

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE SPACE FOR LEASE

BBSREALTY.COM

Up to 18,403
SQUARE FEET

\$12.00 PSF
NET LEASE

\$14.00 PSF
T.M.I.

4 Hughson Street South, Hamilton, ON

Full floors available. This premier office tower is the ideal location for your business. Located right at Gore Park, close to all downtown amenities. Public transit nearby and walkable to the downtown GO Centre. Building is professionally managed and leasehold improvement packages are available. Huge windows and daylighting opportunities. Building ideal for contemporary industrial style office designs but also well suited to more traditional buildouts. Landlord will arrange for parking as required.

Evan Apostol

Broker

Office: 905.527.1144 Ext. 300

Email: apostol@bbsrealty.com

John Blanchard

Broker

Office: 905.527.1144 Ext. 701

Email: johnblanchard@wbmgnt.com



HAMILTON DOWNTOWN OFFICE

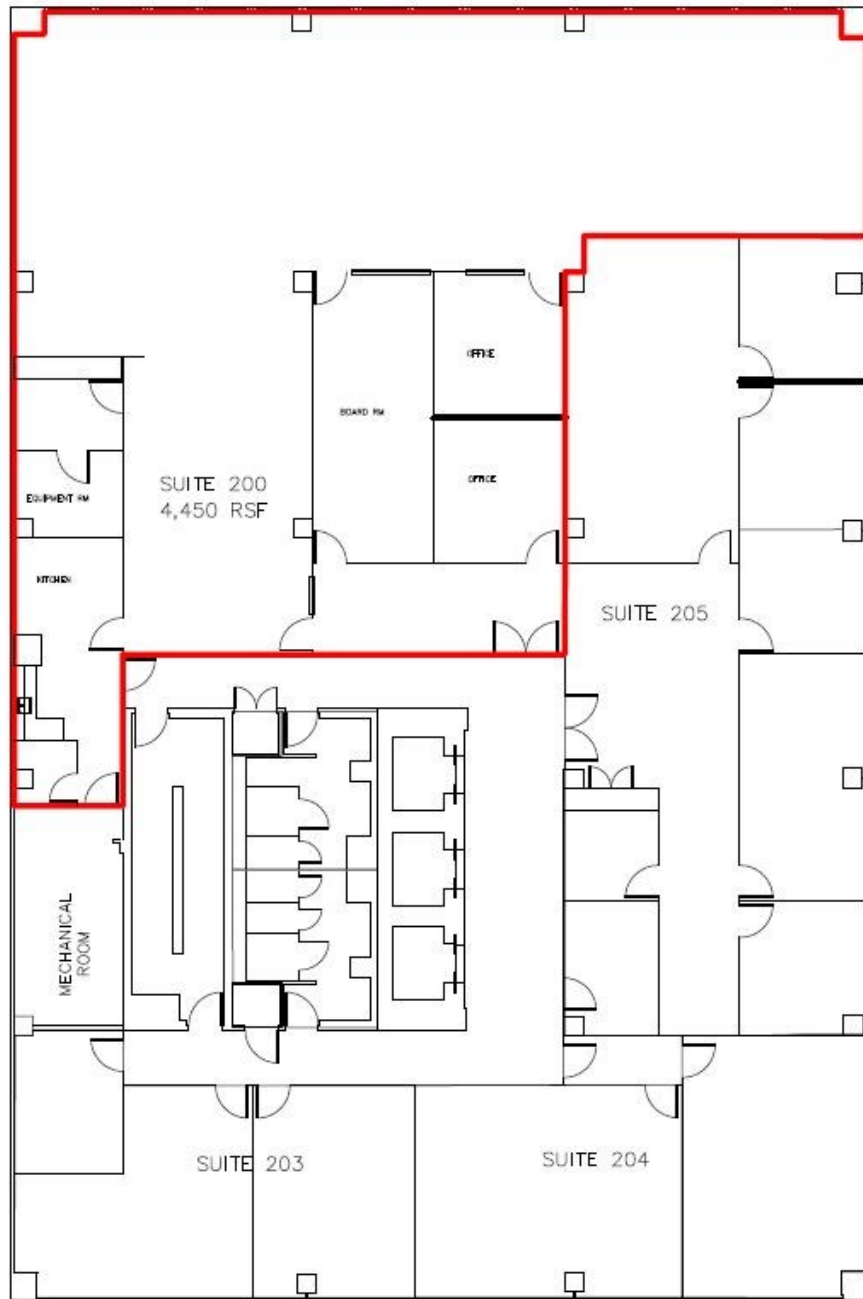
25 Main Street West, Suite 2025, Hamilton, ON L8P 1H1
P 905.527.1144 F 905.546.0007

