



101 Hannover Dr. St. Catharines

FOR LEASE  
Professional Building

COMMERCIAL

3,800 - 9,300 sq.ft. • \$8.00 - \$12.00 sq.ft./yr • E1 Zoning

**RE/MAX Niagara Realty Ltd. Brokerage**

Each office independently owned and operated

5627 Main Street. Niagara Falls, Ontario L2G 5Z3

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**Davidson Commercial Team**

Jeff Davidson & Steven Davidson

Broker

Broker

**Shonnie Fancy**

Commercial Administrative Director

*Information is deemed reliable but not guaranteed*



Quality office space for lease in this professional West St. Catharines building. Located in the Hannover/Martindale Road business park, around the corner from a QEW access point, minutes from the new hospital and close to many amenities. The two storey office area features plenty of window space on three sides, a large foyer, and two 2 piece washrooms. This office unit can be combined with warehouse space directly behind.



Explore this property below

Unit 1





Unit 1

Base Rent	\$12.00/sf/yr
Additional Rent	\$3.75/sf/yr
Sq. Ft.	3,800
Available	Immediately
Negotiable	Yes
Floor	1
Lease Type	Direct
Service Type	Triple Net
Lease Term	5 years
Power Amps	100
Air Conditioning	Yes

Unit 2

Base Rent	\$8.00/sf/yr
Additional Rent	\$3.75/sf/yr
Sq. Ft.	5,600
Available	May 1st, 2019
Floor	2
Lease Type	Direct
Service Type	Triple Net
Lease Term	5 years
Bay Doors	1
Power Amps	200
Air Conditioning	Yes

Unit 3

Base Rent	\$8.00/sf/yr
Additional Rent	\$3.75/sf/yr
Sq. Ft.	9,300
Available	Nov 1st, 2019
Floor	1
Lease Type	Direct
Service Type	Triple Net
Lease Term	5 years
Power Amps	200
Bay Doors	1
Dock Doors	1





City of St. Catharines Zoning By-law  
December 16, 2013

SECTION 7 Employment

No person shall use any lot or construct, alter or use any building or structure in any Employment Zone except in accordance with Section 7.1 to 7.4 of this By-law.

In addition to the above, any lot may be subject to additional regulation or restriction of use by the City, upper tier government or agencies. Refer to Section 1.1.3 and Section 2.19 of this By-law.

7.1 Zone Names and Symbols

Zone Symbol	Zone Name
E1	Business Commercial Employment
E2	General Employment

7.2 Permitted Uses

PRINCIPAL USES	ZONES	
Adult Oriented Entertainment Establishment	E1	E2
Bulk Fuel Depot		E2
Car Wash	E1	E2
Contractor's Yard		E2
Heavy Equipment Sales and Service		E2
Hotel/Motel	E1	
Industry, Heavy		E2
Industry, Light	E1	E2
Motor Vehicle Gas Station	E1	E2
Motor Vehicle Repair Garage	E1	E2
Office	E1 <sup>(a)</sup>	
Place of Assembly / Banquet Hall	E1	
Research Facility	E1	E2
Social Service Facility	E1	
Transportation Depot		E2

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ACCESSORY USES	ZONES	
Animal Care Establishment	E1	E2
Office		E2
Recreation Facility, Indoor	E1	E2
Retail Store	E1	E2
Restaurant	E1	E2
Service Commercial	E1	E2

7.2.1 Footnotes for Section 7.2 Permitted Uses

a) Office is permitted to a maximum 10,000 sq m glfa

7.3 General Provisions

7.3.1 Accessory Uses

- a) In a Business Commercial Employment (E1) zone the total glfa of all accessory uses shall not exceed 30% of the total glfa of the principal use(s) on the lot.
- b) In a General Employment (E2) zone the total glfa of all accessory uses shall not exceed 15% of the total glfa of the principal use(s) on the lot.

7.3.2 Ancillary Uses

7.3.2.1 Retail Sales/Display of Products

The retail sale and/or display of products manufactured or assembled on the premises shall be permitted subject to the following:

- a) In the General Employment (E2) Zone to a maximum of 15% of the total glfa of any industrial or office use.
- b) In the Business Commercial Employment (E1) Zone a maximum of 35% of the total glfa of any industrial use.
- c) In the Business Commercial Employment (E1) Zone a maximum of 15% of the total glfa of any office use.

7.3.2.2 Employee Convenience Facilities

Employee Convenience Facilities shall be:

- a) Part of the main building;
- b) For the exclusive use of employees; and
- c) Limited to 5% of the total glfa of the building(s) for all employee convenience facilities combined.



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Our team of Commercial agents are multilingual to help meet your unique needs. We are proud to offer our services to the diverse communities of the Niagara Region.



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