

FOR LEASE



366 BUNTING ROAD - UNIT A3, ST. CATHARINES

52,552 SF | PREMIUM CALL CENTER LEASING OPPORTUNITY

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DETAILS

DETAILS

SPACE SIZE	52,552 SF
LOCATION	Bunting Rd / Carlton St
ACCESS	Front Main Entrance
OFFICE LAYOUT	Large Open Workstation Area, Closed Focus Rooms/Offices, Meeting Rooms
LIGHTING TYPE	T8 3500K Tube Lights, LED Flood Lamps BR30, CF Bulbs #385
COMMON AREAS	Large Cafeteria With Seating, Kitchen, Lounge Area, Outdoor Patio
WASHROOMS	2 Large Washrooms, 2 Small Washrooms
SHIPPING/RECEIVING	2 Truck Level
CEILING HEIGHT	12' for Closed Offices 17' for Main Workstation Area
FREE SURFACE PARKING	±740 Spots (Shared)
ONSITE GENERATOR	Uninterruptible Power Supply
ZONING	Community Commercial (C2)
TERM	Minimum 5 Years
AVAILABLE	October 1 st , 2026
ASKING NET RATE	\$15.00/sf/yr
CAM	\$4.44/sf/yr
TAXES (2026)	\$2.73/sf/yr
UTILITIES	Separately Metered



KEY FEATURES



MOVE-IN READY
FULLY FURNISHED
CALL CENTRE SPACE

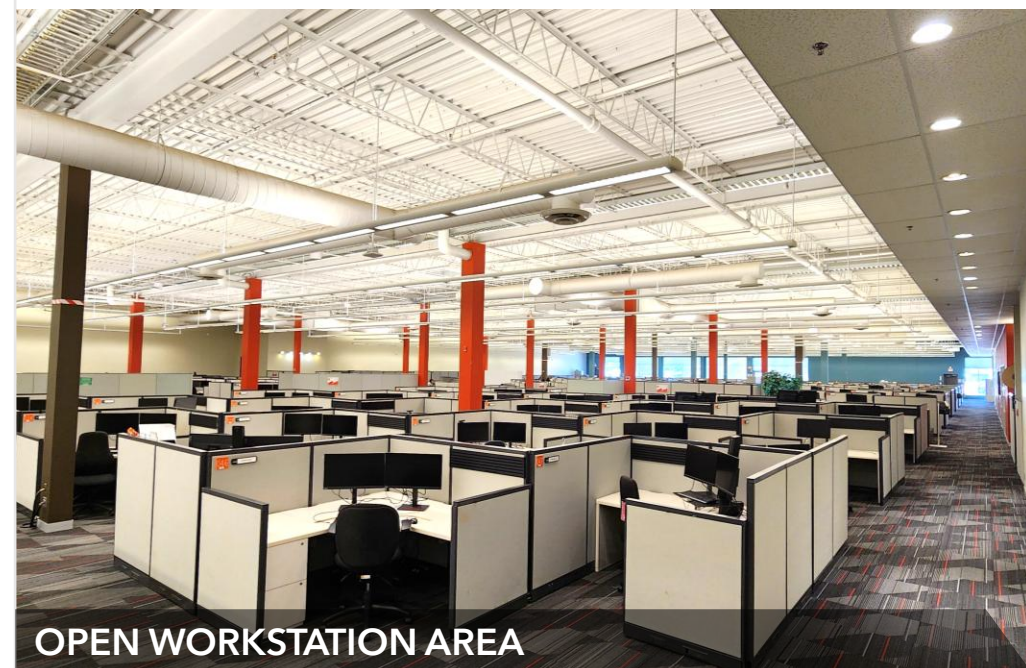
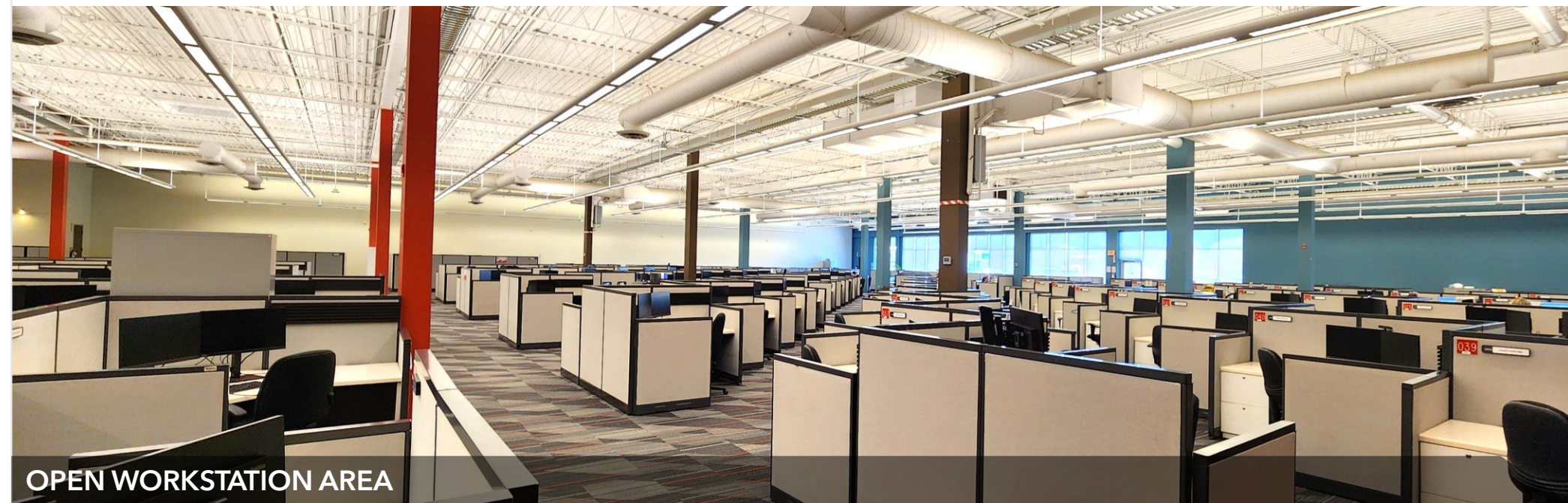


