

BLAIR BLANCHARD STAPLETON

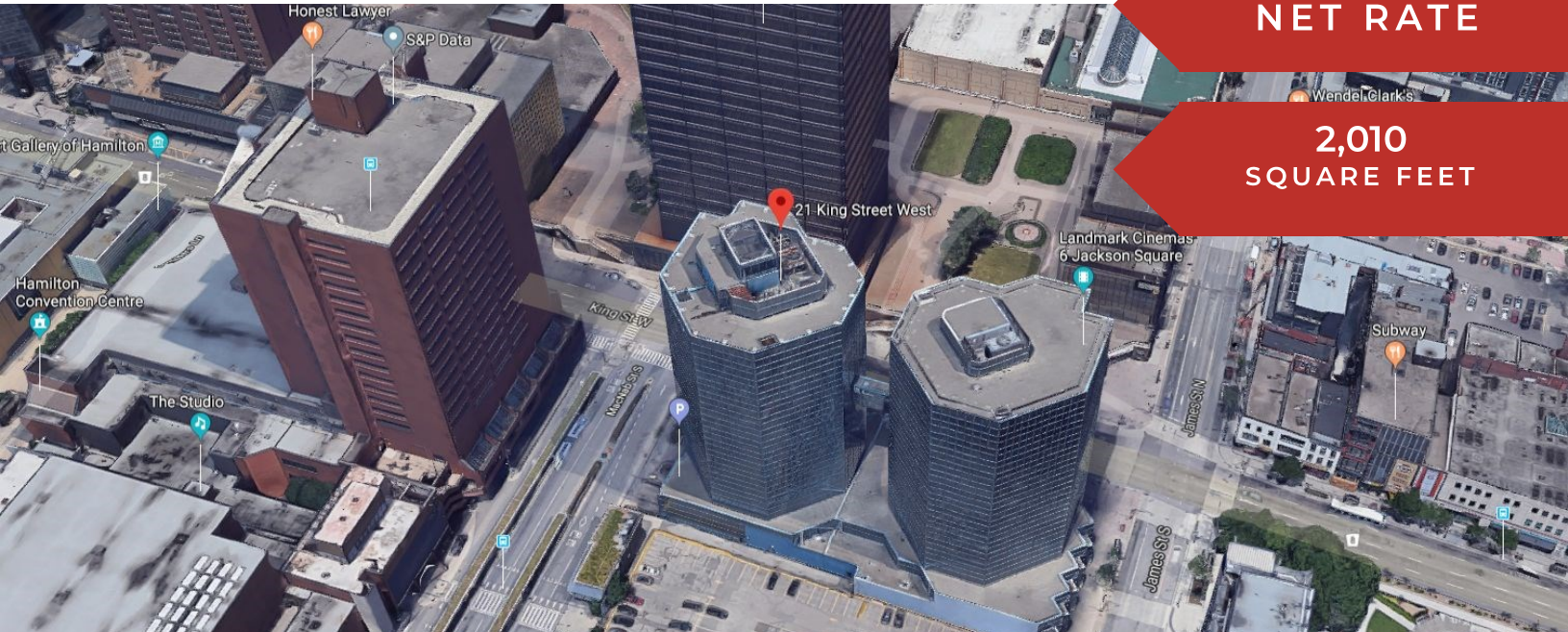
LIMITED, REAL ESTATE BROKERAGE

OFFICE SPACE FOR LEASE

BBSREALTY.COM

**\$14.00psf
NET RATE**

**2,010
SQUARE FEET**



21 King Street West, Suite 1503, Hamilton, ON

2,010 square foot unit available in the core of downtown Hamilton. Located at the corner of King Street West and MacNab Street, 21 King has access to ample amenities like Jackson Square, Macnab Street Terminal, James Street North and more. Minutes from Gore Park.

Evan Apostol
Broker

Office: 905.527.1144 Ext. 300
Email: apostol@bbsrealty.com

John Blanchard
Broker

Office: 905.527.1144 Ext. 701
Email: johnblanchard@wbmgnt.com



HAMILTON DOWNTON 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.

OFFICE SPACE FOR LEASE

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.

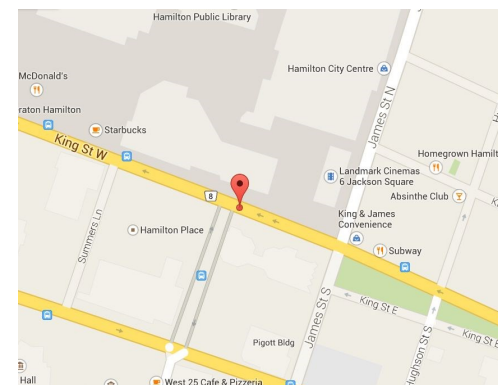


PROPERTY DETAILS

| | |
|---------------------|----------------|
| NET RENTAL RATE | \$14.00 PSF |
| SUITE SIZE | 2,010 SF |
| OPERATING (2023) | \$14.50 PSF |
| ZONING | D1 |
| PARKING | Indoor/Outdoor |
| HANDICAP ACCESSIBLE | YES |
| PUBLIC TRANSIT | YES |

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
- Immediate possession



Evan Apostol Broker

Office: 905.527.1144 Ext. 300
Email: apostol@bbsrealty.com

John Blanchard Broker

Office: 905.527.1144 Ext. 701
Email: johnblanchard@wbmgnt.com

HAMILTON DOWNTON 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.