

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE UNIT FOR LEASE

BBSREALTY.COM

**\$20.50PSF**  
NET LEASE RATE

**\$6.50PSF**  
T.M.I. (2024)

**3,920**  
SQUARE FEET



## 435 York Boulevard, Unit 2, Hamilton, ON

Multi-use office space for lease in the Strathcona neighborhood on York Boulevard; 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 Boulevard; Great signage opportunity available in high visibility location; Space has plentiful natural light and nicely appointed finishes, with mix of private offices and open space; Uses vary from photographer / artist studio, personal services, pharmaceutical, to professional office; Landlord to install a lift for second floor accessibility. Available May 1, 2025. Square footage provided by Landlord.

**Andrew Patrick Blair**  
Broker of Record

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### HAMILTON OFFICE

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

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# OFFICE UNIT FOR LEASE

Multi-use office space for lease in the Strathcona neighborhood on York Blvd; Private parking lot for the site, as well as street parking nearby; Transit up & down York Boulevard & 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 photographer / artist studio, personal services, pharmaceutical, to professional office; Landlord to install a lift for 2nd floor accessibility. Available May 1, 2025. Sq. Ft. provided by Landlord.



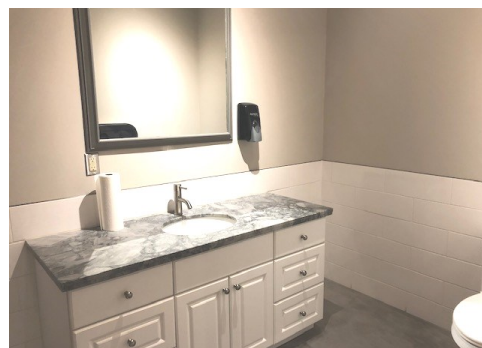
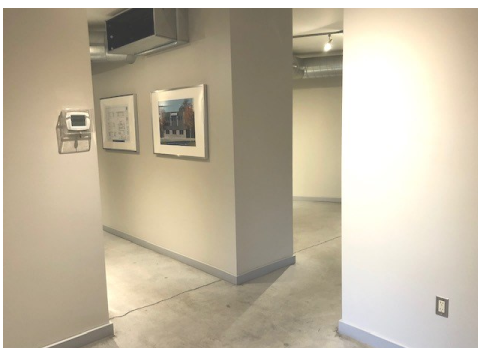
## UNIT DETAILS

NET LEASE RATE	\$20.50 psf
T.M.I. (2024)	\$6.50 psf
SIZE	3,920 sf
CLEAR HEIGHT	9' 1"
PARKING	Surface
ZONING	H/S-481/745
OFFICE %	100



## PROPERTY DETAILS

- Available May 1, 2025.
- Uses vary from photographer / artist studio, personal services, 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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