

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

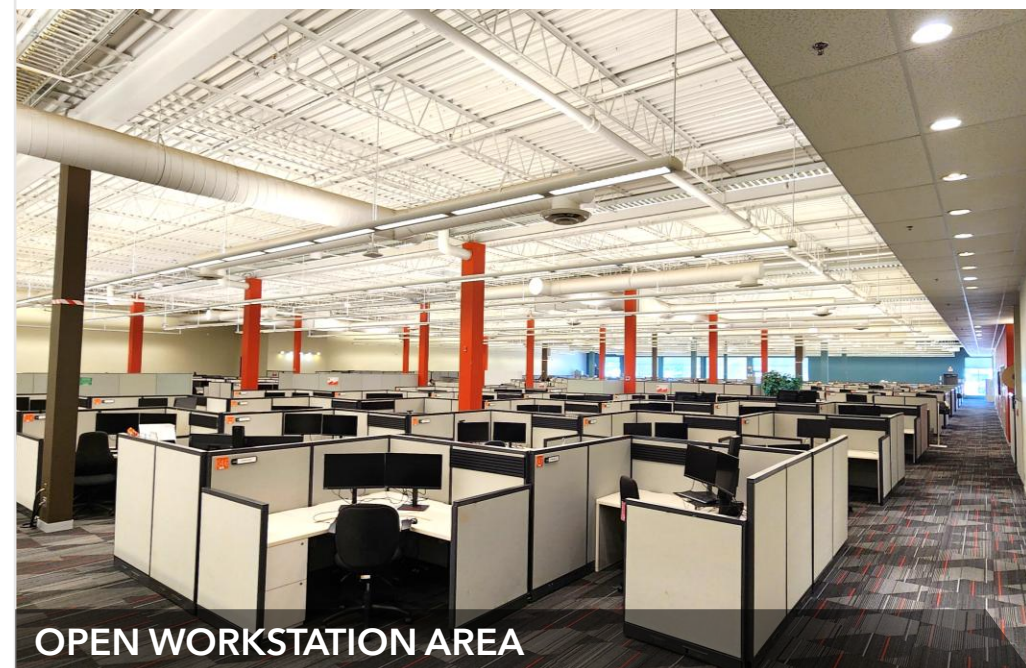
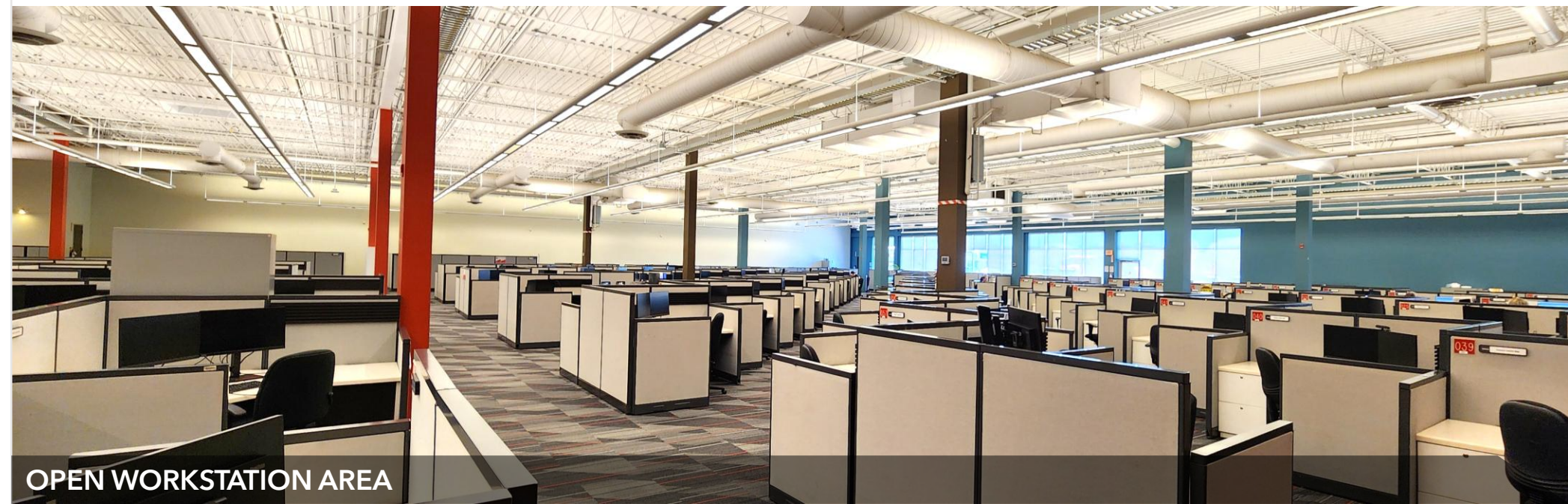