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

OFFICE SPACE FOR LEASE

Full floors available. This premier office tower is the ideal location for your business. Located right at Gore Park, close to all downtown amenities. Public transit nearby and walkable to the downtown GO Centre. Building is professionally managed and leasehold improvement packages are available. Huge windows and daylighting opportunities. Building ideal for contemporary industrial style office designs but also well suited to more traditional buildouts. Landlord will arrange for parking as required.

2ND FLOOR PLAN



HAMILTON OFFICE

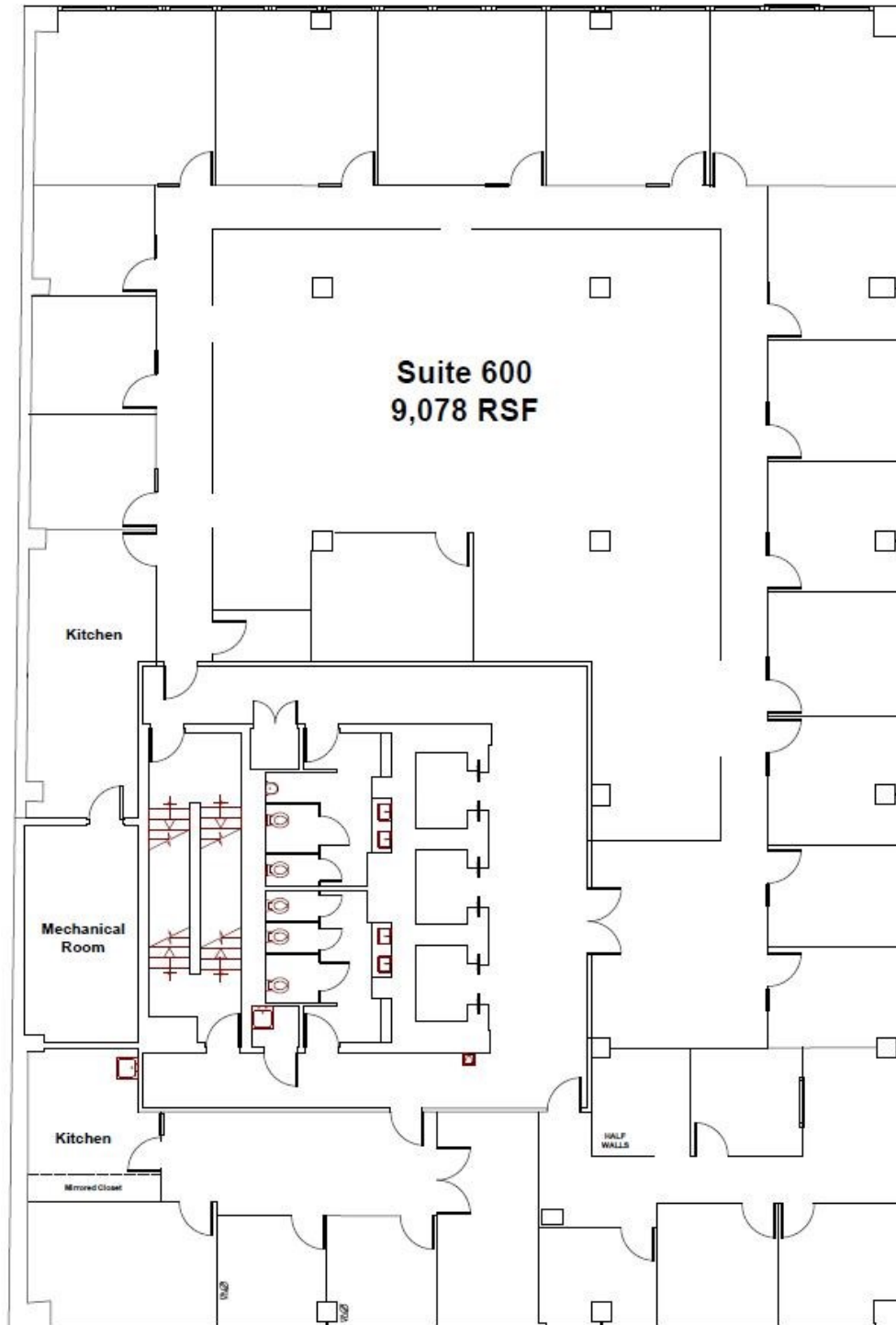
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable. Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy completeness there of. The information contained herein is subject to change without notice.

