

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

TURNKEY OFFICE/SERVICES UNIT FOR LEASE

BBSREALTY.COM

\$3,100/MTH
GROSS LEASE RATE

2,149
SQUARE FEET



795 King Street East, Suite 201, Hamilton, ON

Excellent office location with high exposure on busy King Street. This busy neighbourhood boasts law offices, CUPE and other unions, vet clinic, artisanal bakery, eastern bakery, spa, salon with other retail and restaurants. Steps away from Hamilton iconic local businesses such as Capitol bar, Newmans Menswear, Kitchen collective and Vintage Coffee Roasters. This secure building with 24/7/365 access offers parking in the back or street front parking along with a transit stop.

Evan Apostol

Broker

Office: 905.527.1144 Ext. 300

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John Blanchard

Broker

Office: 905.527.1144 Ext. 701

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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.

TURNKEY OFFICE/SERVICES UNIT FOR LEASE

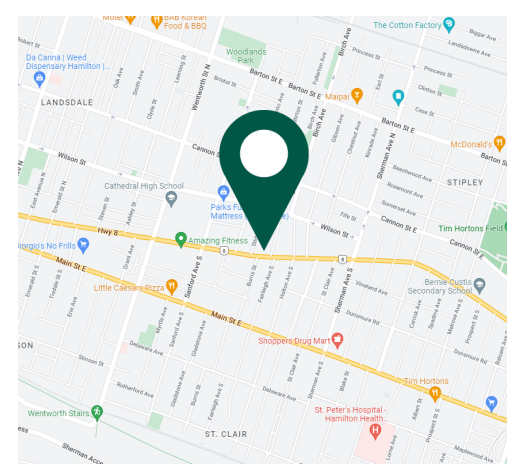
This second floor office offers reception area, kitchenette and 5 offices. These offices have direct daylight with the windows surrounding the perimeter of the unit. There are common washrooms allowing you to get the most out of your square footage! Great option for any business that needs offices or separate rooms for treatments/services. The monthly rate includes TMI and utilities so easy to know exactly what you will be paying. Contact listing agents directly to book a viewing.



PROPERTY DETAILS	
GROSS LEASE RATE	\$3,100/MTH
SIZE	2,149 SF
FLOORS	1 Floor
LAND SIZE	103.50' x 201.50'
PARKING	Yes
ZONING	TOC1
AIR CONDITIONING	Yes
UTILITIES	Yes

PROPERTY DETAILS

- Excellent second floor office space
- Bus stop at doorstep with connections to Hamilton GO Centre
- Great exposure onto King Street East
- Ample parking
- Utilities included in gross rent



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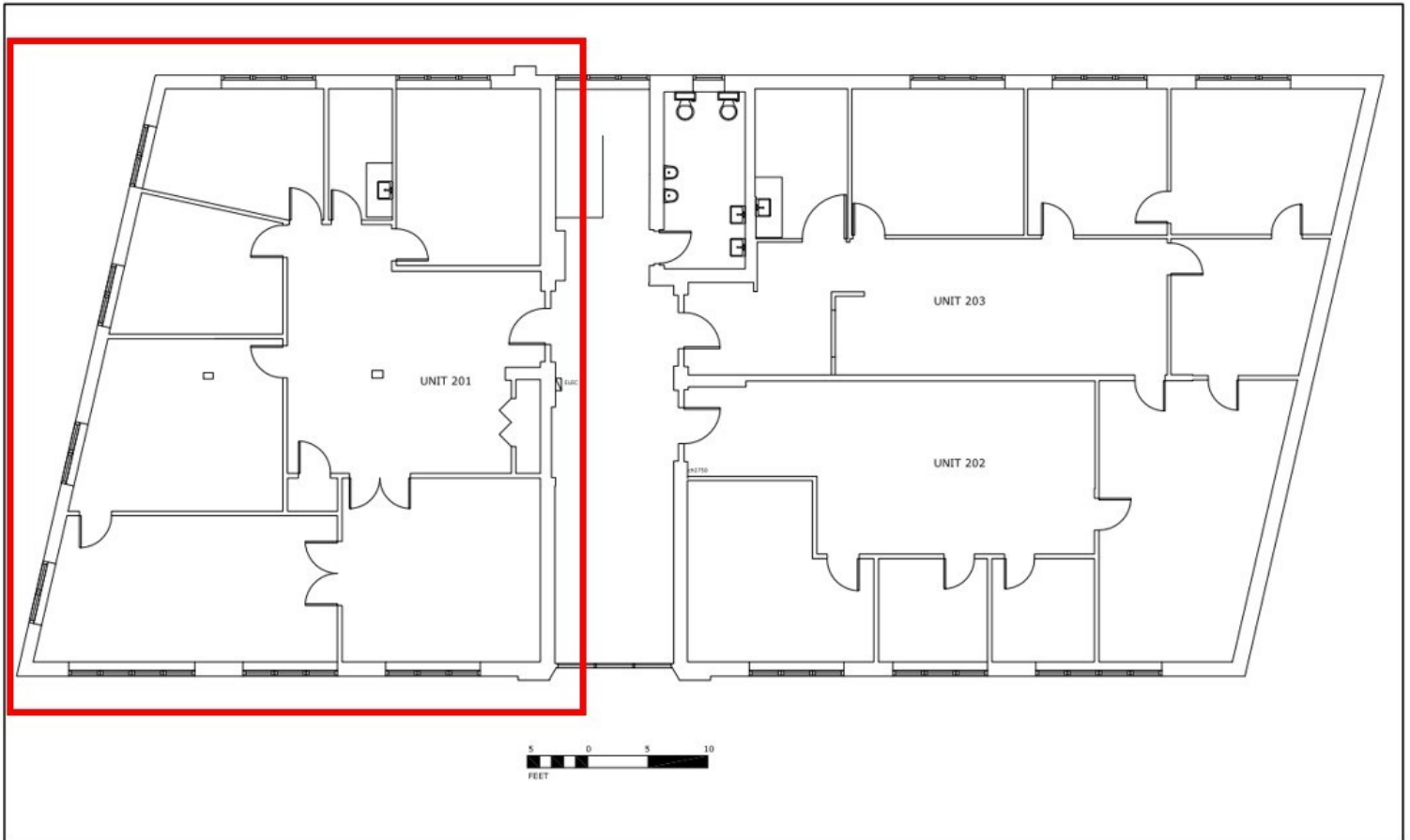
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FLOOR PLAN



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