

FOR LEASE

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

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

CONTACT:

LUCAS LUCCHETTA

Sales Representative

+1 289 696 6471

lucas.lucchetta@colliers.com

Colliers International Niagara Ltd., Brokerage

82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413 | collierscanada.com/niagara



**Concept Rendering Image*

Colliers

Property Details

Colliers

Location Frontage along James Street, North of St. Paul Street

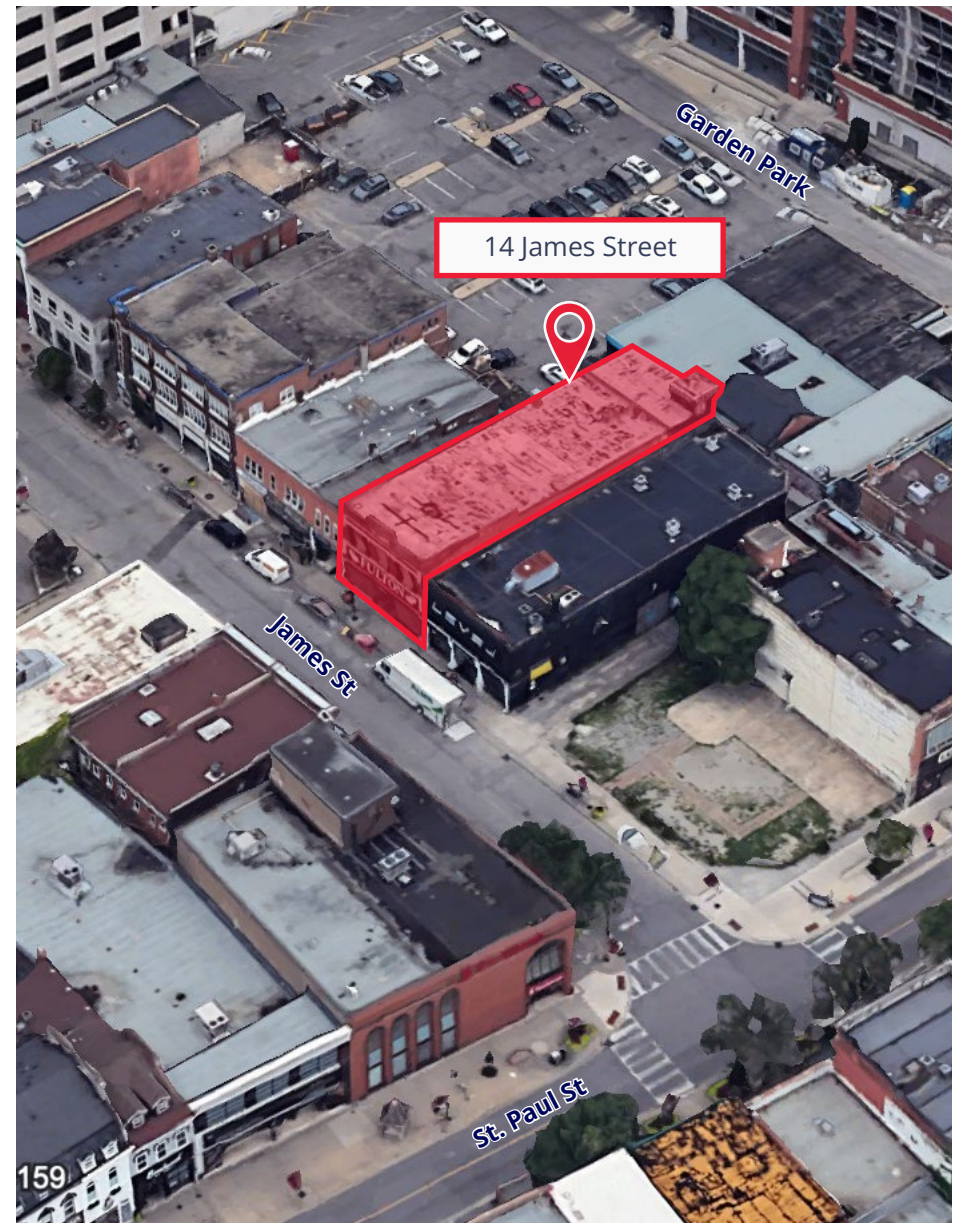
Available Area Total Area: ±6,008.2 SF
Ground Floor Area: ±3,614.4 SF
Basement Area: ±2,393.8 SF *(included in base rent)*

