

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE SPACE FOR LEASE

BBSREALTY.COM

**\$14.00-\$20.00psf**  
NET LEASE RATE

**1,090-12,417**  
SQUARE FEET



## 21 King Street West, Hamilton, ON

One of the few Class 'A' buildings in Hamilton and newest within the downtown core. Professional office space ideally located just off intersection of King and James. Close to amenities including Jackson Square, shops, restaurants, major banks, post office. Underground parking available. Ample surface parking nearby. Suites feature many windows and great views, natural light. Available immediately.

**Unit 101:** 1,090 square feet  
**Unit 105:** 1,471 square feet  
**Unit 400:** 12,417 square feet

**Unit 910:** 1,957 square feet  
**Unit 1503:** 2,010 square feet  
**Unit 1601:** 6,278 square feet

**Evan Apostol**  
Broker

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**John Blanchard**  
Broker

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### HAMILTON DOWNTOWN OFFICE

25 Main Street, Suite 2025, Hamilton ON L8P 1H7  
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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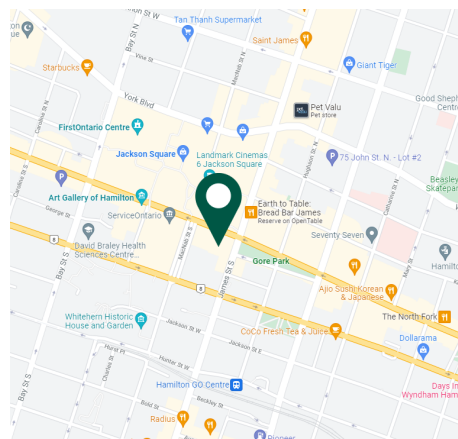


## PROPERTY DETAILS

LEASE RATE	\$14.00-\$20.00 PSF
SIZE	1,090-12,417 SF
TMI/CAM (2023)	\$14.50 PSF
PARKING	ON-SITE
ZONING	C5
OFFICE %	100

## PROPERTY HIGHLIGHTS

- Ideally located just off the intersection of King and James Streets
- Fully air conditioned
- Spectacular views, natural light
- High traffic location close to public transit, public parking, major banks, shopping and restaurants
- Underground parking available, ample surface parking nearby
- Newest Class 'A' building in the downtown core



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