COMMON AREAS
CAFETERIA,
KITCHEN, LOUNGE,
OUTDOOR PATIO

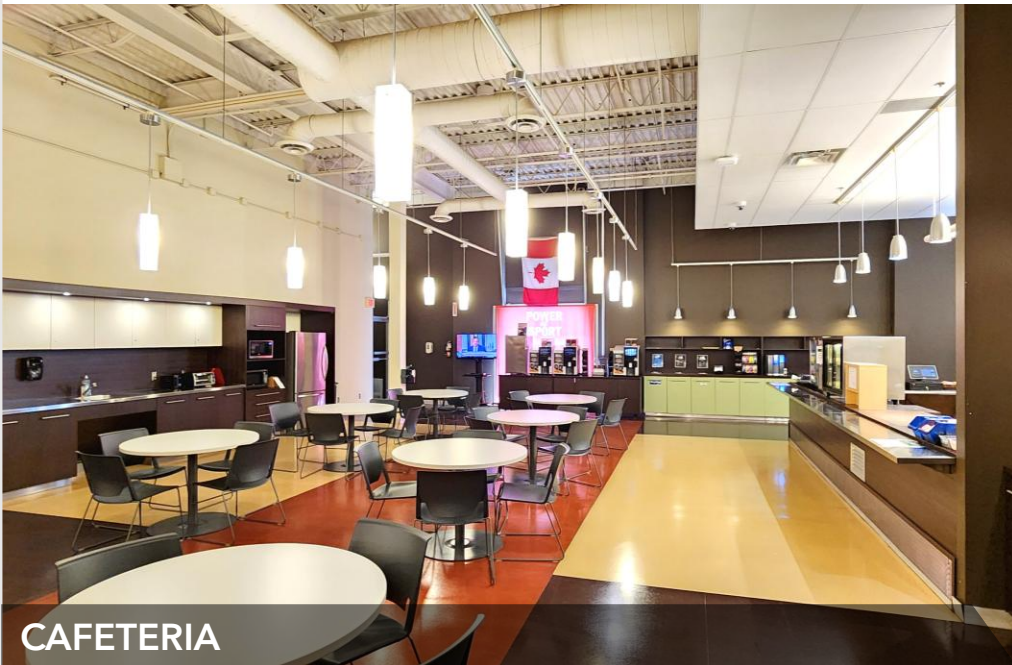
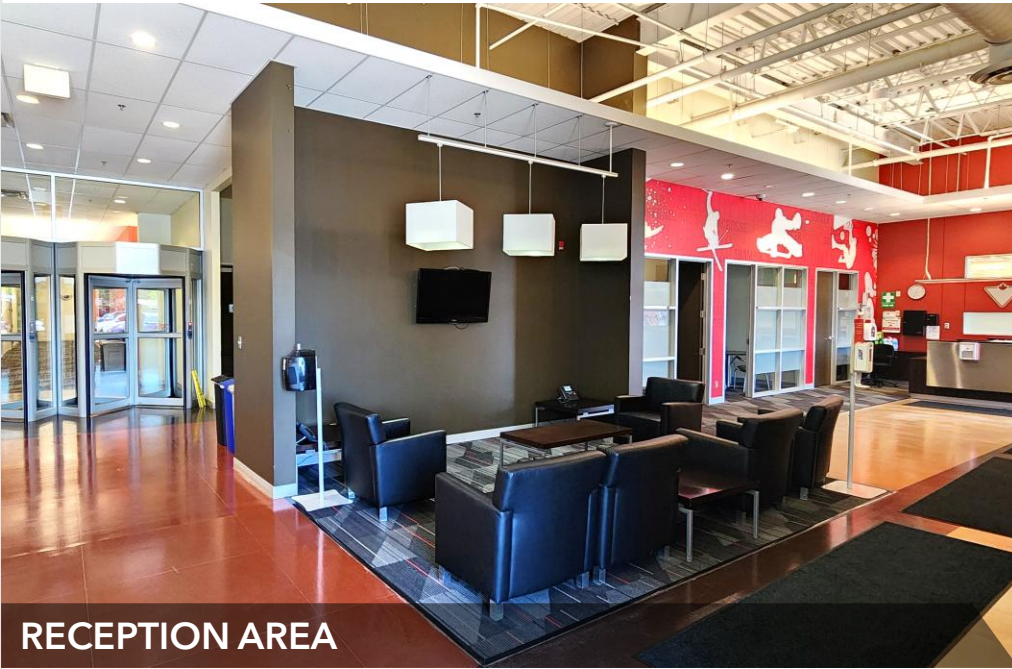


