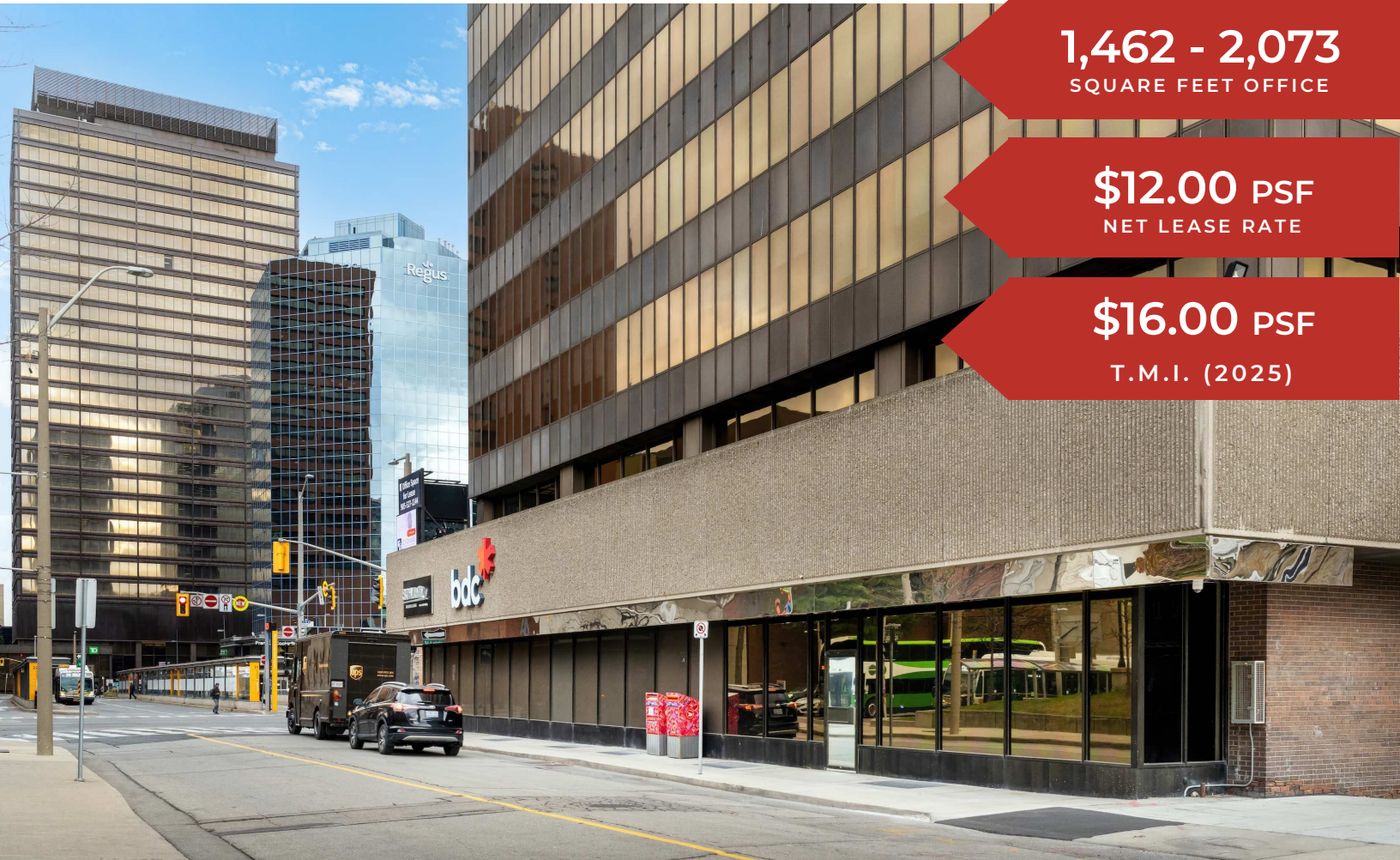


BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE UNITS FOR LEASE

BBSREALTY.COM



1,462 - 2,073
SQUARE FEET OFFICE

\$12.00 PSF
NET LEASE RATE

\$16.00 PSF
T.M.I. (2025)

