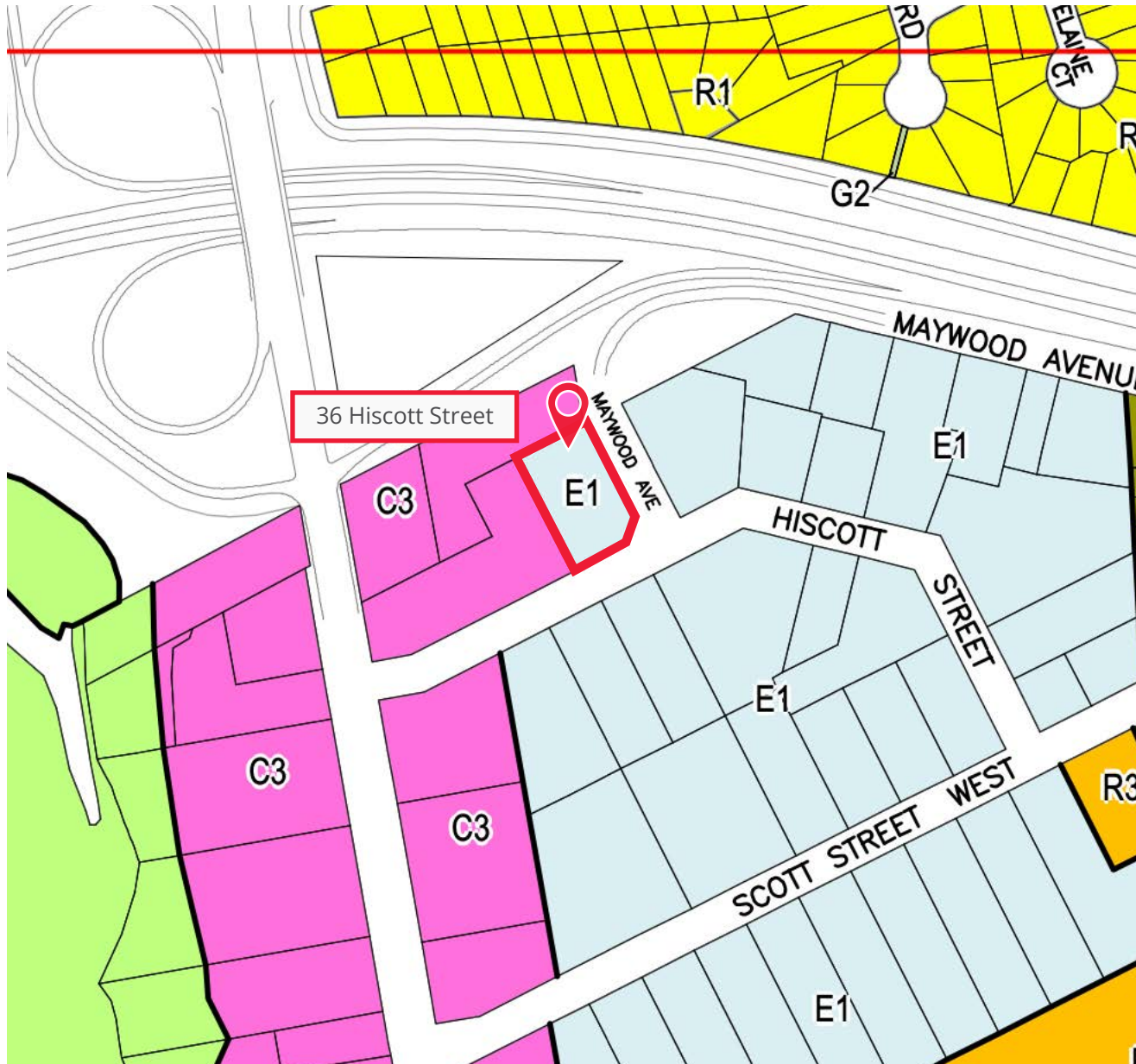
Interior Photos

#100 - 36 Hiscott Street, St. Catharines, ON



Zoning E1 - Business Commercial Employment

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Permitted Uses

PRINCIPAL USES:

- Office
- Adulted Oriented Entertainment Establishment
- Car Wash
- Hotel/Motel
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Place of Assembly / Banquet Hall
- Research Facility
- Social Service Facility

ACCESSORY USES:

- Animal Care Establishment
- Recreation Facility, Indoor
- Retail Store
- Restaurant
- Service Commercial

CONTACT:

