

The Colliers logo consists of the word "Colliers" in a white serif font, positioned above a horizontal bar with a rainbow gradient (red, orange, yellow, green, blue, purple).A photograph of a modern, two-story office building with a light grey facade and large windows. The building is surrounded by trees and a stone wall in the foreground. The sky is overcast.

UNIT 203 | 82 LAKE STREET | ST. CATHARINES | ON  
±958 SF Office on 2<sup>nd</sup> Floor in Professional  
Office Building **Available For Lease**

LIST PRICE **\$11.00/SF NET + \$12.36/SF TMI + Utilities + HST**

**RALPH ROSELLI\*** SIOR

+1 905 329 4175

ralph.roselli@colliers.com

*\*Sales Representative*

**ANDREW ROSELLI\***

+1 905 327 7579

andrew.roselli@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

[collierscanada.com/niagara](http://collierscanada.com/niagara)

Accelerating success.



# Listing Specifications

#203 | 82 LAKE STREET | ST. CATHARINES | ON

**Location** SE Corner of Lake St. and Elizabeth St.

**Available Unit** **Unit 203:** ±958 SF

**Lot Size** ±0.379 Acres

**Parking** Fully paved parking area with 38 spaces

**Zoning** **M1** - General Commercial

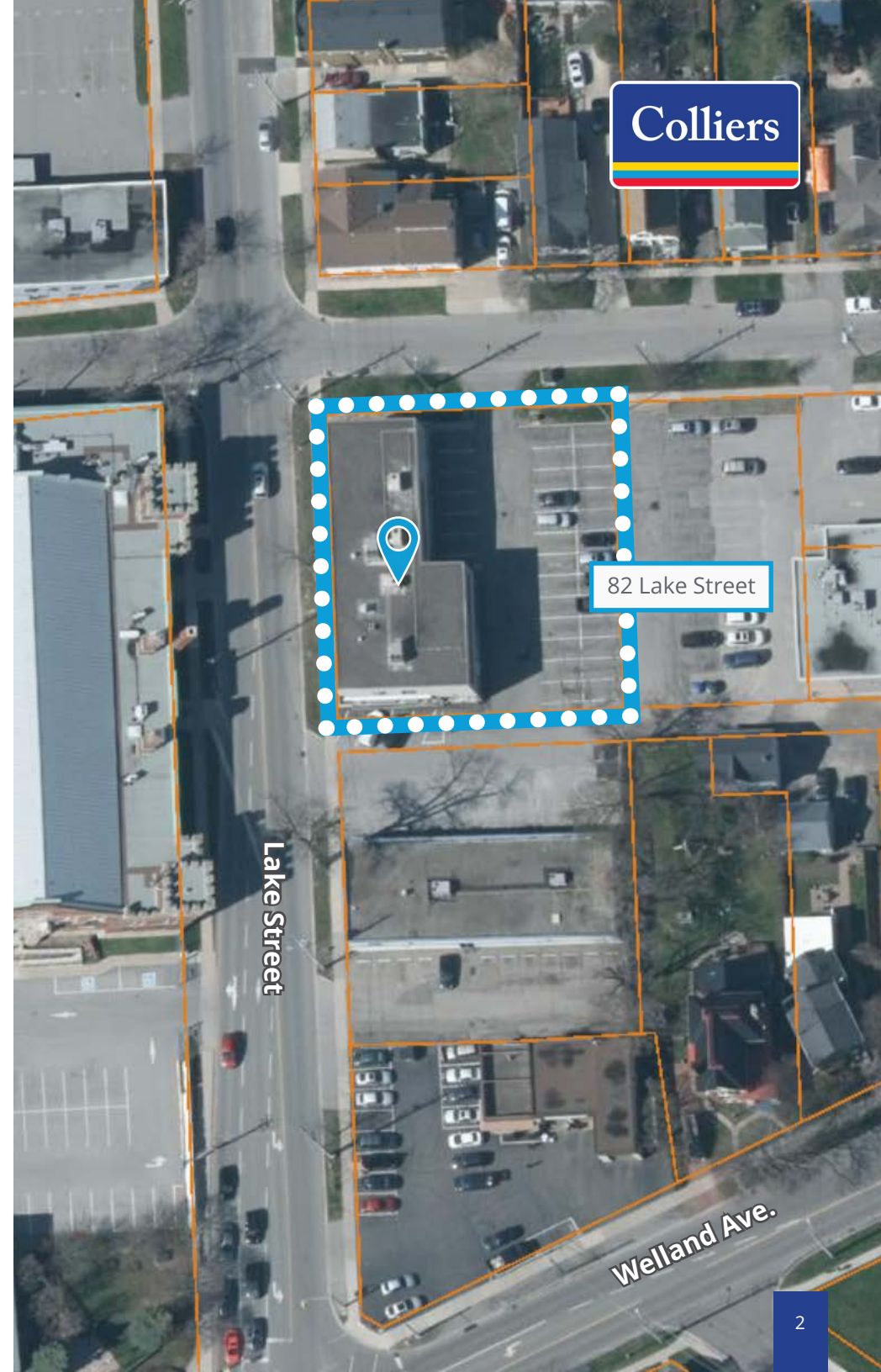
**Access** Lake Street and Elizabeth Street

