

# For Lease

Office/Retail Space

Gross Lease Rate: \$12.00 psf

11 - 15 Neilson Street  
St. Catharines, Ontario



*Located in Multi - Unit Industrial Mall on Neilson Street*



*Three separate units available 1,000 sf, 1,322 sf and 525 sf. This multi unit industrial mall is located in a high traffic area with good access to the QEW and is close all amenities. Cam & Realty taxes \$2.75 (2012 est) are included in Lease Rate.*



*Attractive Tenant Inducements and*

<b>Lease Rate</b>	\$12.00 Gross	<b>Power</b>	220 Volts
<b>Tenant Pays</b>	Heat, Hydro, Water, Gas	<b>Services</b>	Municipal
<b>TMI</b>	\$2.75 (included)	<b>Signage</b>	yes
<b>Square Footage</b>	<ul style="list-style-type: none"> <li>◆ *±1,000 sf - offices and washroom.</li> <li>◆ *±1,322 sf - reception area, 2 washrooms, 3 private offices, board room and a small storage area with roll up door at rear of the unit.</li> <li>◆ ±525 sf - large open area, office and two washrooms.</li> </ul> <p style="text-align: center;"><i>* These two units can be combined for a total of ±2,400 sf</i></p>		
<b>Occupancy</b>	Immediate/Vacant	<b>Ceiling Height</b>	
<b>Zoning</b>	E2 - General Employment	<b>Parking</b>	Common
<b>Uses</b>	<ul style="list-style-type: none"> <li>◆ Industrial</li> <li>◆ Office</li> <li>◆ Retail</li> <li>◆ 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 Doug McNaughton for appointments.  
Showing are Monday to Thursday during regular business hours.*

## Douglas McNaughton

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