

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE UNITS FOR LEASE

BBSREALTY.COM

**\$19.75-20.50PSF**  
NET LEASE RATE

**\$6.50 PSF**  
T.M.I. (2025)

**3,920-3,972**  
SQUARE FEET



## 435 York Boulevard, Hamilton, ON

### PROPERTY DETAILS

NET LEASE RATE	\$19.75 - 20.50psf
T.M.I. (2025)	\$6.50 psf
UNIT 1 SIZE	3,972 sf
UNIT 2 SIZE	3,920 sf
OFFICE	100%
PARKING	Yes
ZONING	H/S-481, H/S-745

Multi-use office space for lease on York Blvd in the Strathcona neighborhood with coveted day nursery zoning! Enjoy quick access to Hwy 403, and Burlington via York Blvd. Also benefit from a private parking lot for the site, street parking nearby, and transit available up & down York Blvd. There is a great opportunity for signage available in this high visibility location. Uses vary from day nursery, personal services, pharmaceutical, to professional office.

**Andrew Patrick Blair**  
Broker of Record

Office: 905.529.5900 Ext. 225  
Email: [blaird@bbsrealty.com](mailto:blaird@bbsrealty.com)

**Alexandra Blair**  
Sales Representative

Office: 905.529.5900 Ext. 213  
Email: [alexandrablair@bbsrealty.com](mailto: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.

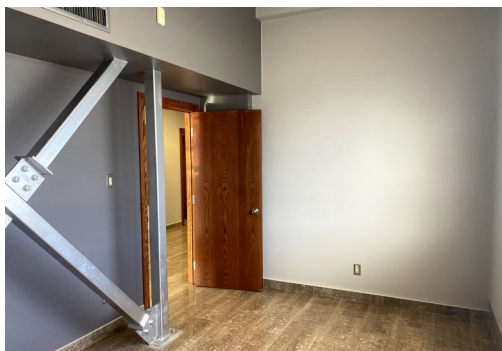
# UNIT 1

The space has plentiful natural light and nicely appointed finishes with a mix of private offices and open space, as well as a coffee bar and separate kitchenette. Available immediately.



UNIT 1 DETAILS	
NET LEASE RATE	\$19.75 psf
T.M.I. (2025)	\$6.50 psf
UNIT SIZE	3,972 sf
FLOOR	Main

- UNIT 1 DETAILS**
- Available immediately
  - Uses vary from photographer / artist studio, personal services, day nursery, 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



**Andrew Patrick Blair**

Broker of Record

Office: 905.529.5900 Ext. 225  
 Email: [blaird@bbsrealty.com](mailto:blaird@bbsrealty.com)

**Alexandra Blair**

Sales Representative

Office: 905.529.5900 Ext. 213  
 Email: [alexandrablair@bbsrealty.com](mailto:alexandrablair@bbsrealty.com)

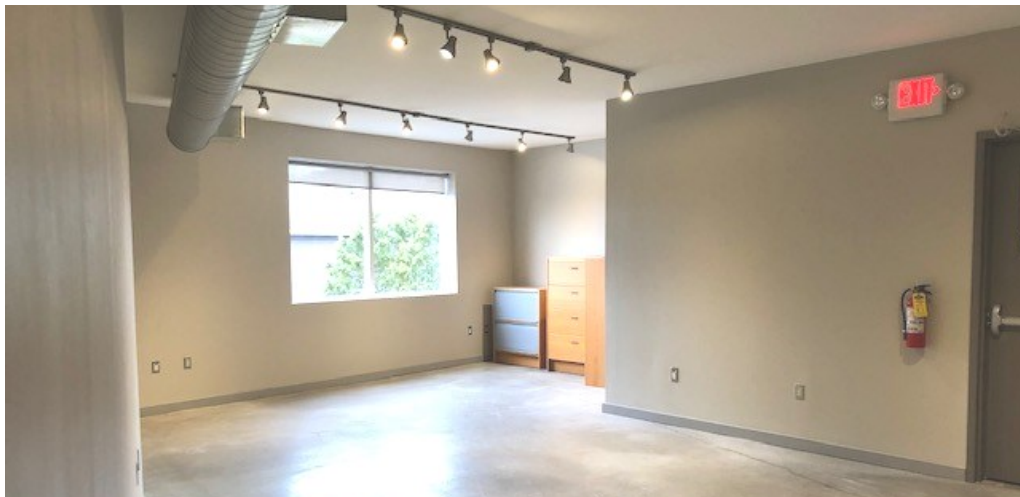
**HAMILTON OFFICE**

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.

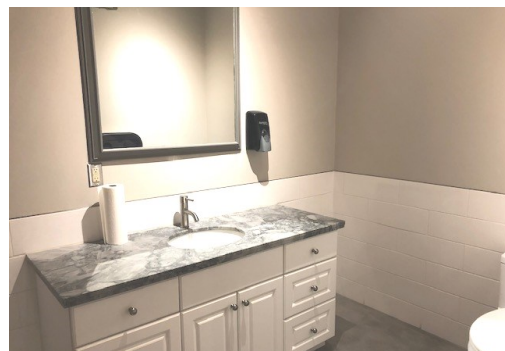
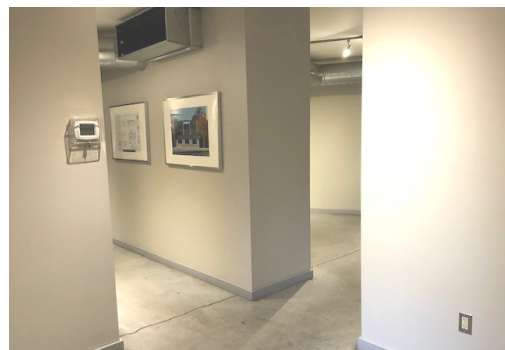
# UNIT 2

The space has plentiful natural light & nicely appointed finishes, with mix of private offices and open space. Landlord to install a lift for 2nd floor accessibility. Available May 1, 2025.



UNIT 2 DETAILS	
NET LEASE RATE	\$20.50 psf
T.M.I. (2025)	\$6.50 psf
UNIT SIZE	3,920 sf
FLOOR	Second

- UNIT 2 DETAILS**
- Available May 1, 2025.
  - Uses vary from photographer / artist studio, personal services, day nursery, 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



**Andrew Patrick Blair**  
 Broker of Record  
 Office: 905.529.5900 Ext. 225  
 Email: [blaird@bbsrealty.com](mailto:blaird@bbsrealty.com)

**Alexandra Blair**  
 Sales Representative  
 Office: 905.529.5900 Ext. 213  
 Email: [alexandrablair@bbsrealty.com](mailto: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.