

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE UNITS FOR LEASE

BBSREALTY.COM

**\$10.00 PSF**  
NET LEASE RATE

**\$13.50 PSF**  
T.M.I. (2025)

**438-9,442**  
SQUARE FEET

**C5**  
ZONING



### 55 King Street, St. Catharines, ON

Multiple turnkey office spaces available in this well-located downtown professional building. Suites range from approximately 500 sf up to full floors of 9,500 sf, offering excellent flexibility for growing businesses. Tenants will benefit from abundant natural light provided by large perimeter windows and a good tenant mix within the building. Ample parking on site and at nearby lots.

#### **Evan Apostol**

Broker

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#### **John David Blanchard**

Broker

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#### **HAMILTON OFFICE**

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
P 905.529.5900 F 905.529.7474

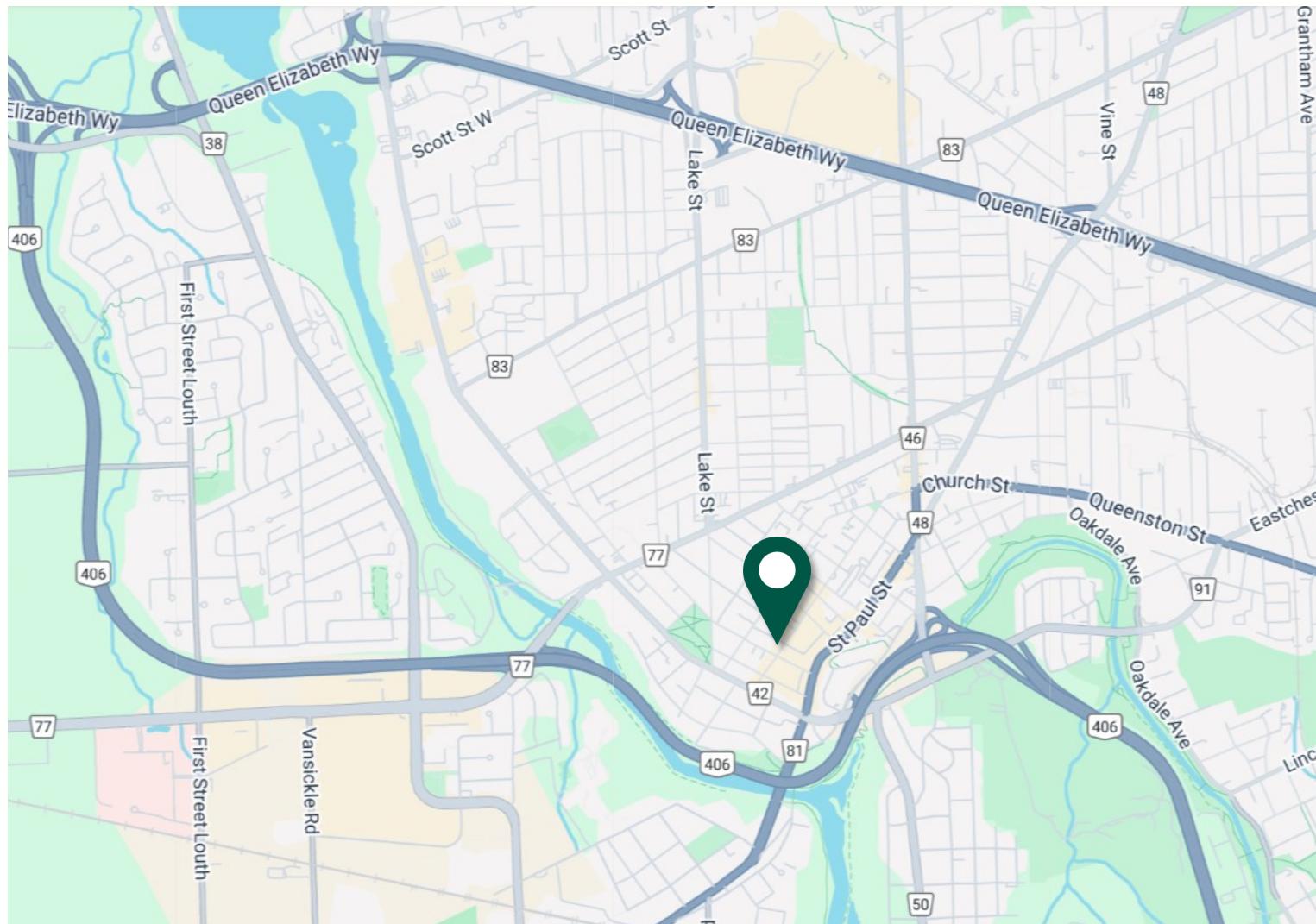
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# OFFICE UNITS FOR LEASE

Landlord will build to suit, with additional leasehold incentives available. Net lease structure includes all utilities and janitorial service in the TMI. The location places your business in the heart of the city core, surrounded by banking, legal and municipal functions, convenient transit, restaurants and retail amenities.

## UNIT OPTIONS

OPTION	NET RENT	T.M.I. (2025)	SIZE	LEVEL	SURFACE PARKING
Suite 300	\$10.00	\$13.50	4,115 sf	3rd	8
Suite 400	\$10.00	\$13.50	438 sf	4th	1
Suite 404	\$10.00	\$13.50	4,906 sf	4th	10
Suite 500	\$10.00	\$13.50	1,220 sf	5th	3
Suite 501	\$10.00	\$13.50	1,720 sf	5th	4
Suite 600	\$10.00	\$13.50	9,442 sf	6th	20
Suite 710	\$10.00	\$13.50	2,365 sf	7th	5
Suite 800	\$10.00	\$13.50	9,442 sf	8th	20



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