COMMON AREAS
CAFETERIA,
KITCHEN, LOUNGE,
OUTDOOR PATIO

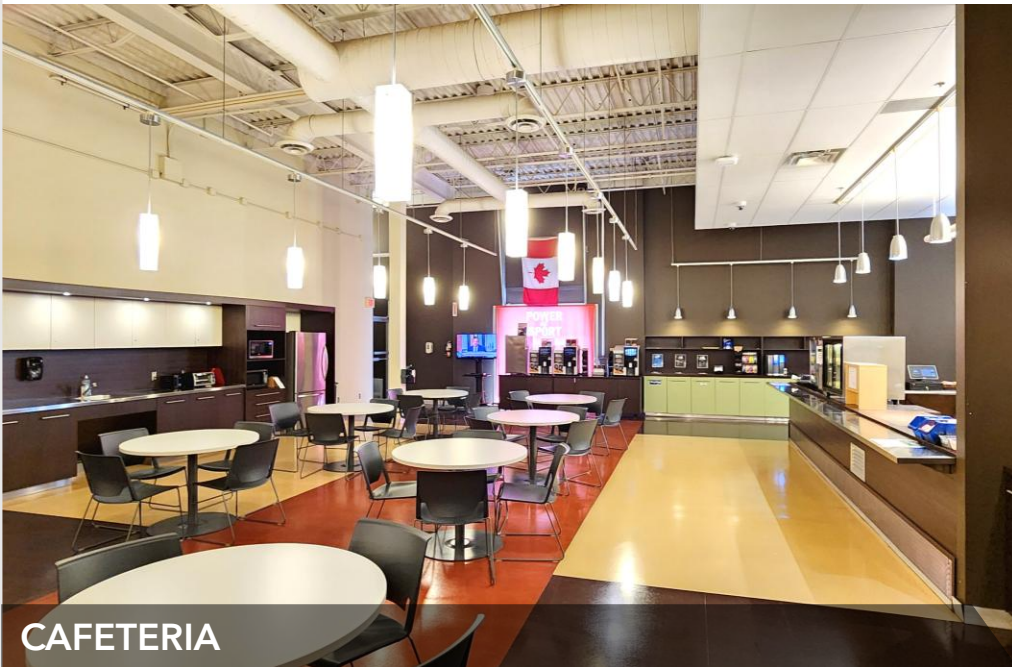
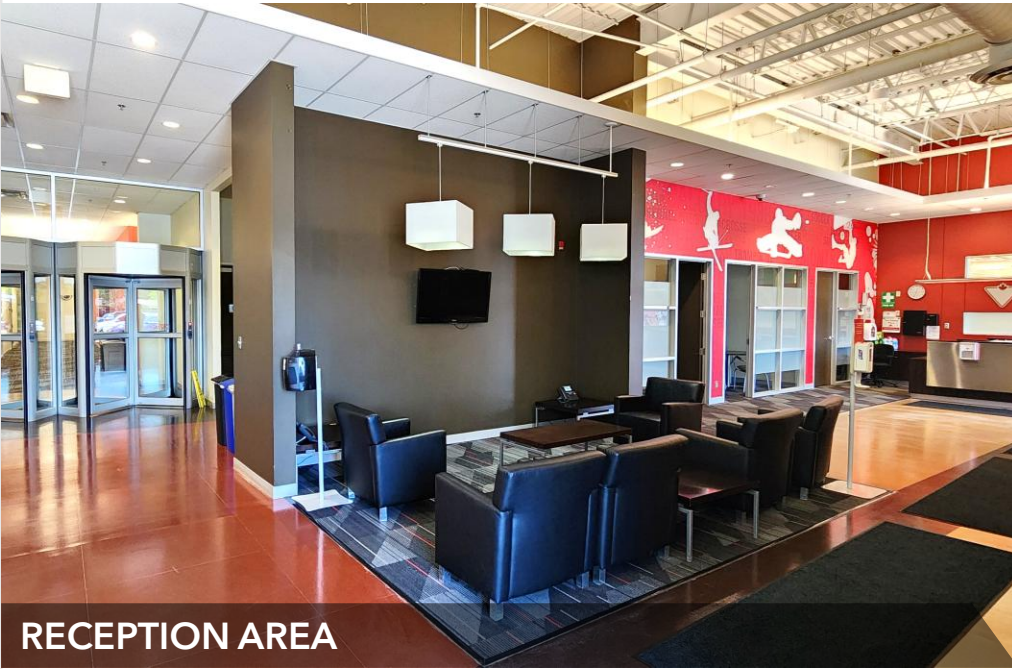


