

# For Lease

One St. Paul Street  
St. Catharines, Ontario



**Lease Price: \$14.50psf | Prestigious Office Space in the Downtown St. Catharines Core**



## location

Corner of St. Paul and Ontario Street

## highlights

Fercan Development, one of the largest Landlords in the Niagara Region, has set the standard for professional office space in the St. Catharines Downtown core. The sleek architecture of this building and the controlled maintenance promises to make this well-located building a prestigious place for your business. With a population of over 132,000, St. Catharine's enjoys the dominant centre of the Niagara Peninsula. Close to all amenities (bus route, financial institution, shopping and QEW/Hwy 406). All major internet carrier available as well as CAT 5e, LAN, Fiber Optics already installed. Extra Incentives for professional and service companies:

- ◆ Up to six month's base Rent free
- ◆ move-in allowance,
- ◆ LHI's @ very competitive prices,
- ◆ Complete new office retro fit
- ◆ Generous parking arrangements
- ◆ Landlord owns construction company for all on-site requirements



## Douglas McNaughton

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# For Sale

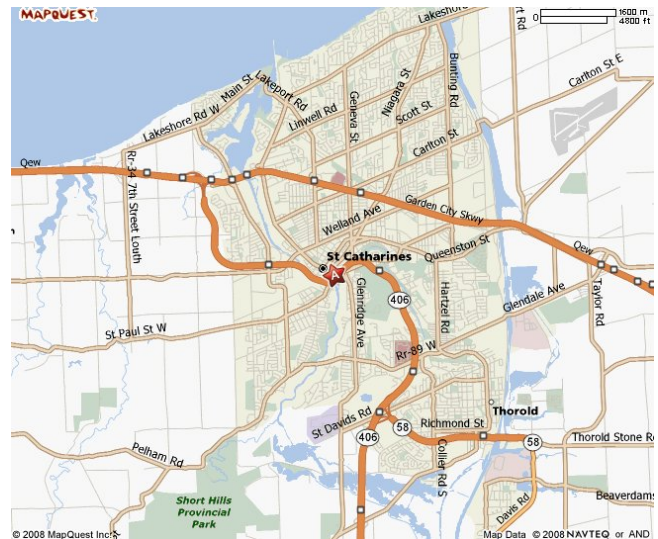
# One St. Paul Street | St. Catharines

## salient facts

owner	Fercan Developments Inc.
municipal address	One St. Paul Street St. Catharines, ON L2R 7L4
lease price	\$14.50 psf
classification	Commercial
services	<ul style="list-style-type: none"><li>• Electrical</li><li>• Natural Gas</li><li>• Sanitary Sewer</li><li>• Storm Sewer</li><li>• Municipal water</li></ul>
air conditioned	Yes
public transit	Yes
building size	
plate size	
min. available space	1,000 sf
max. available space	30,000 sf
zoning	Business Commercial (BC)
number of floors	10
elevators	Yes
features	CAT 5e, LAN, Fibre Optics and all other major carriers all available



*Bring your Business  
to the Heart  
of the Niagara Region*



## area highlights

- Surrounded by numerous amenities
- Most of the Region's major business centre in the downtown core
- Steps to the Courthouse, City Hall, Fine Dining, Parks, and Recreation
- Close proximity to QEW
- Close proximity to HWY 406

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