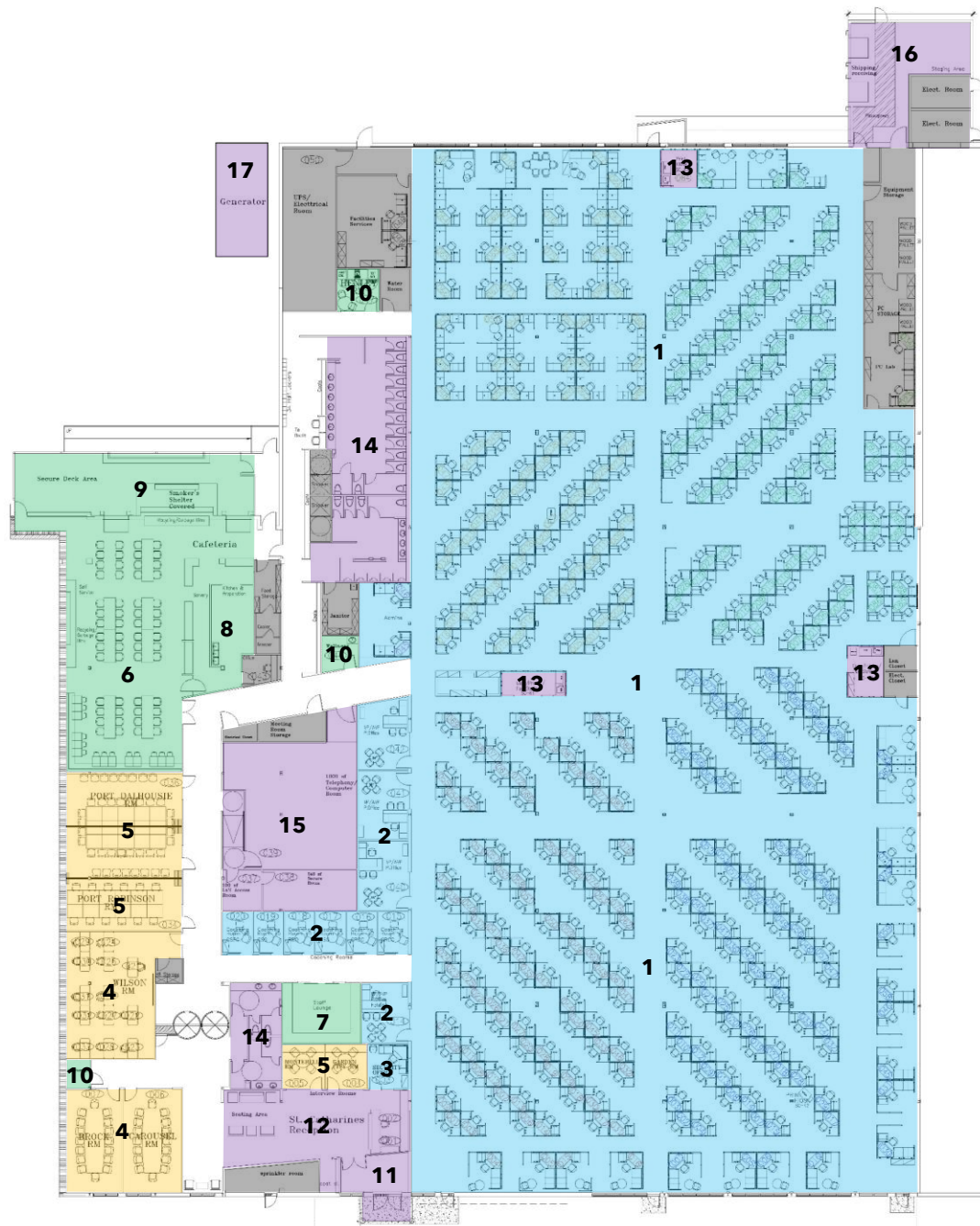
LOCATION
ST. CATHARINES,
NIAGARA REGION

PHOTOS



PHOTOS





1	Workstation Area
2	Focus Rooms
3	Office

4	Meeting Rooms
5	Multi-Purpose Rooms

6	Cafeteria
7	Lounge Area
8	Kitchen
9	Outdoor Patio

11	Main Entrance
12	Reception
13	Printer/Copier Area
14	Washrooms
15	LAN Room (raised flooring)
16	Shipping/Receiving Area
17	Generator

LEE & ASSOCIATES TORONTO

SITE PLAN - AREA AMENITIES



1	Mandarin Restaurant
2	Goodlife Fitness
3	IDA Pharmacy
4	Herc's Nutrition
5	Red Swan Pizza
6	Shell Gas Station
7	Tim Hortons
8	Plaza Fiesta Latin Grocery & Café
9	Bunting & Carlton Walk-In Clinic
10	Pharmasave
11	Julian & Vidal Hair Salon
12	Cornerstone Therapy & Wellness
P	±740 Parking Spots (FREE surface)