**Leasing Price** \$11.00 /SF Net + TMI + HST

**TMI** \$12.36 (2023)

**Note** Additional rent includes property taxes, common area maintenance, utilities and parking.

- Comments**
- 2nd Floor Professional Office Available Immediately
  - Clean, built out office space with large windows, 2 private offices, an open office area, meeting space or potential 3rd private office, and private entrance
  - Located on one of Niagara Region's busiest streets, close to Fairview Mall & Costco, a quick drive to Fourth Avenue shopping, and just a short walk to St. Catharines Downtown
  - Close to most amenities with the Performing Arts Centre and the Meridian Centre close by
  - Quick & easy QEW & 406 Highway access.
  - On public transit route



Colliers

82 Lake Street

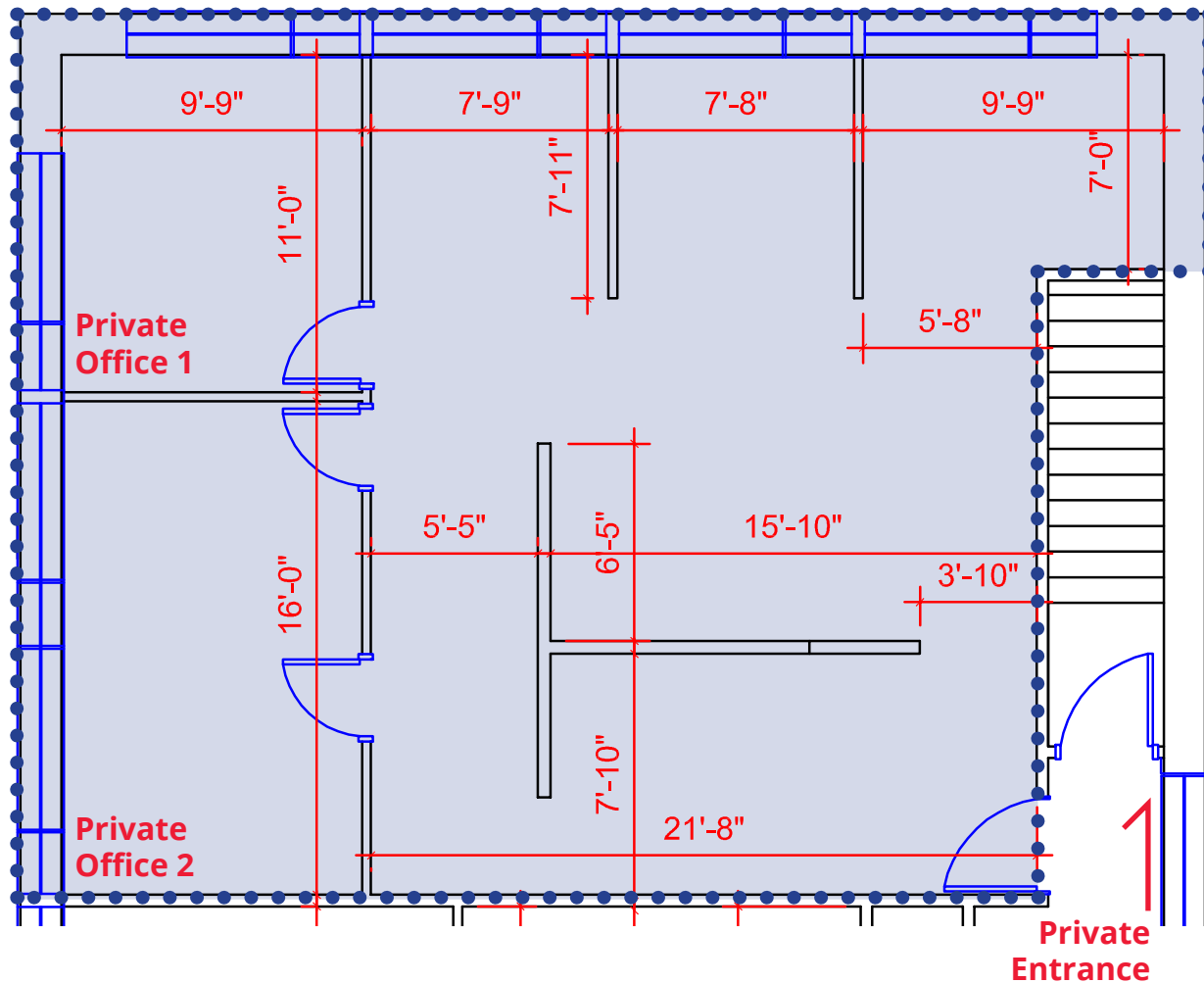
Lake Street

Welland Ave.

# Floor Plan Unit 203

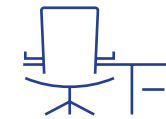


#203 | 82 LAKE STREET | ST. CATHARINES | ON



Office Suite No. Unit 203

Office Size ±958 SF



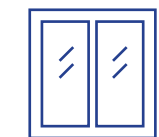
TWO Private offices, open office area, plus meeting space, potential 3rd private office or reception area



Additional rent includes property taxes, common area maintenance, utilities and parking.



On-site parking for 38 cars. On public transit route. Short walk to Downtown



Private entrance available

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.