Zoning C6-92 Downtown Traditional Main Street

Lease Price \$25.00/SF NET + TMI + HST + Utilities

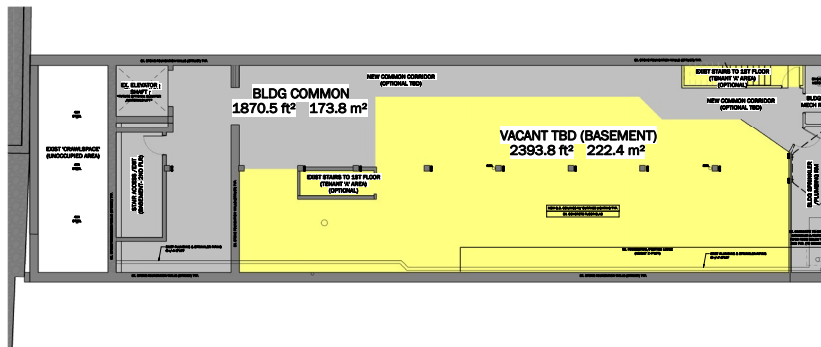
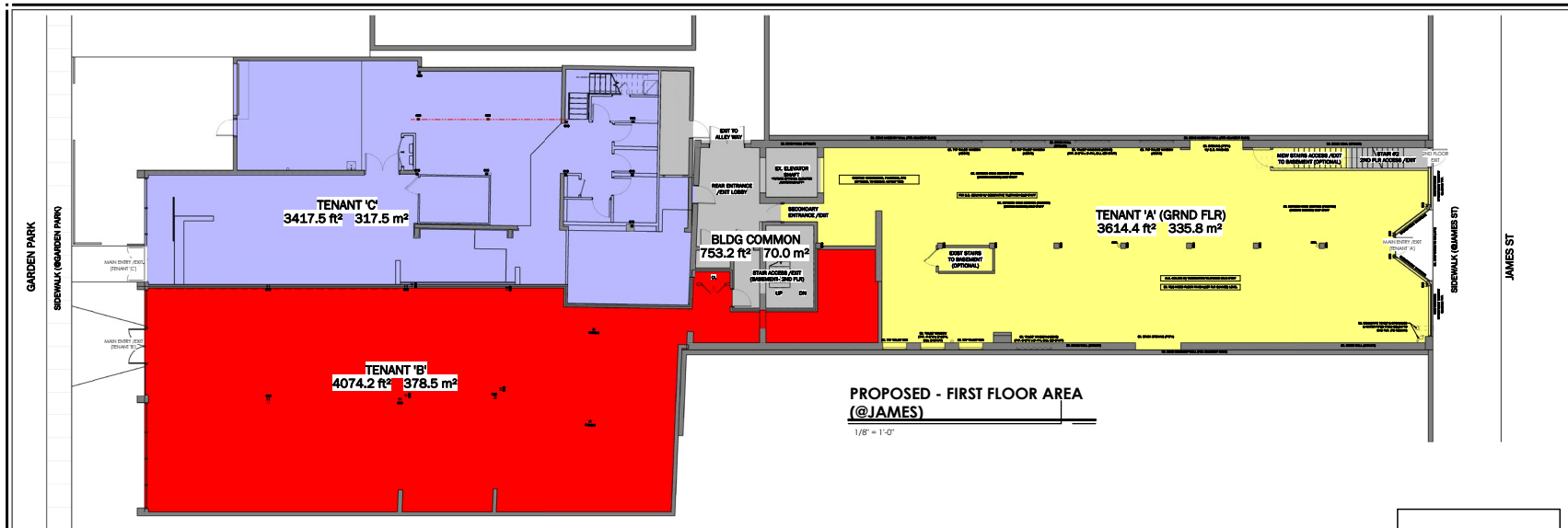
TMI (2026) Approx. \$7.00/SF

- 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)
 - Majority of the basement space included in rent
 - 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

Colliers



NO.	DATE	DESCRIPTION	BY

SHELL BUILDING
-INTERIOR RENOVATION

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

A · C · K
architects
STUDIO INC.

