

# BLAIR BLANCHARD STAPLETON

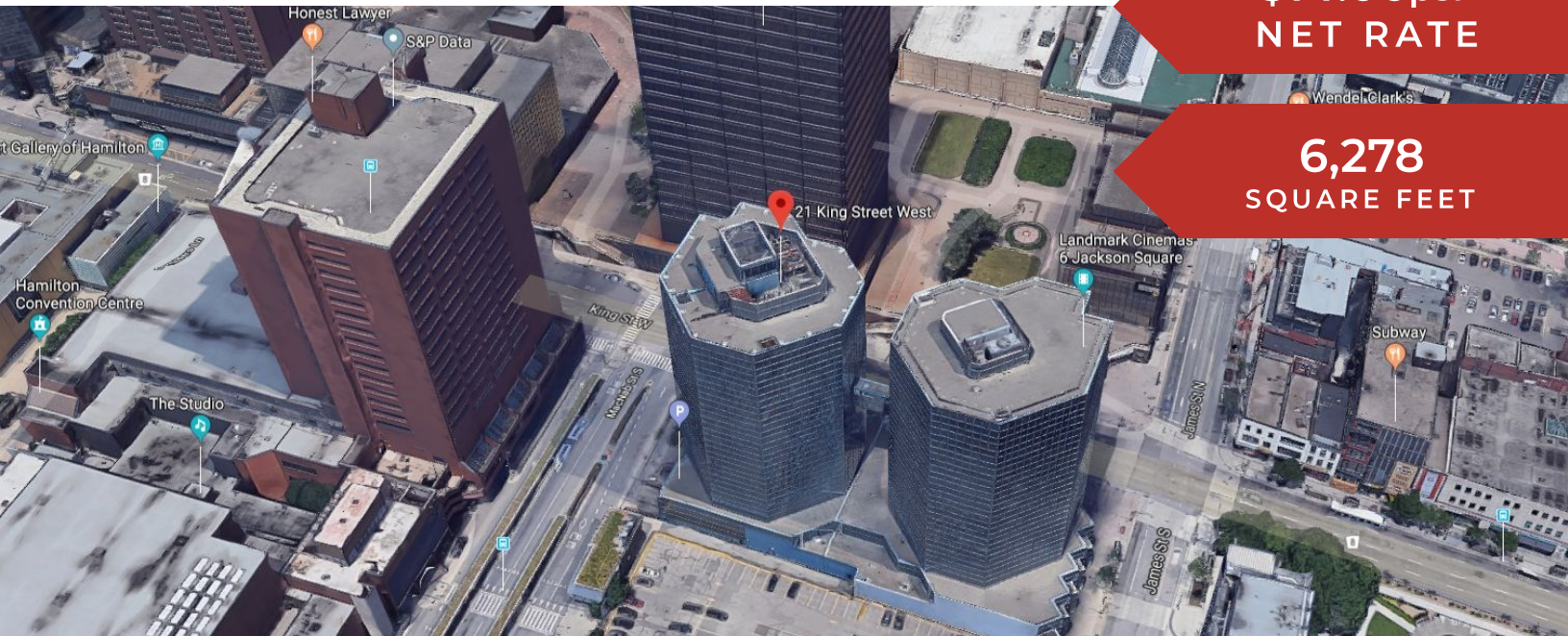
LIMITED, REAL ESTATE BROKERAGE

## OFFICE SPACE FOR LEASE

BBSREALTY.COM

**\$14.00psf**  
**NET RATE**

**6,278**  
**SQUARE FEET**



## 21 King Street West, Suite 1601, Hamilton, ON

6,278 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

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**John Blanchard**  
Broker

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### HAMILTON DOWNTON OFFICE

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# 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.

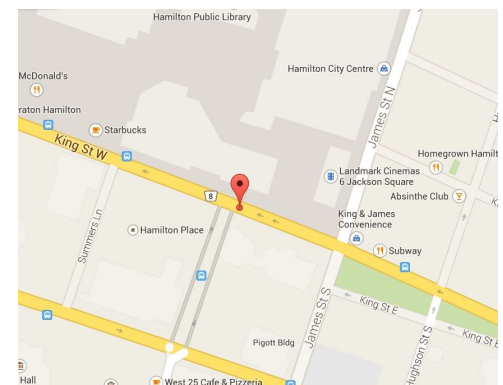


## PROPERTY DETAILS

NET RENTAL RATE	\$14.00 PSF
SUITE SIZE	6,278 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

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