# Photos Exterior

82 LAKE STREET | ST. CATHARINES | ON



Frontage



Exterior South Side



On-Site Parking



Main Entrance





# Photos Interior

#203 | 82 LAKE STREET | ST. CATHARINES | ON



*2nd Floor Hallway & Private Entry*



*Meeting Area, Potential 3rd Private Office or Reception Area*



*Open Concept Office*



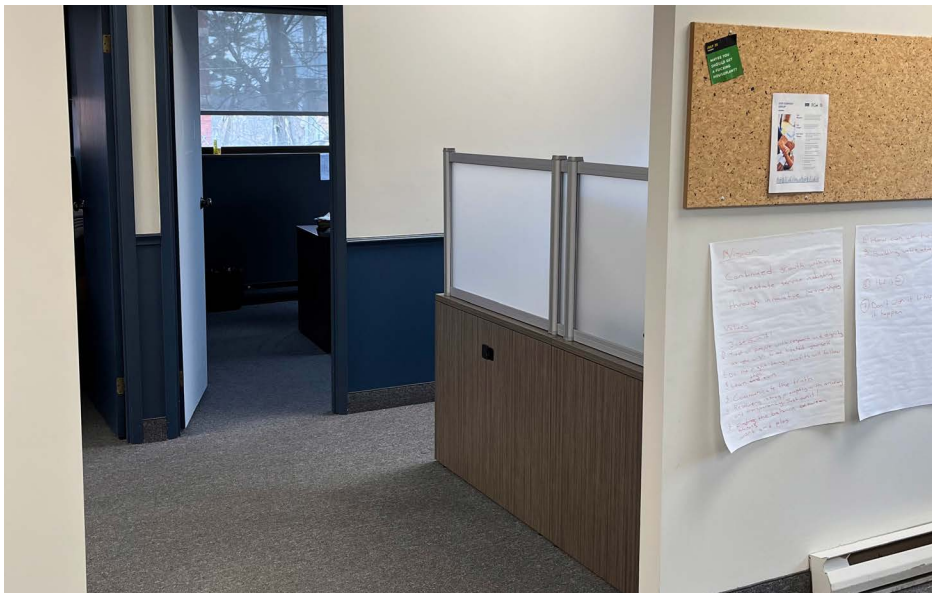
*Copy Area or Office*





# Photos Interior

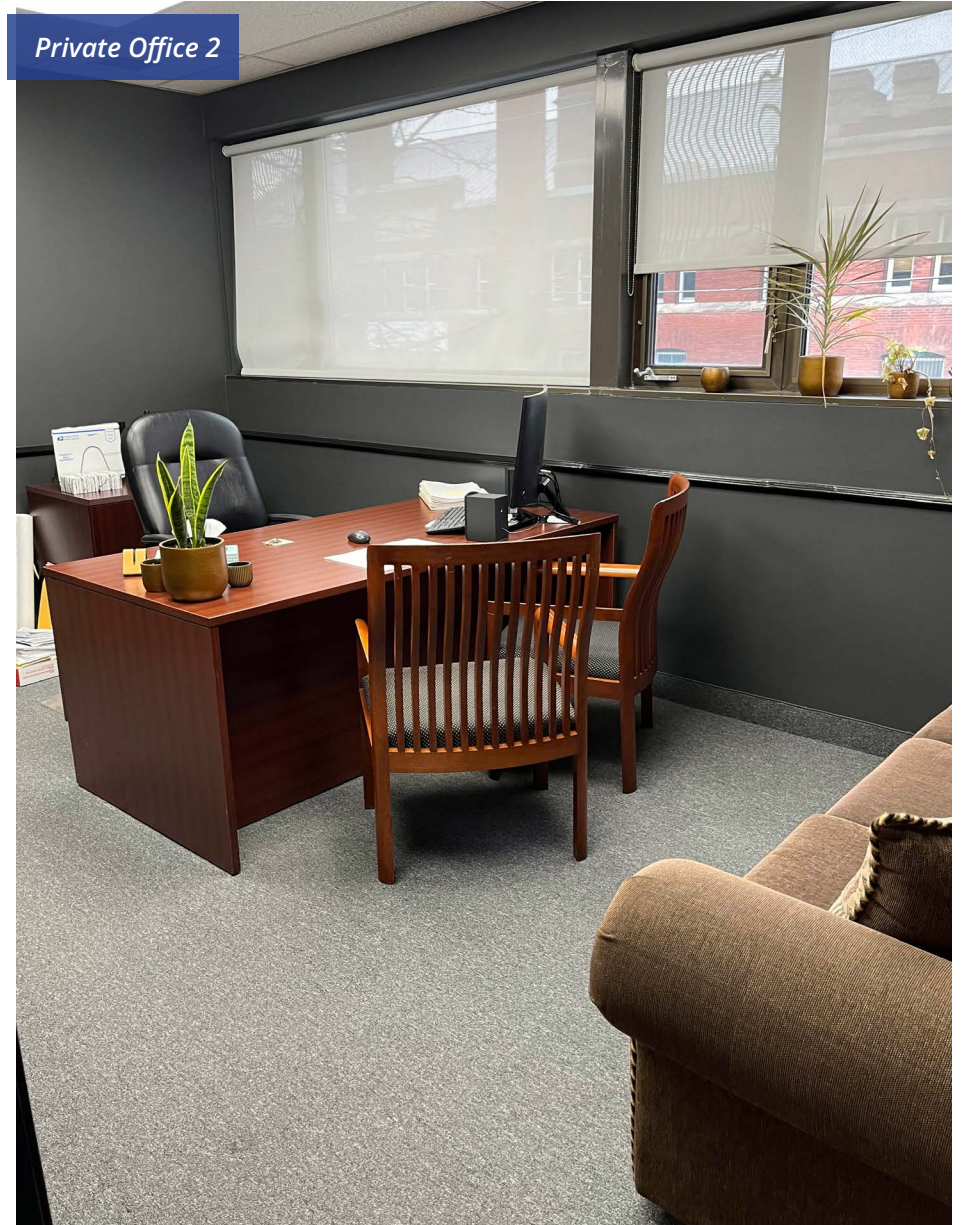
#203 | 82 LAKE STREET | ST. CATHARINES | ON