25 Main Street West, Hamilton, ON

PROPERTY DETAILS

AIR CONDITIONING	Yes
ELEVATOR	Yes
PARKING	Yes
ZONING	D1
OFFICE UNIT 603	2,073 sf
OFFICE UNIT 1001	1,800 sf
OFFICE UNIT 1615	1,462 sf

The building offers underground parking and additional parking adjacent to the property, with a ratio of one spot per 1,000 square feet leased, available at an additional cost. The building's prime downtown location ensures easy access to public transit, banking facilities, shopping centers, City Hall, and courthouses—all within a one-block radius—making it an ideal spot for businesses aiming to serve both local professionals and visitors.

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HAMILTON DOWNTON OFFICE

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OFFICE UNIT: 603

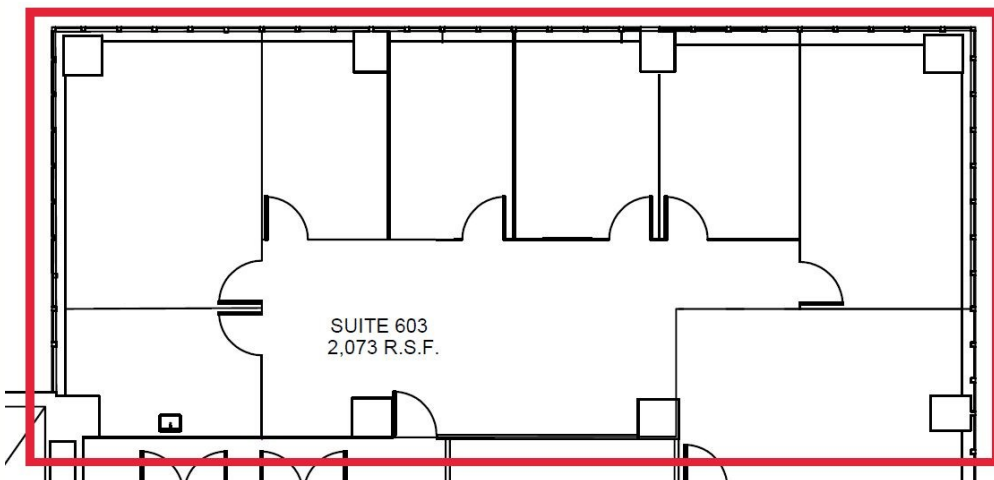
This 2,073-square-foot office suite offers an efficient layout with abundant natural light from windows on the west, south, and east sides, providing stunning city views. The space is thoughtfully designed with a welcoming reception area, a functional kitchenette, a spacious boardroom, and four private offices, catering to diverse business needs.



UNIT 603 DETAILS	
NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.00 psf
UNIT SIZE	2,073 sf
AIR CONDITIONING	Yes
FLOOR	6th
PARKING	Yes
ZONING	D1

UNIT 603 DETAILS

Situated within a 22-story office tower, the building is home to prominent tenants such as BDC Bank and AJ Clarke & Associates. Tenants benefit from on-site underground parking and adjacent parking facilities. The building's prime location offers immediate access to public transit, banking services, and shopping options just one block away. Steps from City Hall and courthouses, this property is ideal for businesses seeking a prestigious address with unparalleled convenience.



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OFFICE UNIT: 1001

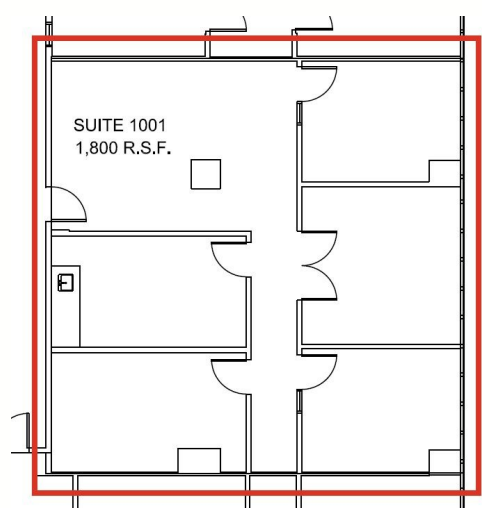
Presenting a prime ground-floor retail opportunity in the heart of Hamilton's vibrant downtown core. This versatile 1,927-square-foot unit boasts exceptional accessibility and prominent exposure along Main Street West. Featuring a functional commercial kitchen hood, the space is ideally suited for an eat-in or take-out restaurant, or a cozy café catering to building occupants and the surrounding community. The unit offers direct street access as well as entry through the building's main lobby, enhancing customer convenience.