OFFICE SPACE FOR LEASE

Full floors available. This premier office tower is the ideal location for your business. Located right at Gore Park, close to all downtown amenities. Public transit nearby and walkable to the downtown GO Centre. Building is professionally managed and leasehold improvement packages are available. Huge windows and daylighting opportunities. Building ideal for contemporary industrial style office designs but also well suited to more traditional buildouts. Landlord will arrange for parking as required.

6TH FLOOR PLAN



HAMILTON OFFICE

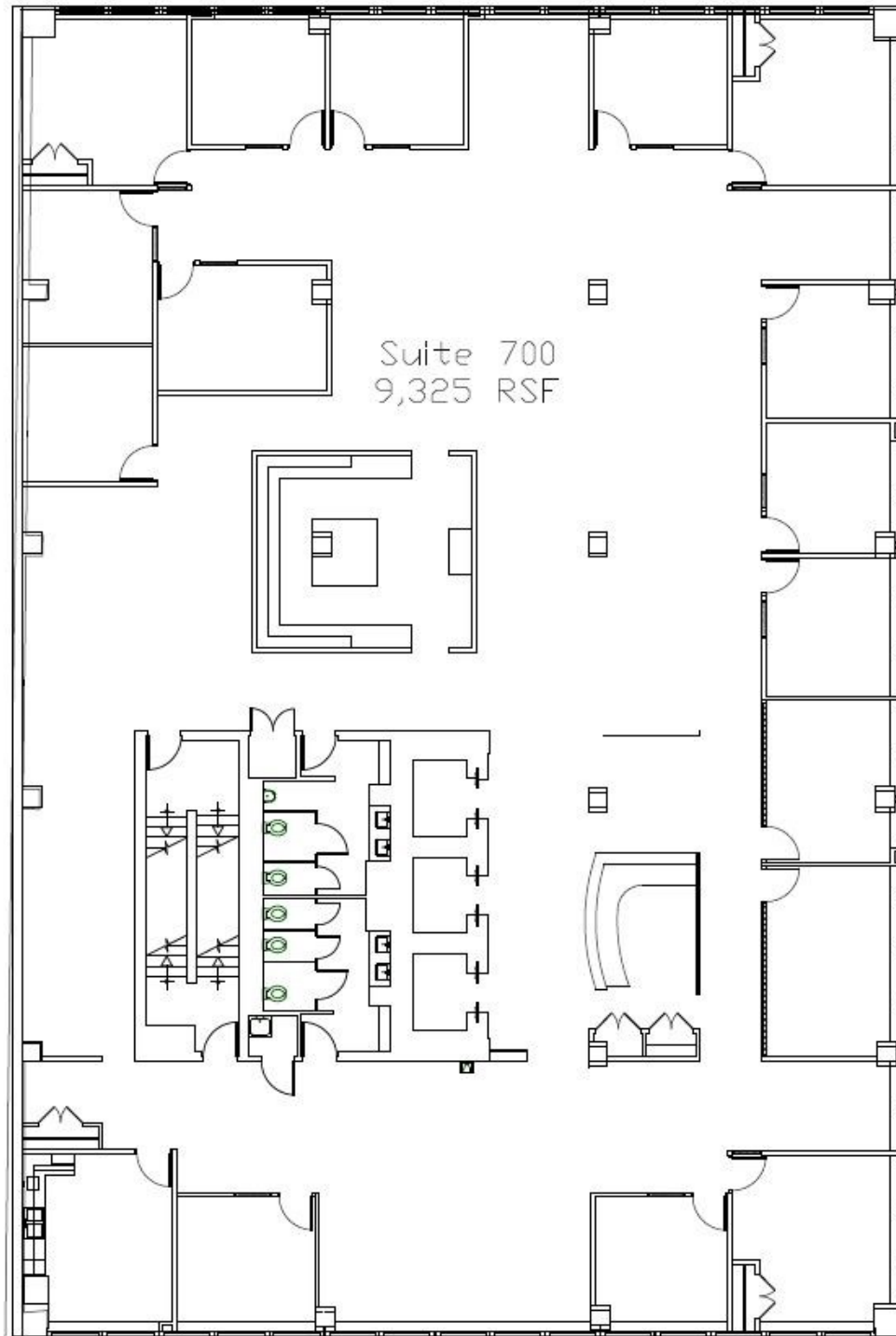
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable. Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy completeness there of. The information contained herein is subject to change without notice.

