

# BLAIR BLANCHARD STAPLETON

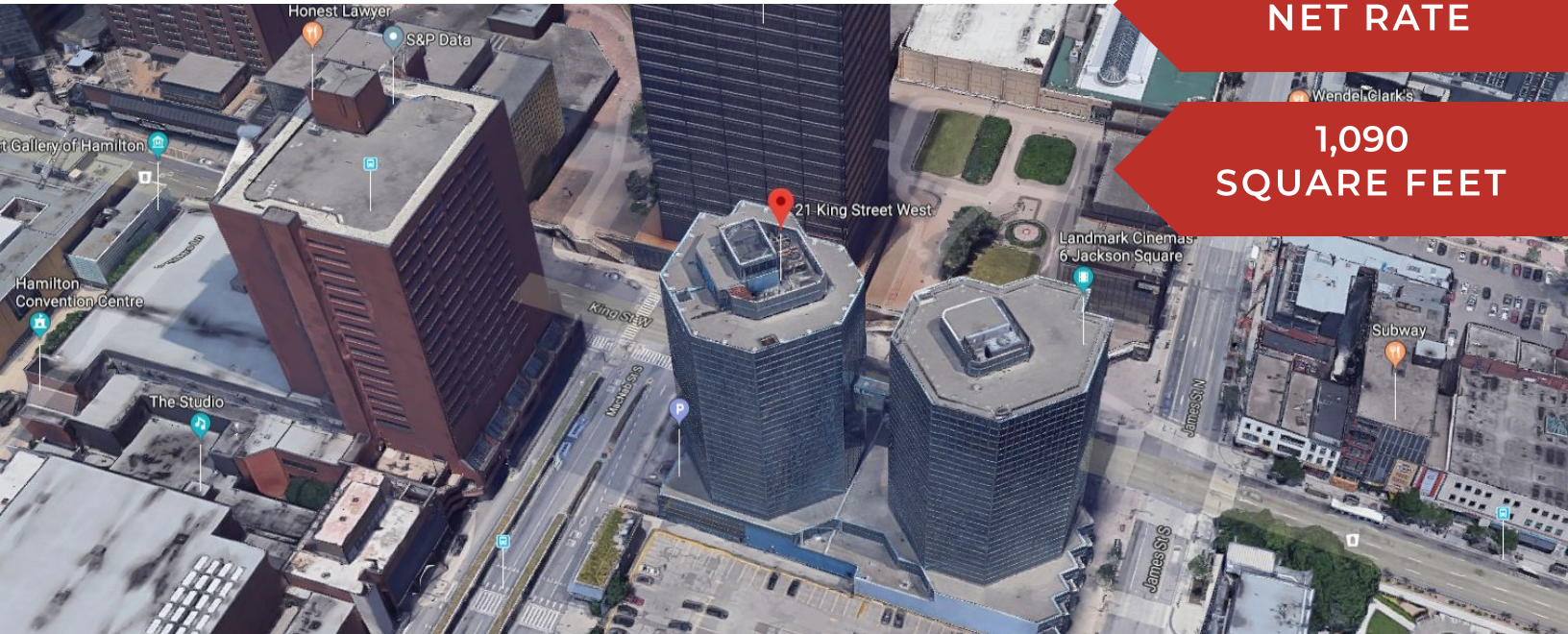
LIMITED, REAL ESTATE BROKERAGE

## GROUND FLOOR RETAIL/ OFFICE SPACE FOR LEASE

BBSREALTY.COM

**\$20.00psf  
NET RATE**

**1,090  
SQUARE FEET**



## 21 King Street West, Suite 101, Hamilton, ON

Ground floor unit in 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.

**Evan Apostol**  
Broker

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### HAMILTON DOWNTON OFFICE

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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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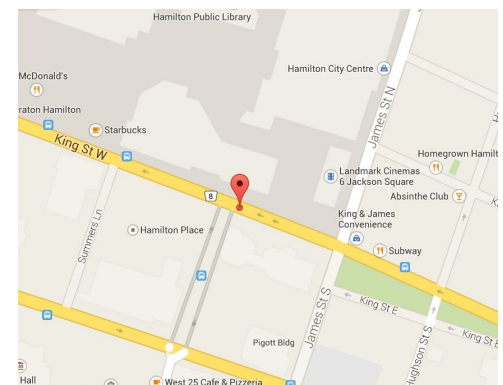


## PROPERTY DETAILS

NET RENTAL RATE	\$20.00 PSF
SUITE SIZE	1,090 SF
OPERATING (2023)	\$14.50 PSF
ZONING	D1
PARKING	Indoor/Outdoor
HANDICAP ACCESSIBLE	YES
PUBLIC TRANSIT	YES
TIMING	IMMEDIATE

## PROPERTY DETAILS

- 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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