

FOR LEASE

**14 JAMES STREET
ST. CATHARINES | ON**

**Transformational
Development —
Commercial Space
in Downtown
St. Catharines**

CONTACT:

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**Concept Rendering Image*

Colliers

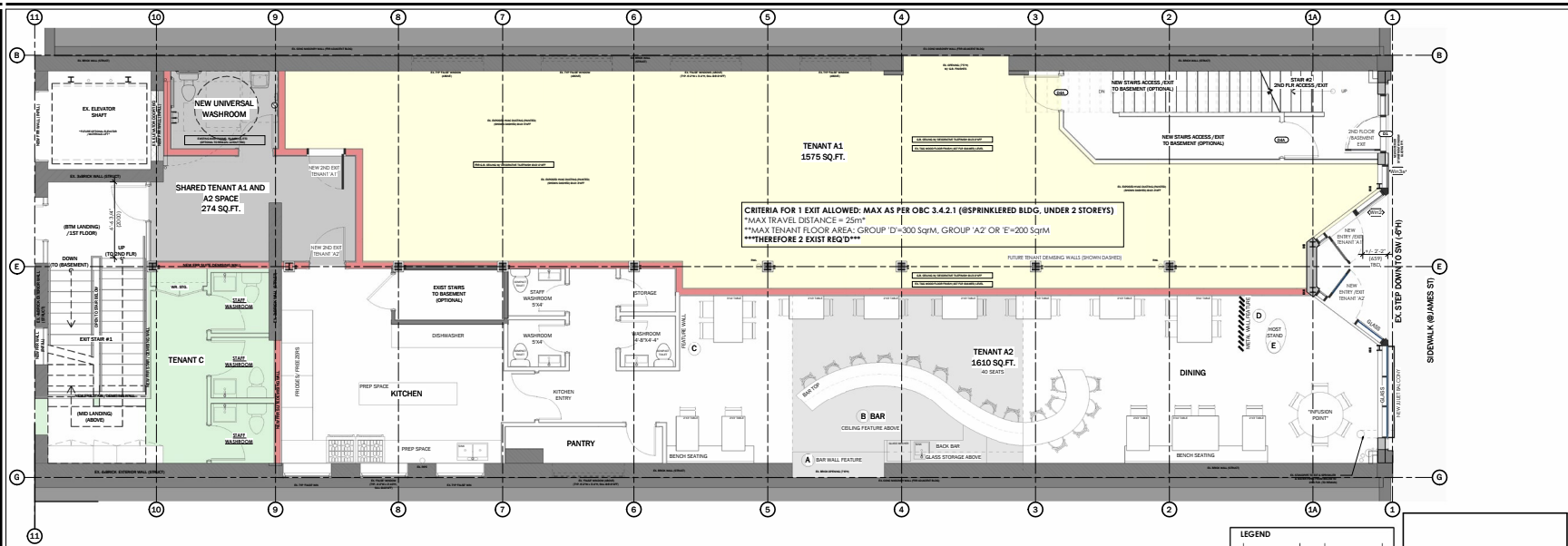
Property Details



Location	Frontage along James Street, North of St. Paul Street
Available Are	Total Area: ±3,614 SF (<i>NOT Including Basement Area ±2,393.8 SF</i>) Unit A1: ±1,575 SF Unit A2: ±1,610 SF
Zoning	C6-92 Downtown Traditional Main Street
Lease Price	\$25.00/SF NET + TMI + HST + Utilities
TMI (2026)	Approx. \$7.00/SF
Comments	• Potential for a design and build concept (aka blank canvas) • Substantial free rent/fixturing period • Substantial Tenant Improvement Allowance (beyond the shell/demised unit with HVAC and point of connect services) • Opportunity to integrate existing architectural character into a future design concept • 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 • Ample city parking adjacent to the property • Potential for outdoor seasonal patio along James Street



Property Floor Plan



AREA PROPOSED - 1ST FLOOR
(@JAMES ST) TENANT A2
INTERIOR CONCEPT
1/4" = 1'-0"

LEGEND

	EXISTING WALLS, ASSEMBLIES, ETC. TO REMAIN.
	PROPOSED NEW WALLS, ASSEMBLIES, ETC.
	DOOR NOTES, DETAILS, ETC. TO BE ADDED.
	DOOR CONNECTIONS WITH NEW ASSEMBLIES, FINISHES, ETC.

