

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

PROFESSIONAL OFFICE SPACE FOR LEASE

BBSREALTY.COM

\$1,200
MONTHLY GROSS LEASE

201
SQUARE FEET



1 West Avenue South, Unit D, Hamilton, ON

Private office in a professional setting. This office is in walking distance of many amazing downtown amenities. Newly built out space complete with private offices, a shared furnished lounge ideal for clients or as an alternative workspace, a boardroom, and a dedicated kitchen. This sophisticated space has high ceilings, plenty of natural light, original wood floors, exposed brick and beams, glass panels, and brand new LED lighting. Access to four shared washrooms down the hall. Located on the third floor, space can be accessed by elevator or stairs. Intercom system for easy access for clients. FOB system for secure access. Office accessible 24/7. Gross rate includes utilities, parking, high speed internet, TMI, printing, coffee, tea, boardroom use, and access to all amenities.

Krysta Boyer
Sales Representative

Cell: 289.925.7435

Email: boyer@bbsrealty.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.

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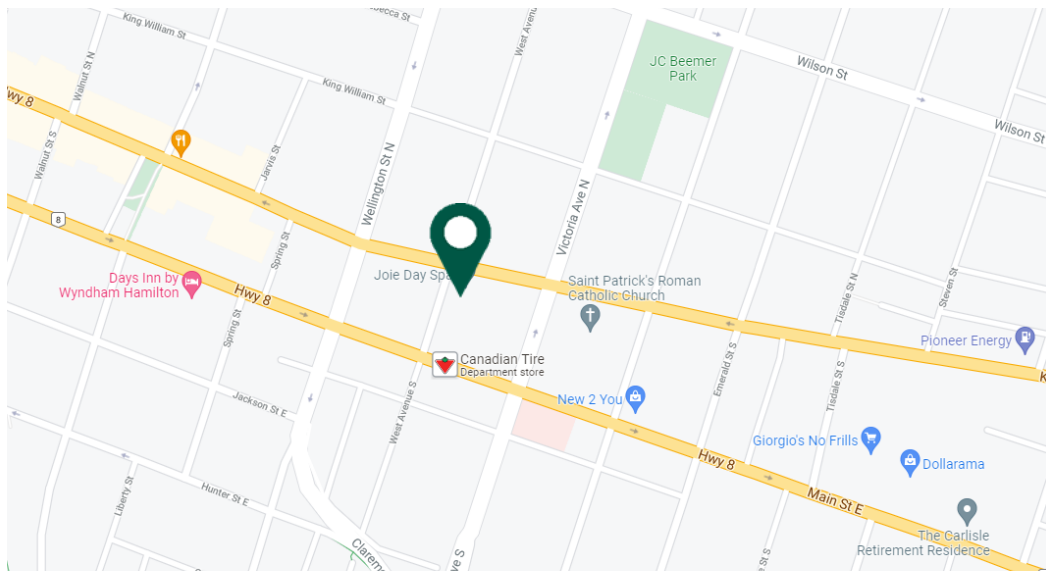


PROPERTY DETAILS

GROSS LEASE RATE	1,200/mth*
SIZE	201 SF
AIR CONDITIONING	Yes
ELEVATOR	Yes
POSSESSION	Flexible
PARKING	YES
WASHROOMS	4
ZONING	D5

PROPERTY DETAILS

- Washrooms are common
- Gross rate includes TMI, utilities, and high speed internet
- Elevator access
- Intercom system installed ideal for client access
- Space includes boardroom, private offices, kitchen area
- Located at West Avenue South and King Street East between Victoria Avenue and Wellington Street
- Quick access to Downtown Hamilton via King Street and Hamilton Mountain via Clarendon Access



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