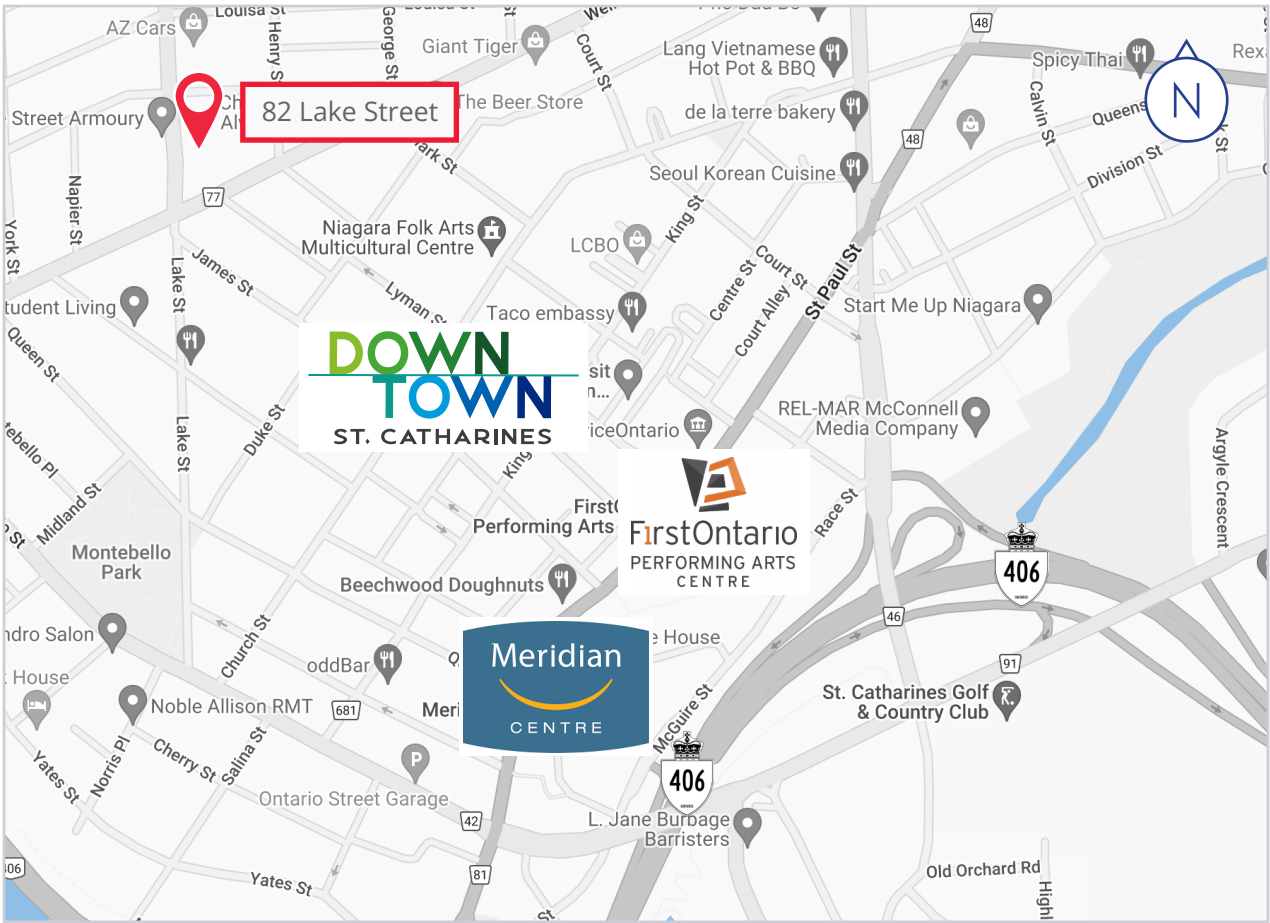


# Photos Interior

#203 | 82 LAKE STREET | ST. CATHARINES | ON







*Located on one of Niagara Region's busiest streets.*

- Close to Fairview Mall & Costco, a quick drive to Fourth Avenue shopping, and a short walk to Downtown St. Catharines.
- Close to all amenities including Downtown, Performing Arts Centre, and Meridian Centre.



**Quick & Easy Access to QEW Highway and 406 Highway**



**2nd Floor Professional Office Space, Unit 203 Available**



**Meridian Centre**



**Downtown St. Catharines**



**Fairview Mall St. Catharines**



# Area Neighbours

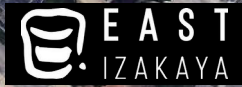
#203 | 82 LAKE STREET | ST. CATHARINES | ON



**82 Lake Street**  
FOR LEASE | COMMERCIAL OFFICE



|                                                                       |                           |                   |
|-----------------------------------------------------------------------|---------------------------|-------------------|
|                                                                       | National Defence          | Défense nationale |
| Lake Street Armoury                                                   | Manège militaire rue Lake |                   |
| 81 Lake Street                                                        | 81, rue Lake              |                   |
| 10 Battery, 86 Field Regiment RCA<br>The Lincoln and Welland Regiment |                           |                   |
| Canada                                                                |                           |                   |





\$4.5B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

51,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates as of November 2023*

VIEW ONLINE 

[collierscanada.com/niagara](https://collierscanada.com/niagara)

## About Colliers International Group Inc.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people.

Learn more at [corporate.colliers.com](https://corporate.colliers.com),  
Twitter @Colliers or LinkedIn.

### CONTACT:

---

**RALPH ROSELLI\***, SIOR

+1 905 329 4175 | [ralph.roselli@colliers.com](mailto:ralph.roselli@colliers.com)

**ANDREW ROSELLI\***

+1 905 327 7579 | [andrew.roselli@colliers.com](mailto:andrew.roselli@colliers.com)

*\*Sales Representative*

---

### 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](https://www.collierscanada.com/niagara)



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 © 2024. All rights reserved. Colliers International Niagara Ltd., Brokerage