

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

PROFESSIONAL OFFICE SPACE FOR LEASE

BBSREALTY.COM

\$10.50PSF

NET LEASE RATE

3,240

SQUARE FEET



1 James Street South, Suite 200, Hamilton, ON

Partial floor leasing opportunity in the heart of downtown Hamilton. Suitable for all professional office users. This building boasts upgraded washrooms, HVAC systems, elevators, security systems and soon a new lobby. High speed internet in building. Building fronts on to the historic Gore Park. Public parking at rear of building. Landlord has completed a full interior renovation of the suite to include new carpeting, doors, kitchenette, painting and upgraded common hallway.



Robert Miles
Sales Representative

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HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 2025 Hamilton ON L8P 1H1
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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.

PROFESSIONAL OFFICE SPACE FOR LEASE



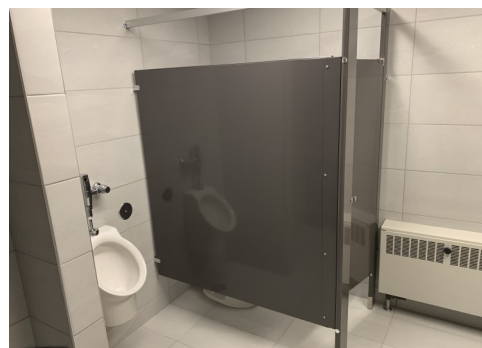
PROPERTY DETAILS

NET LEASE RATE	\$10.50 PSF
T.M.I. (2021)	\$12.50 PSF
SIZE	3,240 SF
LEASE TERM	3+ YEARS
PARKING	PUBLIC
AIR CONDITIONING	YES
ELEVATOR	YES
POSSESSION	IMMEDIATE



PROPERTY DETAILS

- 3,240 square foot office unit
- Suitable for all professional office uses
- Building boasts upgraded wash-rooms, HVAC systems, elevators, security systems and new lobby
- High speed internet in building
- Great location fronting onto Gore Park and within close proximity of a variety of amenities
- Public parking at rear of building, public transit close by
- Landlord has completed a full interior renovation of the suite to include new carpeting, doors, kitchenette, paint and upgraded common hallway
- Immediate possession



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