

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE BUILDING/SPACE FOR LEASE

BBSREALTY.COM

\$17.75-\$19.75PSF
NET LEASE RATE

\$6.50PSF
T.M.I. (2023)

3,920-7,892
SQUARE FEET



435 York Boulevard, Hamilton, ON

Multi-use office space for lease in the Strathcona neighborhood on York Blvd. Lease for your exclusive use or choose a floor. Private parking lot for the site, as well as street parking nearby. Transit up and down York Boulevard and quick access to Highway 403, as well as Burlington via York Blvd. Great signage opportunity available in high visibility location. Space has plentiful natural light & nicely appointed finishes, with mix of private offices and open space. Uses vary from day nursery, personal services, pharmaceutical, to professional office. Landlord to install a lift for 2nd floor accessibility.

Andrew Patrick Blair
Broker of Record

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Email: blaird@bbsrealty.com

Alexandra Blair
Sales Representative

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HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
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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 BUILDING/SPACE FOR LEASE

Uses vary from day nursery, personal services, pharmaceutical, to professional office. First floor available Jan 1, 2025. Building available May 1, 2025.



PROPERTY DETAILS

SIZE	7,892 SF
LAND SIZE	127.91' x 54.00'
CLEAR HEIGHT	9' 1"
PARKING	15.0
ZONING	H/S-481/745
OFFICE %	100
WASHROOMS	5
AIR CONDITIONED	YES

OPTIONS

FULL BUILDING

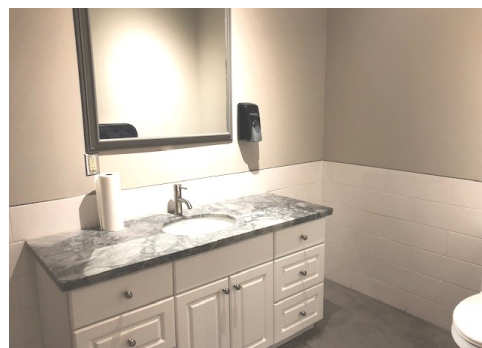
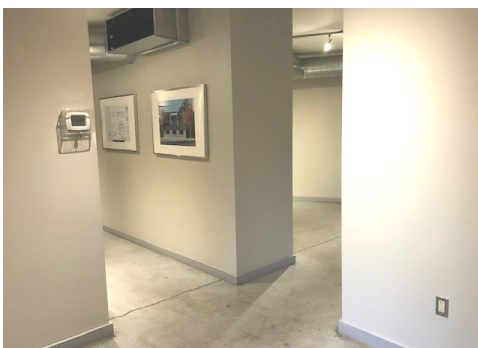
SIZE	7,892 sf
NET LEASE RATE	\$18.75 psf
T.M.I. (2023)	\$6.50 psf

UNIT 1

SIZE	3,972 sf
NET LEASE RATE	\$19.75 psf
T.M.I. (2023)	\$6.50 psf

UNIT 2

SIZE	3,920 sf
NET LEASE RATE	\$17.75 psf
T.M.I. (2023)	\$6.50 psf



PROPERTY DETAILS

- First floor available Jan 1, 2025.
- Building available May 1, 2025.
- Uses vary from day nursery, medical, pharmaceutical, to professional office.
- Private parking lot for building.
- Great location within close proximity of a variety of amenities
- Public transit close by, easy access to Highway 403

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