LOCATION
ST. CATHARINES,
NIAGARA REGION

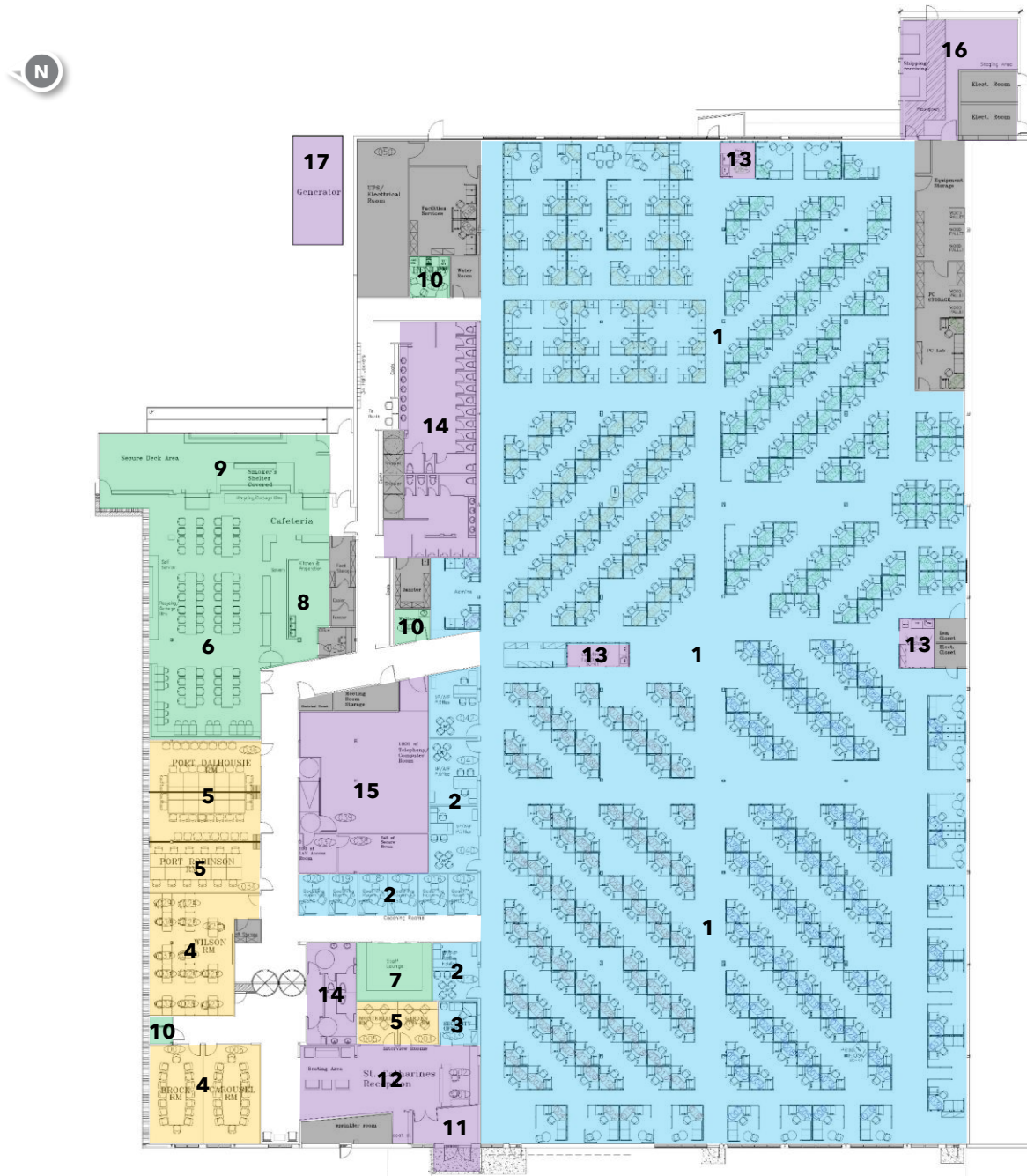
PHOTOS



PHOTOS



FLOOR PLAN



INDIVIDUAL WORKSPACES

- 1** Workstation Area
- 2** Focus Rooms
- 3** Office

TEAM WORKSPACES

- 4** Meeting Rooms
- 5** Multi-Purpose Rooms

COMMUNITY AREAS

- 6** Cafeteria
- 7** Lounge Area
- 8** Kitchen
- 9** Outdoor Patio
- 10** Wellness Rooms

SUPPORT AREAS

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

RESTRICTED SPACES

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)