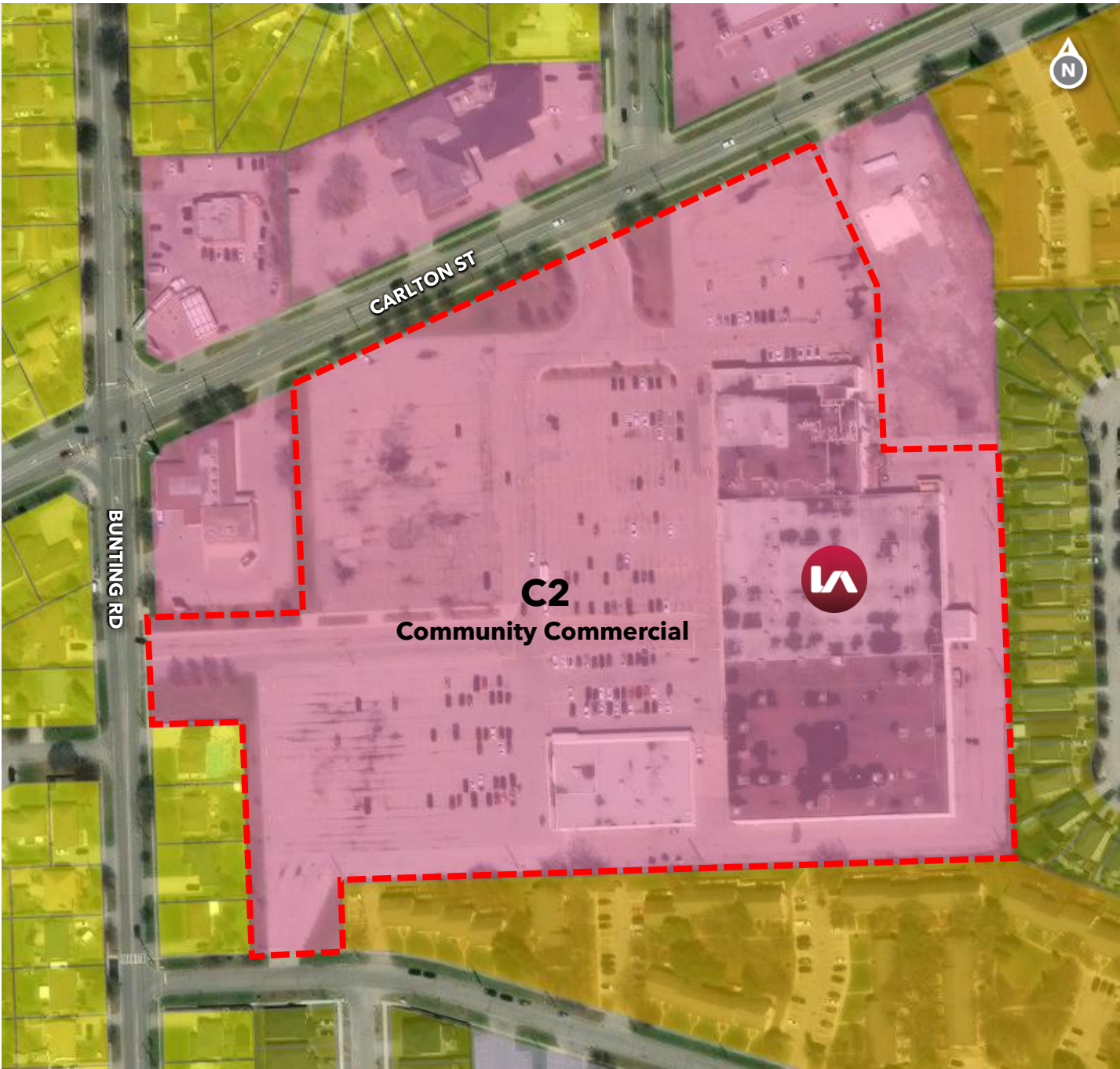
ZONING

COMMUNITY COMMERCIAL (C2)

PERMITTED USES

Animal Care Establishment	Office
Apartment Building*	Place of Assembly / Banquet Hall
Apartment Dwelling Units*	Place of Worship
Car Wash	Recreation Facility, Indoor
Commercial Parking Structure	Restaurant
Cultural Facility	Retail Store
Day Care	Service Commercial
Emergency Service Facility	Social Service Facility
Motor Vehicle Gas Station*	Theatre
Motor Vehicle Repair Garage*	University / College