UNIT 1001 DETAILS	
NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.00 psf
UNIT SIZE	1,800 sf
AIR CONDITIONING	Yes
FLOOR	10th
PARKING	Yes
ZONING	D1

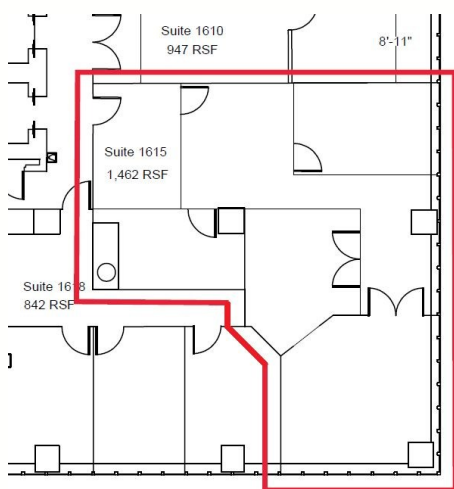
UNIT 1001 DETAILS

Underground parking is available, with additional parking adjacent to the building, accommodating tenants' needs. The location boasts excellent access to public transit, with bus stops and the Hamilton GO Centre just a short walk away, facilitating easy commutes. Major tenants in the building include BDC Bank and AJ Clarke & Associates, reflecting a professional and reputable environment. The surrounding neighborhood is vibrant and dynamic, offering a plethora of amenities. Within a block, you'll find banking institutions, shopping centers, and dining options, providing convenience for both staff and clients. The proximity to City Hall and courthouses makes this location particularly appealing for legal and professional services. Additionally, the area is known for its cultural attractions, including theaters and galleries, contributing to a lively community atmosphere. This office suite presents a unique opportunity for businesses looking to establish themselves in a strategic and bustling part of Hamilton. The combination of a well-appointed interior, comprehensive building amenities, and a thriving neighborhood makes it an ideal choice for discerning tenants.



OFFICE UNIT: 1615

Discover an exceptional leasing opportunity in the heart of Hamilton's vibrant downtown core. This 1,462-square-foot northwest corner suite offers panoramic city views, providing an inspiring workspace for your team. The suite is thoughtfully designed with high-quality buildouts, including a welcoming reception area, a functional kitchenette, and three versatile offices to accommodate various business needs.



UNIT 1615 DETAILS	
NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.00 psf
UNIT SIZE	1,462 sf
AIR CONDITIONING	Yes
FLOOR	16th
PARKING	Yes
ZONING	D1

UNIT 1615 DETAILS

Located within a 22-story office tower at 25 Main Street West, this building is a landmark in Hamilton's skyline. Major tenants include BDC Bank and AJ Clarke & Associates. Tenants benefit from a net lease structure with utilities and janitorial services included in the TMI, ensuring predictable operational costs. On-site parking is available at a ratio of one spot per 1,000 square feet leased, with additional parking options nearby. The building's prime location offers immediate access to public transit, major financial institutions, shopping centers, and is just steps away from City Hall and the courthouses, making it an ideal setting for businesses seeking convenience and prestige.



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OFFICE UNITS FOR LEASE

The building offers underground parking and additional parking adjacent to the property, with a ratio of one spot per 1,000 square feet leased, available at an additional cost. Tenants will appreciate the competitive lease rates and available leasehold improvement packages. The building's prime downtown location ensures easy access to public transit, banking facilities, shopping centers, City Hall, and courthouses—all within a one-block radius—making it an ideal spot for businesses aiming to serve both local professionals and visitors.

