LIMITED, REAL ESTATE BROKERAGE

\$11.00-\$12.00psf

NET LEASE RATE

\$15.50PSF

**591 - 3,250** SQUARE FEET







# 25 Main Street West, Hamilton ON

Underground parking available and parking adjacent to building. Competitive rents and leasehold improvement packages available. Public transit, banking, shopping just one block away. Steps from City Hall and courthouses. Major tenants include BDC Bank and AJ Clarke & Associates. Suites range from 591 – 3,250 square feet.



## **Evan Apostol**

**Broker** 

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### John Blanchard

**Broker** 

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### PROFESSIONAL OFFICE SPACE FOR LEASE

Underground parking available and parking adjacent to building. Competitive rents and leasehold improvement packages available. Public transit, banking, shopping just one block away. Steps from City Hall and courthouses. Major tenants include BDC Bank and AJ Clarke & Associates. Suites range from 591—3,250 square feet.



	Nations Fresh Foods Jackson Square	Hamilton Downtown	Rebeco 75 John St	
	Sheraton Hamilton	Electronics store	Rebecca St	N Lot #2 P
456 Sports Cards And Memorabilia Trading-card Store	4.1)★(1901) 3-star hotel	Landmark Cinemas		
456-Sports Cards And Memorabilia Trading-card Store		6 Jackson Square	Southern Ontario Collegiate	80
	S H			7
Momentum Fitness	Art Gallery of Hamilton TD C	Canada Trust (5)	Undefined	Alectra Utilities Corporation
	Temporarily closed Bran	nch and ATM	The	Mule Hamilton
			Earth to Table: Bread Bar James	
Homewood Suites	David Braley Health FirstOntario Concert Ha	all		
by Hilton Hamilton 4,3 ★ (1346)	Sciences Centre		Kenzo Ramen Hamilton	
3-star hotel	Ellen Fairclough Building	\$ 250		Kin
Lily Li - BM0 Mortgage Specialist	2	Pes St.S.	8 2 7	John St N
Bentley Place	// v /3	James St.	ing s	John
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Jackson St W	amilton City Hall	Witality Medical		
		ric-Hamilton	Burrito Boyz Mexican • \$	
1	Superior Court Of Justice Family Courthouse	8 🖬		Starbucks
Bay 100 Apartments	1500 150	The Hamilton Club	As	igon House ian Fusion • \$\$
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hakali Sev Usal	Whitehern Historic House & Garden		44 Hughson St - Lot #35	
Hunter St W	Victorian residence with guided tours		n Downtown	
Bonnie - 👩	YWCA Hamilton	Family Y		Fresh Tea & Juice
ad Land Central	Hurst Pl	9		Bubble Tea - S
Elementary School		James St.	2 Zen	Lounge //
5/ 77 5 50	MacNab Street	nter St W	Tim Hortons Jackson	
Bold s.	Presbyterian Church	W.W.		SIE

#### PROPERTY DETAILS

NET LEASE RATE	\$11.00-\$12.00 PSF
T.M.I.	\$15.50 PSF
SIZE	591 - 3,250 SF
LAND SIZE	136.39' x 129.31'
OFFICE %	100
PARKING	Yes
ZONING	D1

#### PROPERTY DETAILS

- 591 3,250 square foot units available in professional office building
- Property lends itself to many possibilities for business and professional offices
- Great location within close proximity of a variety of downtown amenities
- Public transit close by, easy access to Highway
- Underground parking available and parking adjacent to building
- Competitive rents and lease hold improvement packages available.



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