NO.	DATE	DESCRIPTION	BY
1	2025-05-15	REVISED	ACK
2	2025-05-15	REVISED	ACK
3	2025-05-15	REVISED	ACK
4	2025-05-15	REVISED	ACK
5	2025-05-15	REVISED	ACK
6	2025-05-15	REVISED	ACK
7	2025-05-15	REVISED	ACK
8	2025-05-15	REVISED	ACK
9	2025-05-15	REVISED	ACK
10	2025-05-15	REVISED	ACK
11	2025-05-15	REVISED	ACK

INTERIOR INSPIRATION IMAGERY



A BACK BAR DISPLAY



B BAR CEILING FEATURE



C INTERIOR AESTHETIC



D METAL WALL FEATURE



E HOST STAND CONCEPT

BUILDING RENOVATION.

14 JAMES ST., ST. CATHARINES, ON, L2R 5B8

A · C · K
architects
STUDIO INC.

Architectural Office
280 Dundas St. W., 14th Floor, Toronto, ON M5T 1G5
(416) 593-8888

PROPOSED A2 TENANT
INTERIOR CONCEPT

DESIGNED BY	ACK	DATE	2025-05-15
DRAWN BY	ACK	DATE	2025-05-15
CHECKED BY	ACK	DATE	2025-05-15
APPROVED BY	ACK	DATE	2025-05-15

AR-3.3

M:\ACK Architects Studio\2025\2025-183 - Shell Building - 14 James St., St. Catharines, ON\BIM\2025-183 14 James St. Work\2025-183_A2 TENANT CONCEPT.dwg

