

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE SUITE FOR SUB-LEASE

BBSREALTY.COM

\$14.95PSF
NET LEASE RATE

\$15.74PSF
T.M.I. (2024)

1,191
SQUARE FEET



688 Queensdale Avenue, Suite 1A, Hamilton, ON

Professional small corner office unit on first floor for sub-lease. Natural light. Bus stop at doorstep. Excellent parking. Located on Hamilton's East Mountain at the corner of Queensdale Avenue and Upper Sherman Avenue.

Drew Blair
Broker of Record

Office: 905.529.5900 Ext. 225
Email: blaird@bbsrealty.com

Alexandra Blair
Sales Representative

Office: 905.529.5900 Ext. 213
Email: alexandrablair@bbsrealty.com

HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

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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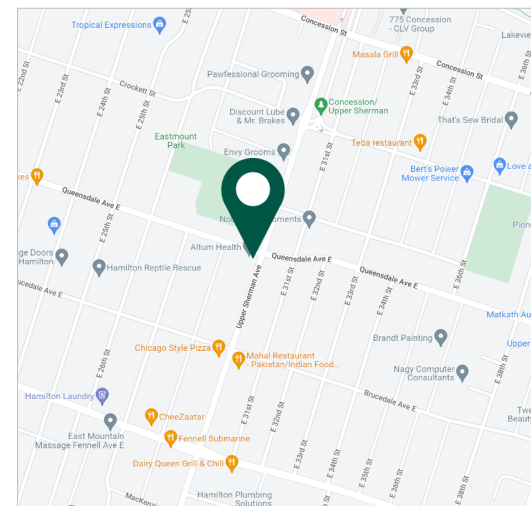


PROPERTY DETAILS

NET LEASE RATE	\$14.95 psf
T.M.I. (2024)	\$15.74 psf
SIZE	1,191 sf
FLOORS	First Floor
LAND SIZE	108.00' x 219.00'
PARKING	10 Spaces
OFFICE	100%
ZONING	C3

PROPERTY DETAILS

- Ground floor corner unit with plenty of natural light
- Excellent exposure onto Queensdale Avenue and Upper Sherman Avenue
- Doorstep access to HSR public transit with connections to Downtown Hamilton
- Sub-lease expires February 28, 2026



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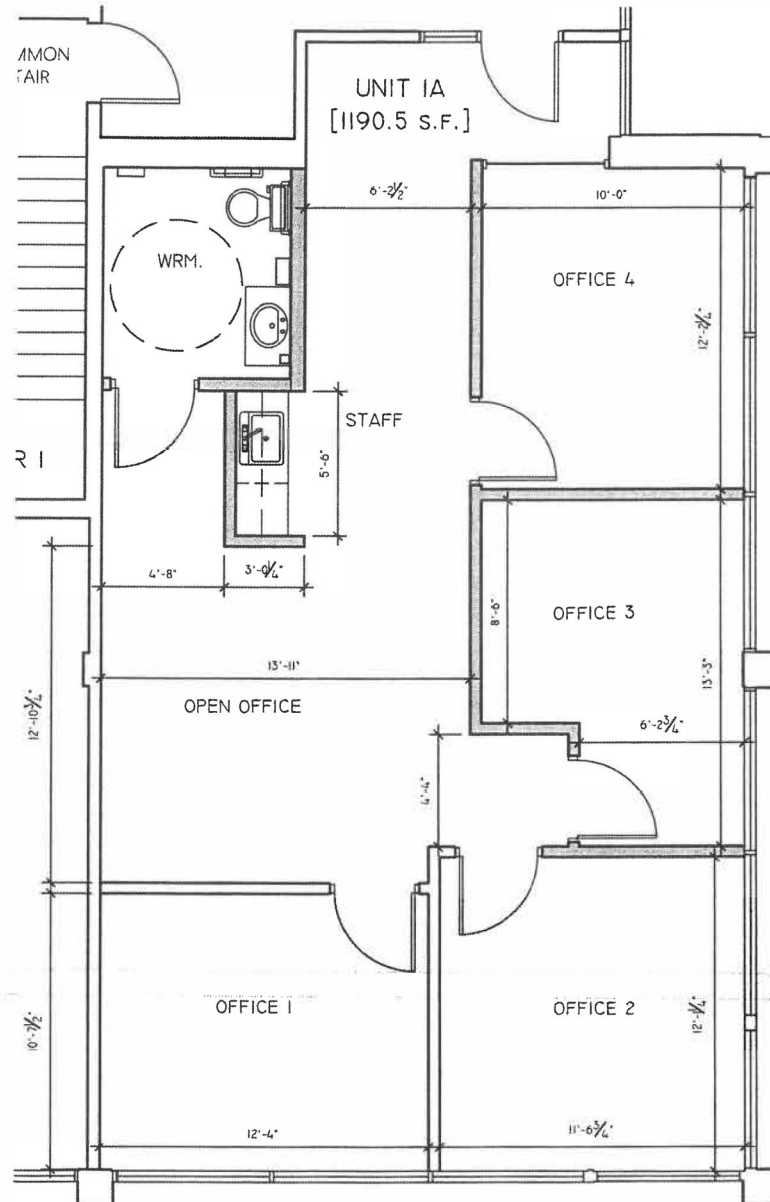
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UNIT 1A FLOOR PLAN



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