

# For Lease

Semi-Gross Lease Rate:\$16.00 psf

Units 1 & 3  
12 - 14 King Street  
St. Catharines, Ontario



*Located in High Traffic Location in Downtown St. Catharines*



### *Multi Unit Plaza*

*Downtown Plaza near Ontario Street parking garage and close to William St proposed entrance to new Family Entertainment Complex. Two (2) units available ±1,500 sf and ±2,000 sf. New front façade to be built by Landlord for a free new modern look and expected Downtown foot traffic.*

<b>Semi -Gross Lease Rate</b>	\$16.00	<b>Power</b>	110 amps
<b>Tenant Pays</b>	Heat, Hydro, Water, Gas	<b>Services</b>	Municipal
<b>TMI</b>	Included	<b>Signage</b>	yes
<b>Square Footage</b>	<ul style="list-style-type: none"> <li>◆ Unit 1 - 1,500 sf</li> <li>◆ Unit 3 - 2,000 sf</li> </ul>	<b>Features</b>	<ul style="list-style-type: none"> <li>◆ Exterior Signage</li> <li>◆ Storefront</li> <li>◆ Signs Allowed</li> </ul>
<b>Occupancy</b>	Immediate/Vacant	<b>Ceiling Height</b>	
<b>Zoning</b>	C3	<b>Parking</b>	Common
<b>Uses</b>	<ul style="list-style-type: none"> <li>◆ Offices</li> <li>◆ Retail</li> <li>◆ Food Service</li> </ul>	<b>Site Influences</b>	<ul style="list-style-type: none"> <li>◆ High traffic area</li> <li>◆ Highway access</li> <li>◆ Ample Parking</li> </ul>

***Please contact Andrew McGregor for appointments.  
Showing are Monday to Friday during regular business hours.***

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