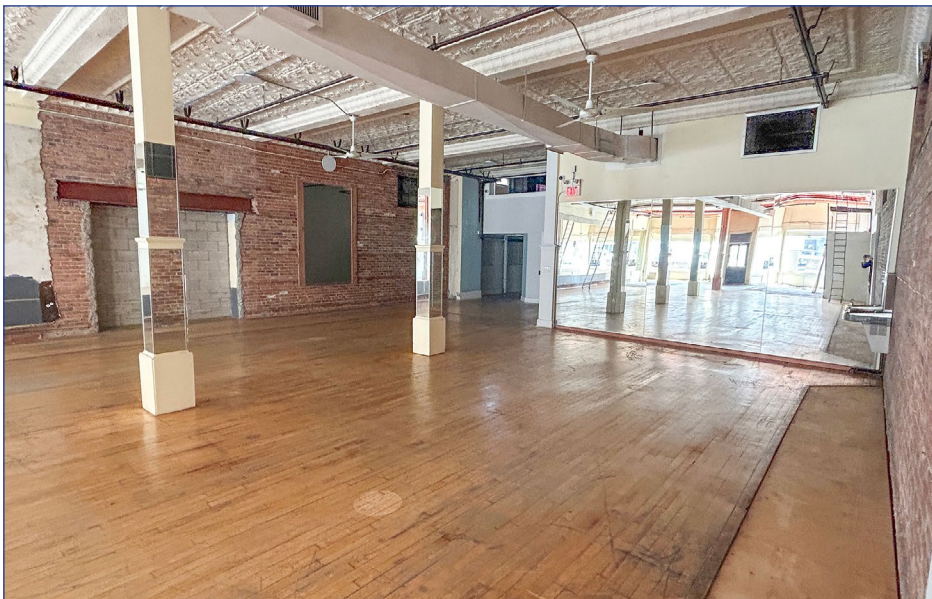
Property Photos



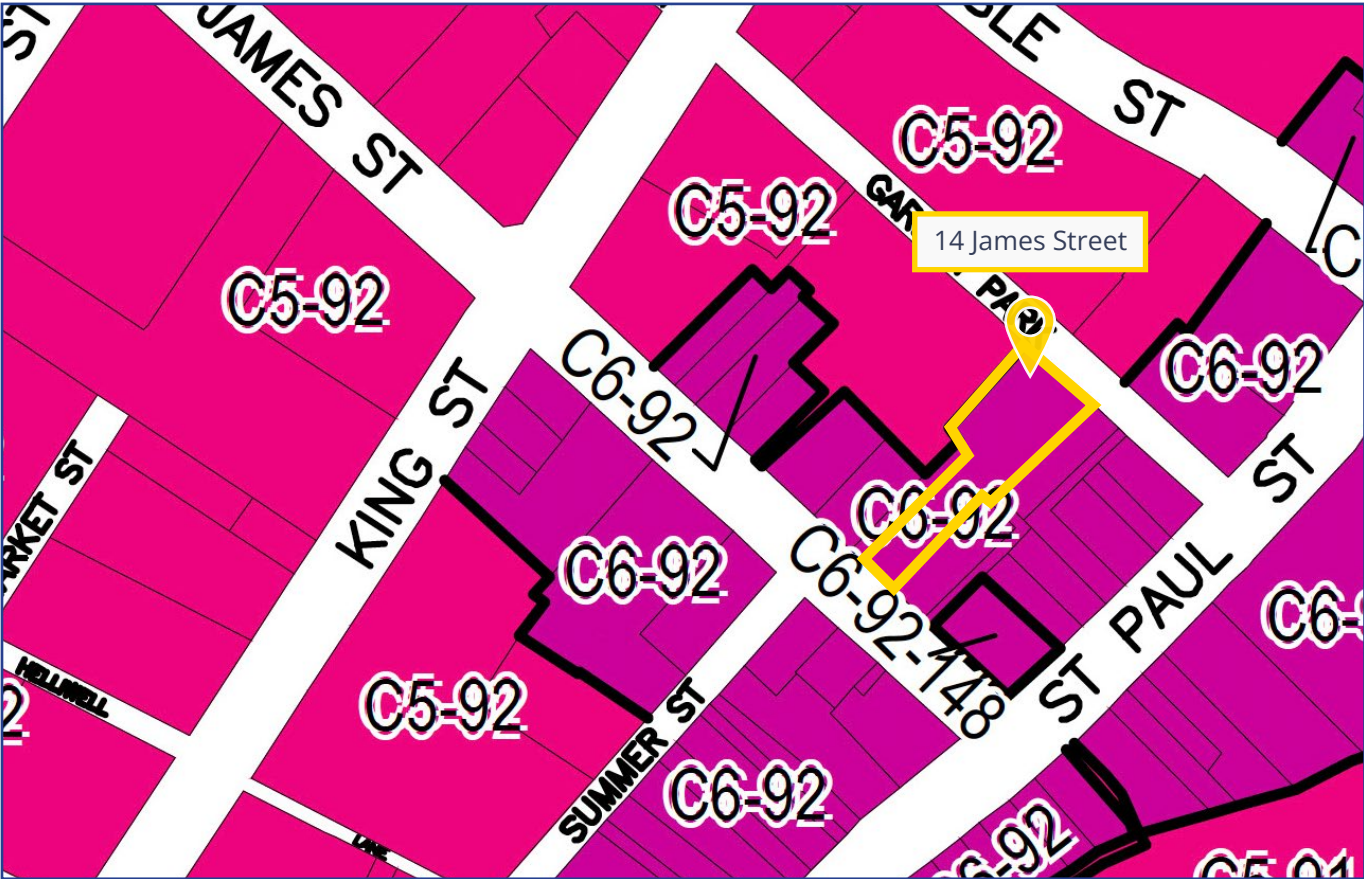
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Property Photos