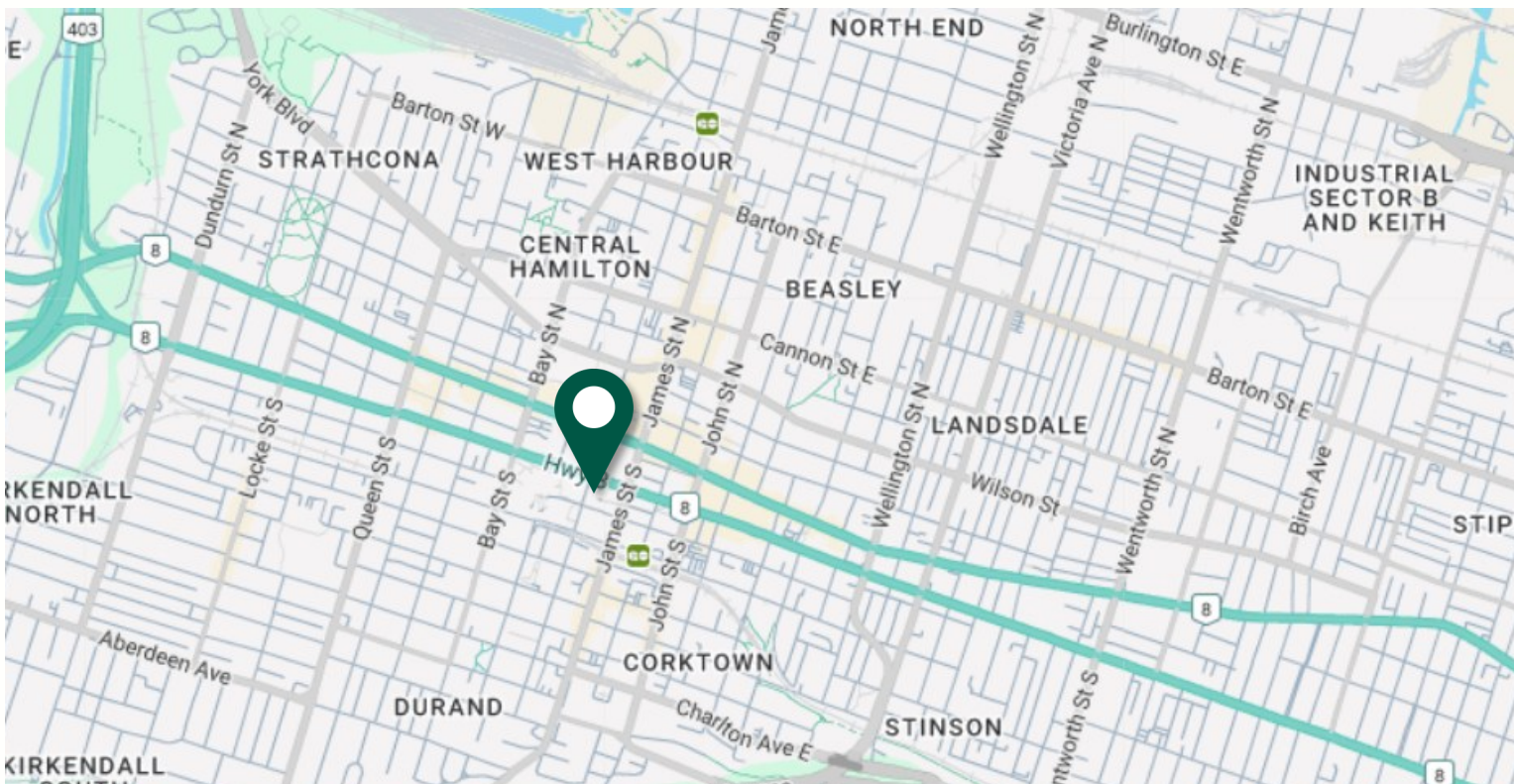


PROPERTY DETAILS

AIR CONDITIONING	Yes
ELEVATORS	Yes
PARKING	Yes
ZONING	D1

PROPERTY DETAILS

- offers underground parking
- additional parking adjacent to the property
- prime downtown location
- easy access to public transit, banking facilities, shopping centers, City Hall, and courthouses
- ideal spot for businesses aiming to serve both local professionals and visitors



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