

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

PROFESSIONAL OFFICE SPACE FOR LEASE

BBSREALTY.COM

\$1,350

MONTHLY GROSS LEASE

252

SQUARE FEET



1 West Avenue South, Unit A, Hamilton, ON

Private office in a professional setting. Large office, easily shared by a team. Walking distance of many amazing downtown amenities. Newly built out space complete with private offices, a shared furnished lounge ideal for clients or alternative workspace, a boardroom, and will have a dedicated kitchen. The sophisticated space has high ceilings, plenty of natural light, original wood floors, exposed brick and beams, glass panels and brand new LED lighting. There is access to 4 shared washrooms down the hallway. Located on the 3rd floor, space can be accessed by elevator or stairs. Newly installed intercom system underway for easy access for clients. Gross rate will include utilities, high speed internet, TMI, printing, coffee, tea and first come first serve parking.

Krysta Boyer
Sales Representative

Cell: 289.925.7435

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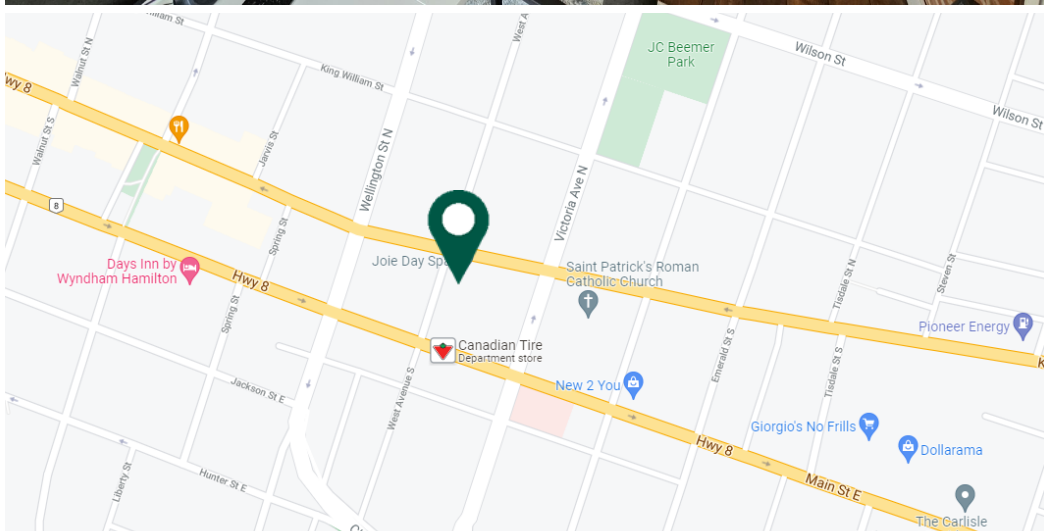
HAMILTON DOWNTOWN OFFICE

25 Main Street West Suite 2025 Hamilton ON L8P 1H1
P 905.527.1144 F 905.546.0007

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PROFESSIONAL OFFICE SPACE FOR LEASE

Private office in a professional setting. Large office, easily shared by a team. Walking distance of many amazing downtown amenities. Newly built out space complete with private offices, shared furnished lounge ideal for clients or alternative work-space, boardroom, and a dedicated kitchen. The sophisticated space has high ceilings, plenty of natural light, original wood floors, exposed brick and beams, glass panels and brand new LED lighting. Access to 4 shared washrooms down the hallway. Located on the 3rd floor, space can be accessed by elevator or stairs. Newly installed intercom system underway for easy access for clients. Gross rate will include utilities, high speed internet, TMI, printing, coffee, tea and first come first serve parking.



PROPERTY DETAILS

GROSS LEASE RATE	\$1,350/mth*
SIZE	252 SF
POSSESSION	Flexible
PARKING	YES
ZONING	D5
WASHROOMS	4

PROPERTY DETAILS

- Washrooms are common
- Gross rate includes TMI, utilities, and high speed internet
- Elevator access
- Intercom system installed ideal for client access
- Space includes boardroom, private offices, kitchen area
- Located at West Avenue South and King Street East between Victoria Avenue and Wellington Street
- Quick access to Downtown Hamilton via King Street and Hamilton Mountain via Claremont Access



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