Colliers



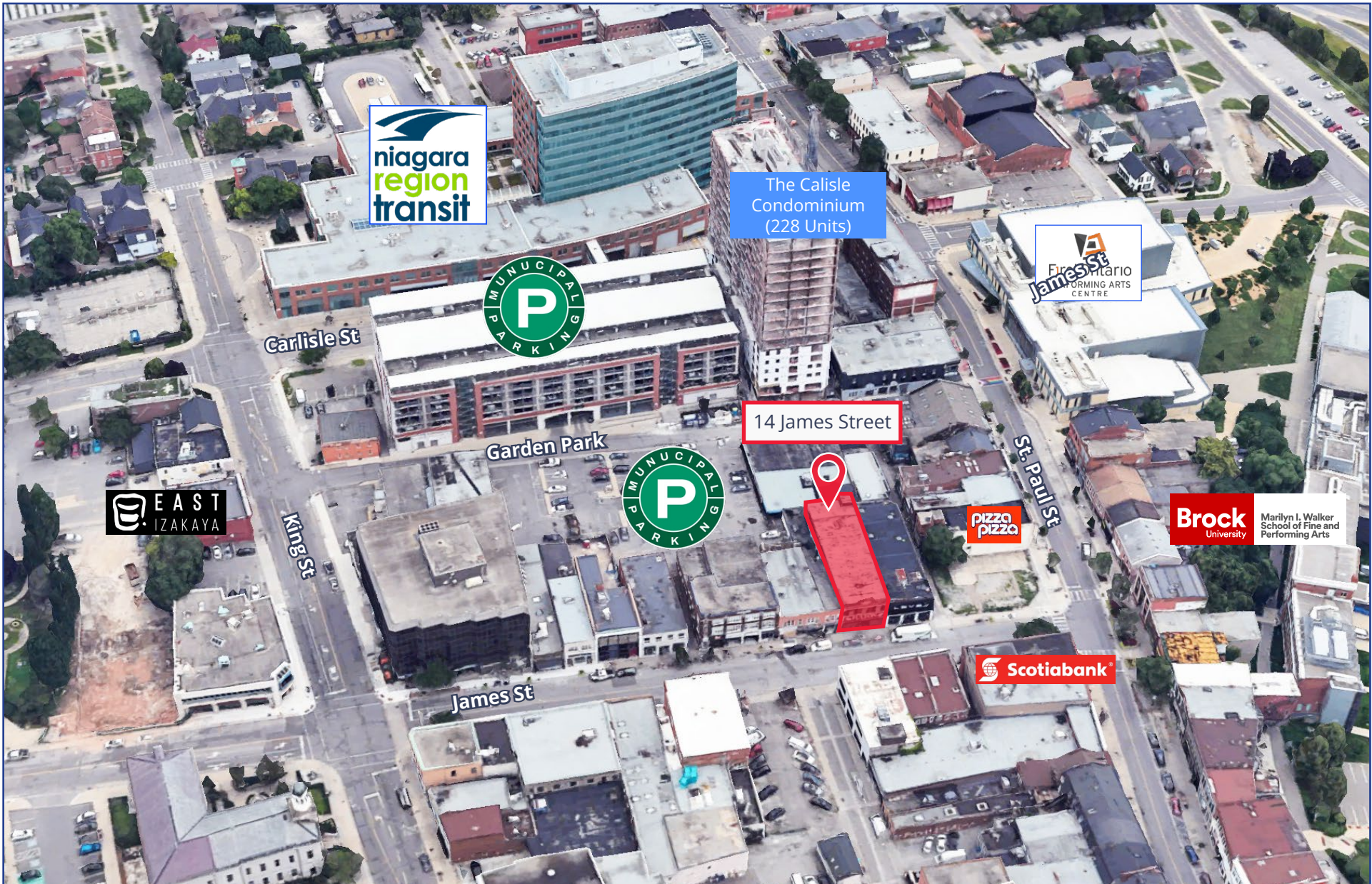
C6-92 Downtown Traditional Main Street Zone



- 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



\$5.7B

Annual revenue

2B

Square feet managed

27,000

professionals

\$109B

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 June 2026

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