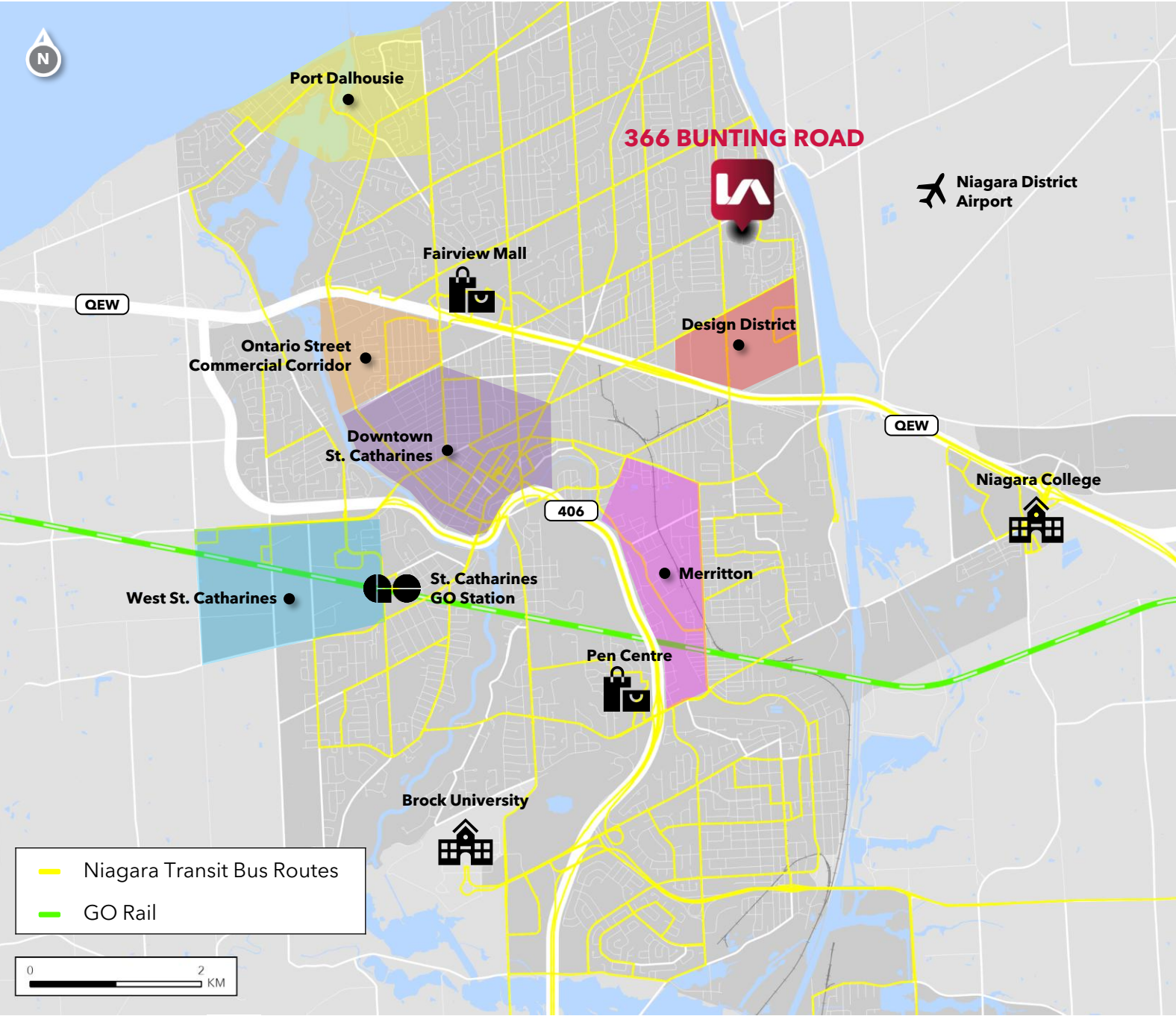
*subject to conditions



NEARBY AMENITIES



SURROUNDING AREA



VEHICLE DRIVE TIMES		
COMMERCIAL DISTRICTS		
	Design District	6 min
	Ontario Street Commercial Corridor	10 min
	Merritton	12 min
	Downtown St. Catharines	13 min
	West St. Catharines	15 min
	Port Dalhousie	18 min
SHOPPING CENTRES		
	Fairview Mall	8 min
	Pen Centre	14 min
TRANSPORTATION		
	Niagara District Airport	10 min
	St. Catharines GO Station	14 min
MAJOR HIGHWAYS		
	Queen Elizabeth Highway (QEW)	8 min
	Highway 406	10 min
EDUCATION		
	Niagara College	12 min
	Brock University	16 min



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FOR MORE INFORMATION, PLEASE CONTACT:



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