OFFICE SPACE FOR LEASE

Full floors available. This premier office tower is the ideal location for your business. Located right at Gore Park, close to all downtown amenities. Public transit nearby and walkable to the downtown GO Centre. Building is professionally managed and leasehold improvement packages are available. Huge windows and daylighting opportunities. Building ideal for contemporary industrial style office designs but also well suited to more traditional buildouts. Landlord will arrange for parking as required.

SUITE 700 FLOOR PLAN



HAMILTON OFFICE

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

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable. Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy completeness there of. The information contained herein is subject to change without notice.

OFFICE SPACE FOR LEASE

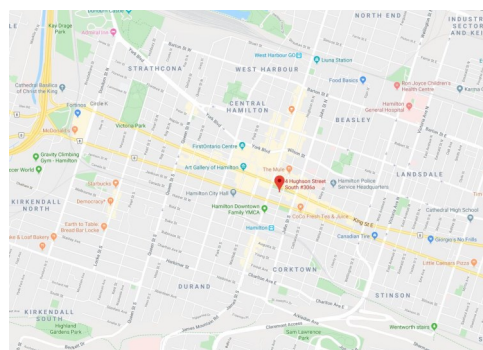
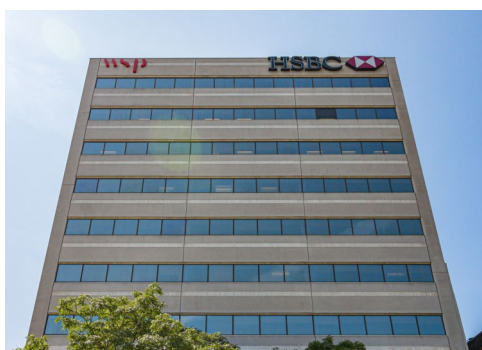
Full floors available. This premier office tower is the ideal location for your business. Located right at Gore Park, close to all downtown amenities. Public transit nearby and walkable to the downtown GO Centre. Building is professionally managed and leasehold improvement packages are available. Huge windows and daylighting opportunities. Building ideal for contemporary industrial style office designs but also well suited to more traditional buildouts. Landlord will arrange for parking as required.



PROPERTY DETAILS	
NET LEASE RATE	\$12.00 PSF
SIZE	4,450-18,403 SF
T.M.I.	\$14.00 PSF
PARKING	Yes
ZONING	D1
OFFICE %	100%



- | PROPERTY DETAILS | |
|---------------------------------------------------------------------------|--|
| • Unit 200 - 4,450 square feet | |
| • Unit 600 - 9,078 square feet | |
| • Unit 700 - 9,325 square feet | |
| • Unit 701 - 18,403 square feet (combination of Units 600 & 700) | |
| • Downtown professionally managed office building Hughson St. S. and Main | |
| • Close to banking, shopping, restaurants and downtown GO Centre | |
| • Parking available as required | |
| • Competitive lease rates and tenant improvement packages available | |
| • Immediate occupancy | |



Evan Apostol
 Broker
 Office: 905.527.1144 Ext. 300
 Email: apostol@bbsrealty.com

John Blanchard
 Broker
 Office: 905.527.1144 Ext. 701
 Email: johnblanchard@wbmgnt.com

HAMILTON OFFICE

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

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable. Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy completeness there of. The information contained herein is subject to change without notice.