

OFFICE FOR LEASE | 23 SMITH STREET | ST. CATHARINES | ON

±5,900 SF Well-Maintained 2nd Floor Office in St. Catharines Industrial corridor



LEASE
RATE: **\$16.00**/SF Gross Lease + Utilities + HST

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Listing Specifications

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Location	SE Corner of Smith Street & Petrie Street
Available Area	Ground floor area: ±5,900 SF
Zoning	E2 General Employment
Lease Rate	\$16.00/SF Gross Lease + Utilities + HST
Clear Height	9 ft.
Comments	• 2nd floor office space with additional 1st floor storage and private secondary entrance • Well-maintained brick building • Located in an Industrial Property on Smith Street • Just off the QEW Highway at Dunkirk Road • Featuring glass windows across the northern front exposure • Close to all amenities • Available October 1, 2026



23 SMITH STREET | ST. CATHARINES | ON

Exterior Photos

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Interior Photos

23 SMITH STREET | ST. CATHARINES | ON



Interior Photos

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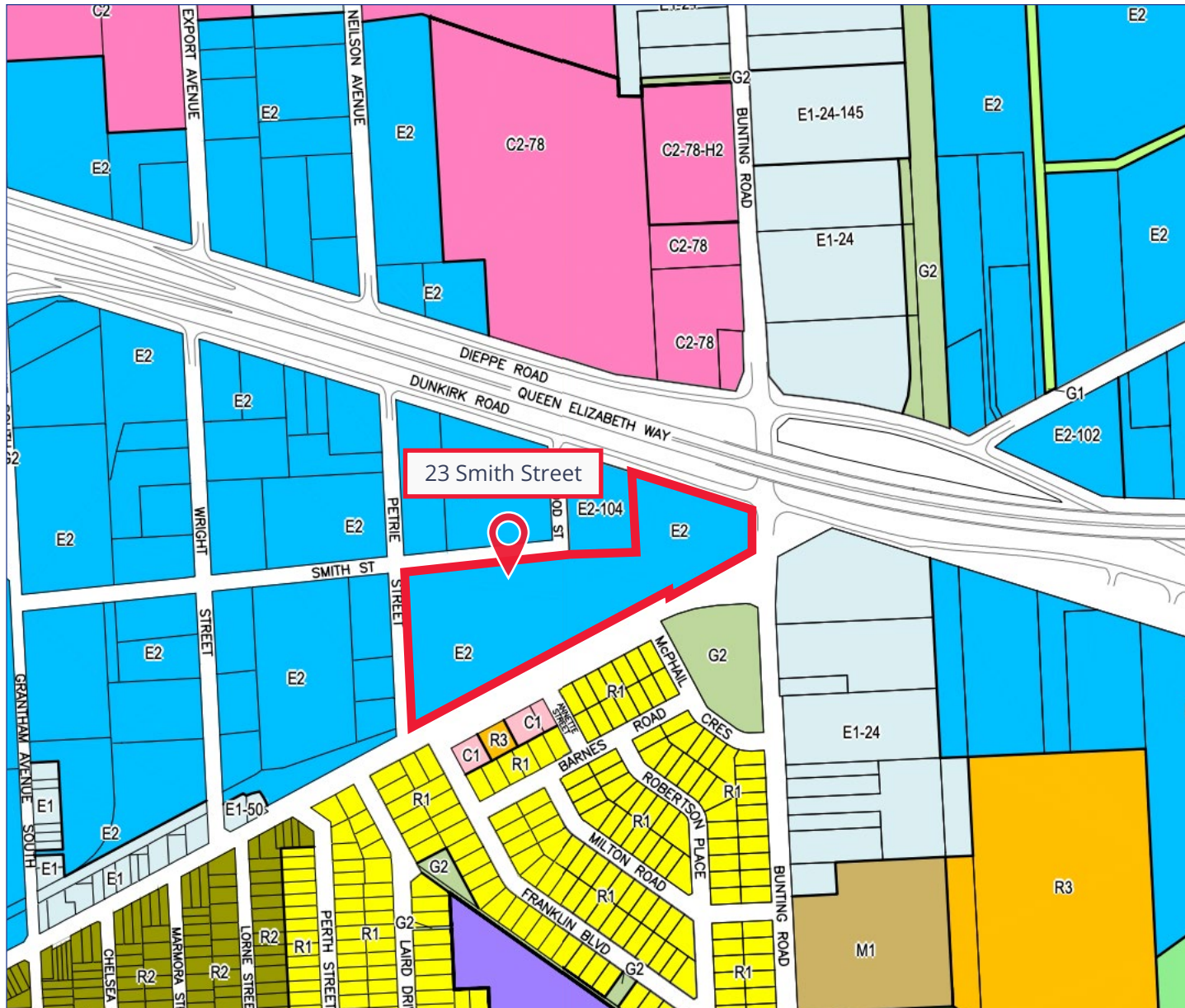
Interior Photos

23 SMITH STREET | ST. CATHARINES | ON



Zoning E2 - General Employment

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Permitted Uses

PRINCIPLE USES

- Adult Oriented Entertainment Establishment
- Bulk Fuel Depot
- Car Wash
- Contractor's Yard
- Heavy Equipment Sales & Service
- Industry, Heavy
- Industry, Light
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Research Facility
- Transportation Depot

ACCESSORY USES

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

Area Neighbours

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\$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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