

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE UNIT FOR LEASE

BBSREALTY.COM

\$10.95^{psf}
NET LEASE RATE

848
SQUARE FEET



100 Main Street East, Unit 204, Hamilton, ON

Price reduced. Small office containing 2 rooms, may lease with adjoining suite 204, see MLS. Hamilton's premier mixed use Residential-Commercial building consisting of over 320 residential units & 70,000 sf office/retail space. Close to all downtown amenities, services, entertainment transit and Go Station. Economical priced 2nd floor office space. Immediate possession loads of street, lot & underground pay parking available. Landlord provided unit size. Minimum lease term of 5 years.

John Hryczynski

Broker

Office: 905.529.5900 Ext. 240

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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 thereof. The information contained herein is subject to change without notice.

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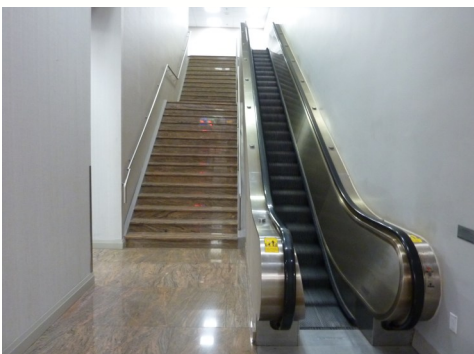
PROPERTY DETAILS

| | |
|-----------------|-------------|
| NET LEASE RATE | \$10.95 PSF |
| T.M.I. (2024) | \$8.57 PSF |
| SIZE | 848 SF |
| FLOOR | 2nd |
| ZONING | D1 |
| AIR CONDITIONED | YES |
| PARKING | YES |
| ELEVATOR | 3 PASSENGER |



PROPERTY DETAILS

- 848 square foot office suite located in the downtown area
- Close to all downtown amenities, services and transportation
- Economically priced second floor office suite
- Abundant public parking available nearby
- Fully air conditioned
- Handicap accessible
- Office and retail units recently upgraded
- Available immediately



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