Todd Crawford

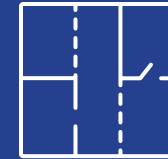
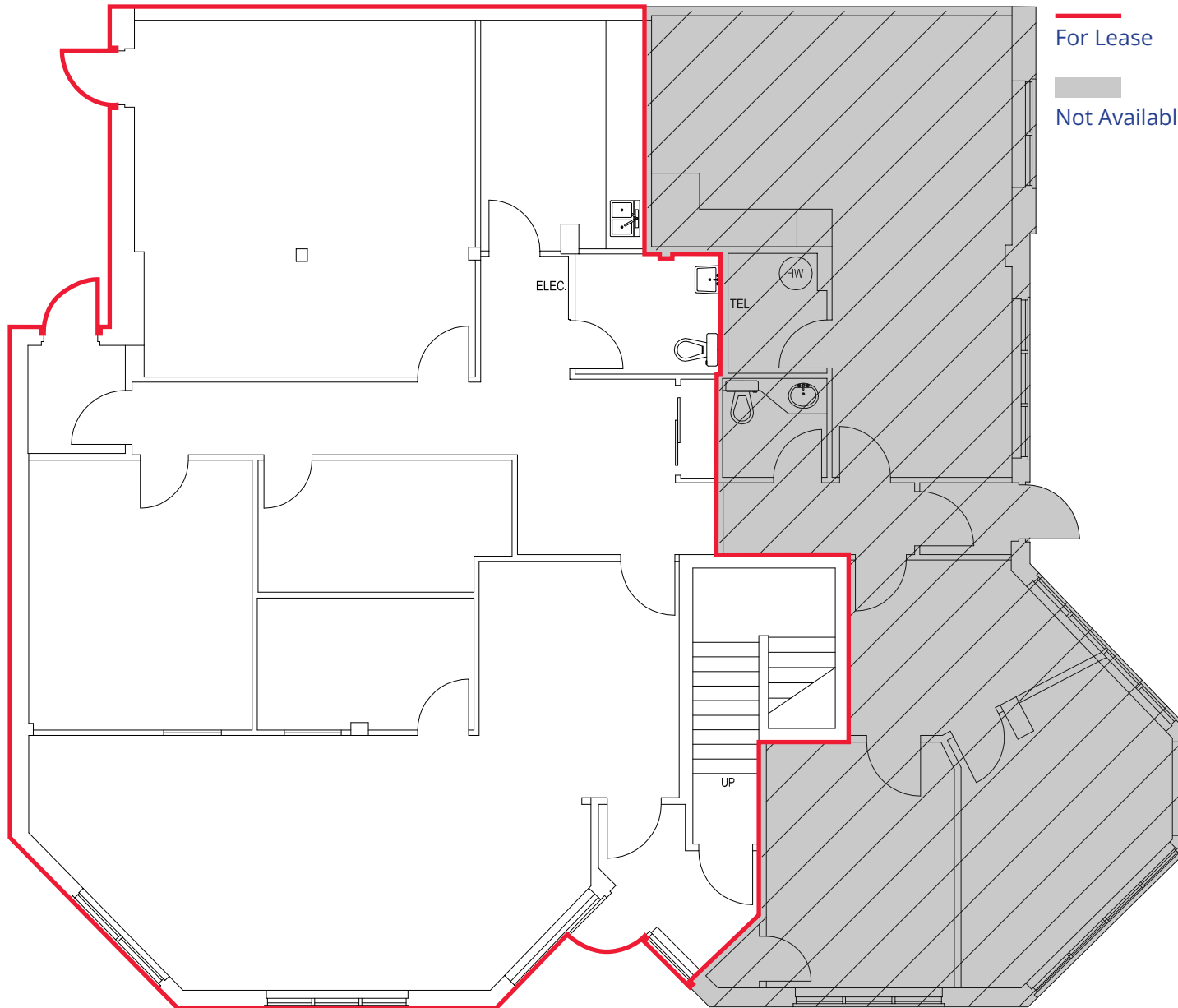
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Floor Plan (Ground Level)

#100 - 36 Hiscott Street, St. Catharines, ON



Ideal Commercial Office Space with immediate access to QEW Highway

Unit Available Unit 100

Unit Size ±1,900 SF

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Area Neighbours



#100 - 36 Hiscott Street, St. Catharines, ON



Caribbean Spicedelight Ltd.

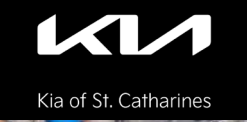
Thankful Hearts with Scentsy



Van Huizen Bookbinding & Finishing Ltd.



#100 - 36 Hiscott St.
FOR LEASE



\$4.5B

Annual revenue

2B

Square feet managed

18,000

professionals

\$98B

Assets under management

66

Countries we operate in

51,000

lease/sales transactions

Statistics are for May 2023 and in U.S. dollars.

Number of countries include affiliates.

About Colliers International Group Inc.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 65 countries, our 18,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and more than \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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