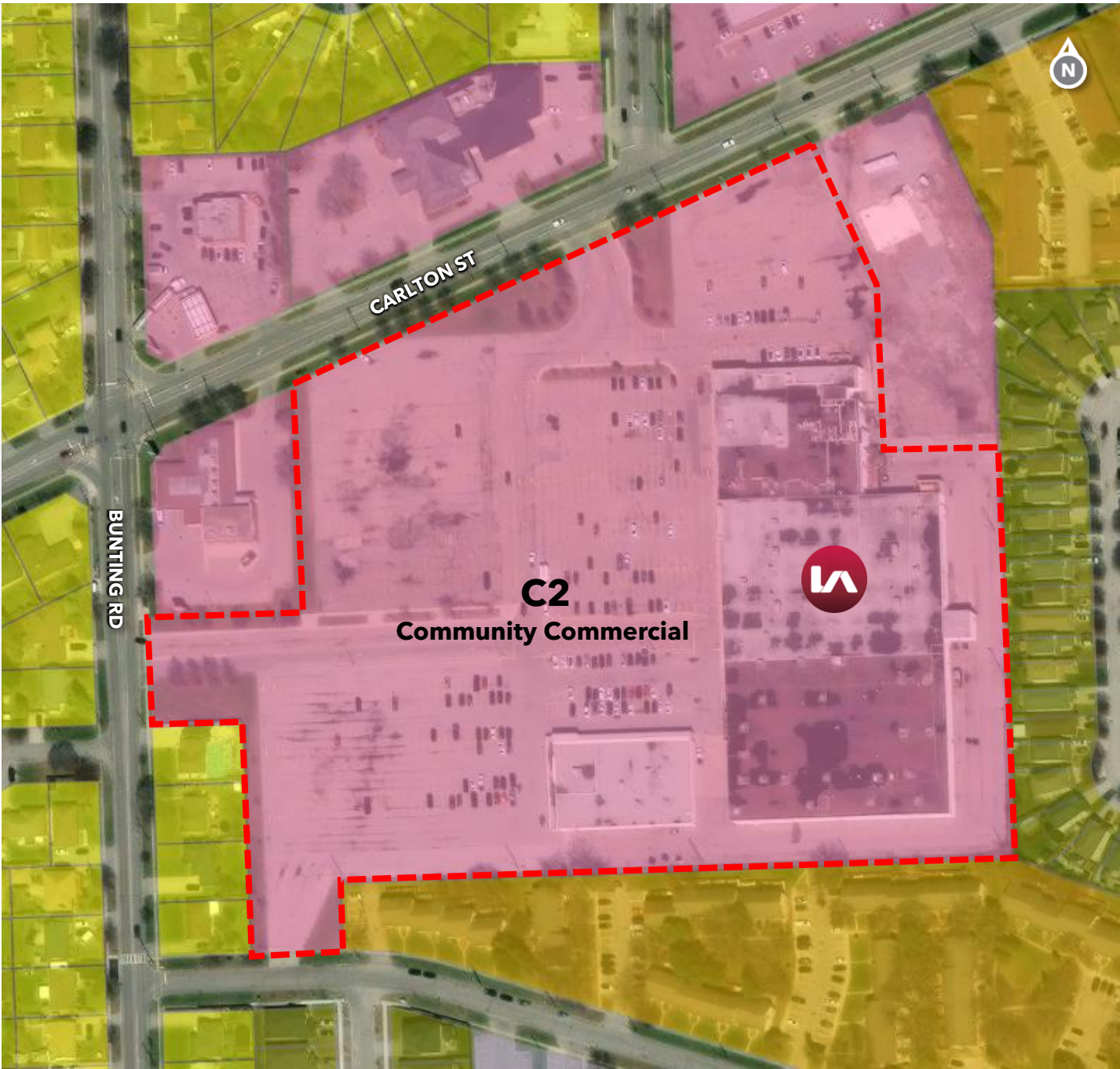
ZONING

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

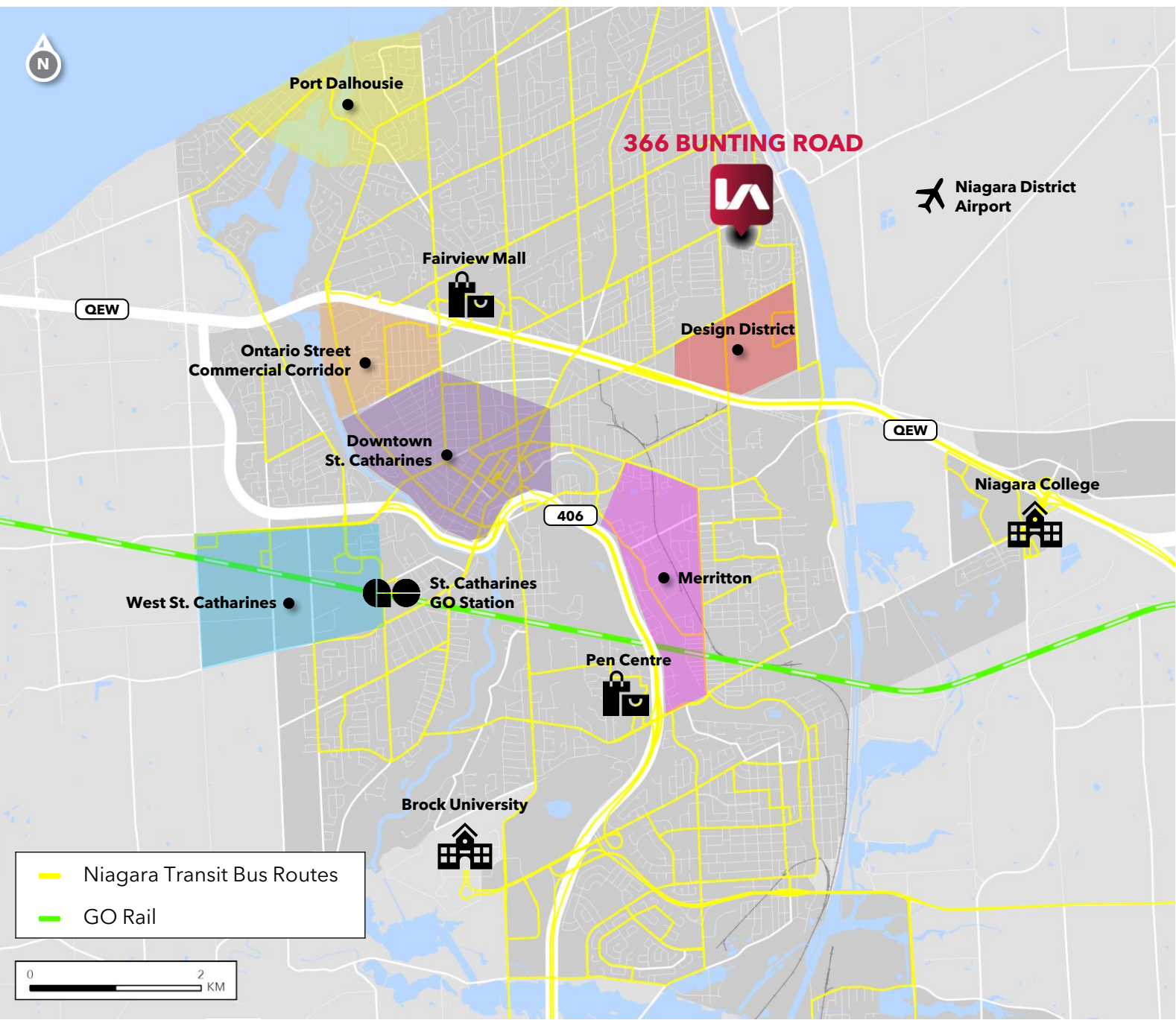
*subject to conditions



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

QEW	Queen Elizabeth Highway (QEW)	8 min
406	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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