AREA PLANS
-1ST FLOOR (@JAMES ST)
& BASEMENT

AR-1

AVAILABLE AREA

The building is 75% pre-leased to a prominent architectural & design firm and a thriving local brewery who will be re-located to this property

Property Photos

Colliers



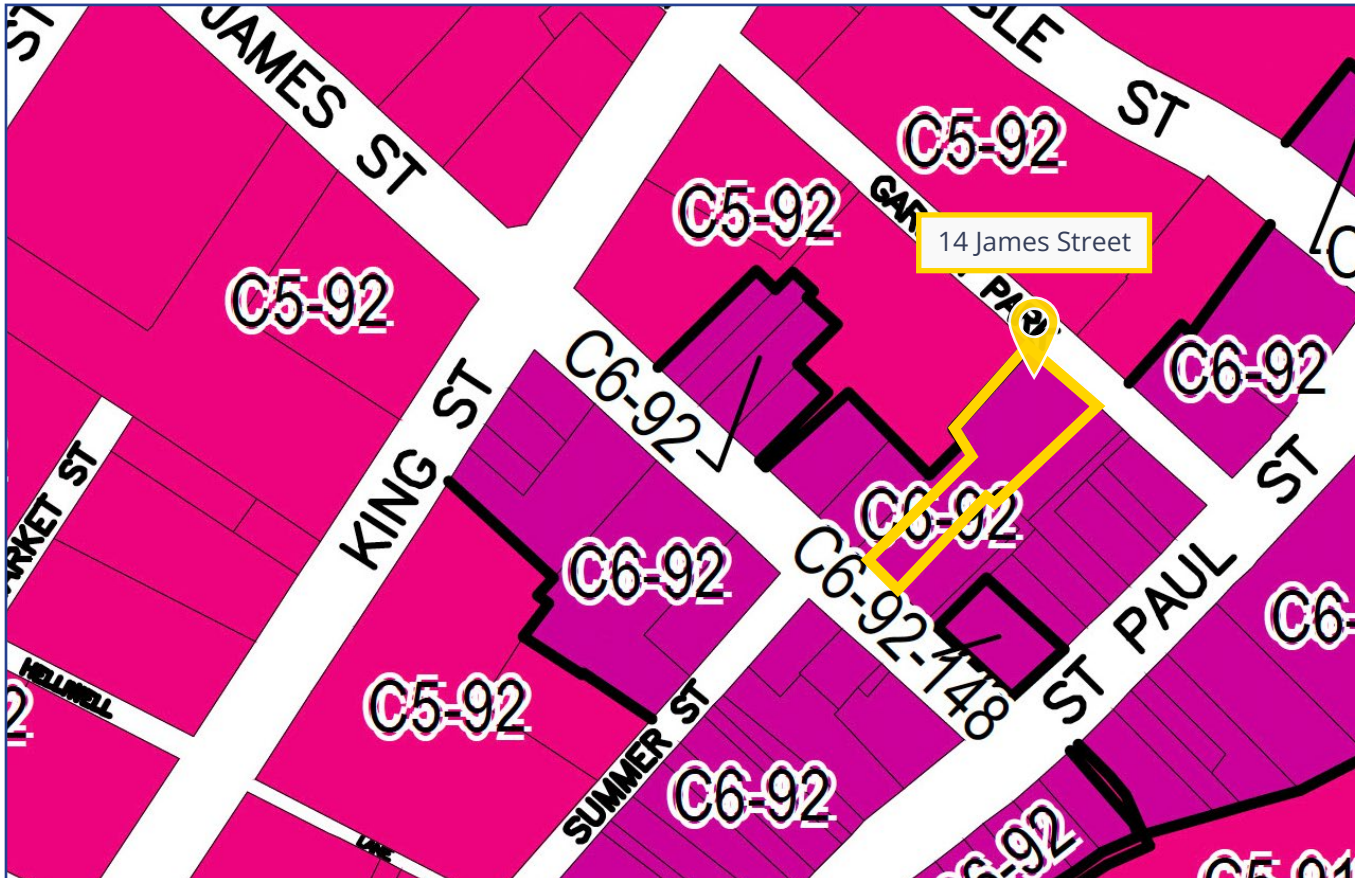
**Concept Rendering Image*

Property Photos

Colliers



C6-92 Downtown Traditional Main Street Zone



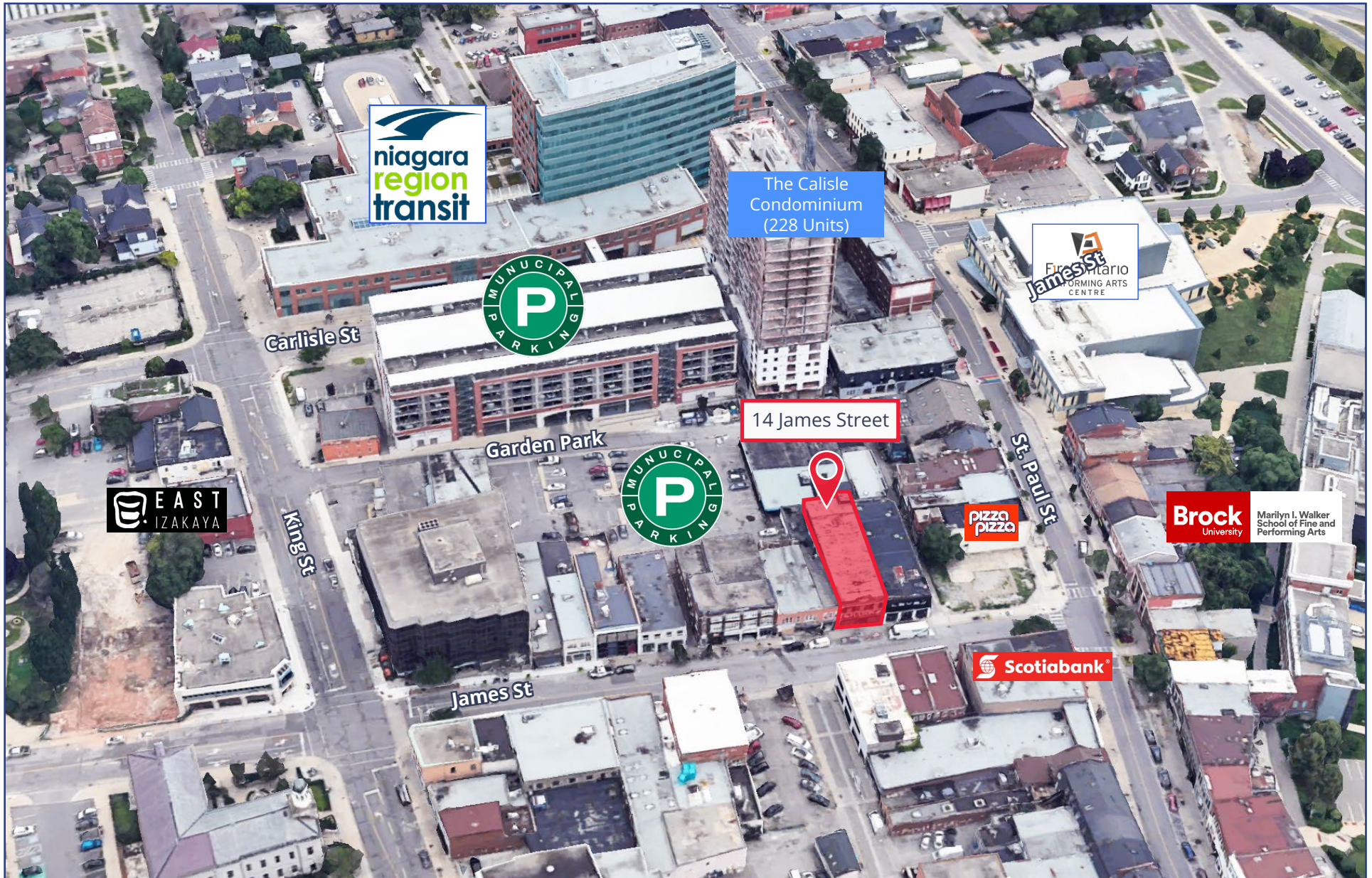
PERMITTED USES

- 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

Colliers



\$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

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2026. All rights reserved. *Colliers International Niagara Ltd., Brokerage*

VIEW ONLINE 

collierscanada.com/niagara

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com

CONTACT:

LUCAS LUCCHETTA, *Sales Representative*
+1 289 696 6471 | lucas.luchetta@colliers.com

COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413

Fax: +1 905 354 8798

www.collierscanada.com/niagara

