

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE / RETAIL SPACE FOR LEASE

BBSREALTY.COM

**\$14.00-18.00PSF**  
NET LEASE RATE

**\$16.00PSF**  
T.M.I. (2025)

**UP TO 12,417**  
SQUARE FEET



## 21 King Street West, Hamilton, ON

### PROPERTY DETAILS

SUITE 101 (STREET EXPOSURE)	1,090 sf
SUITE 105	1,471 sf
SUITE 900	7,493 sf
SUITE 910	1,957 sf
SUITE 1200	12,417 sf
SUITE 1501	1,848 sf
SUITE 1601	6,278 sf
PARKING	underground
ZONING	D2

Retail & office space available. Situated within one of Hamilton's few Class 'A' buildings, this location boasts proximity to a wealth of amenities. Tenants will appreciate the immediate access to Jackson Square, a variety of shops, diverse restaurants, major banks, and the post office. The building's strategic position just off the intersection of King and James ensures excellent connectivity, with the MacNab Street Terminal adjacent, offering seamless public transit options, including connections to Hamilton Mountain. Additionally, underground parking is available at a ratio of one spot per 2,000 square feet leased, with ample surface parking nearby.

**Evan Joseph Apostol**

Broker

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**Keriann Harlow**

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### HAMILTON DOWNTOWN OFFICE

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# SUITE 101

This 1,090-square-foot ground-floor unit offers unparalleled street exposure with direct access to bustling King Street West, making it an ideal location for a convenience store or retail-oriented office space.

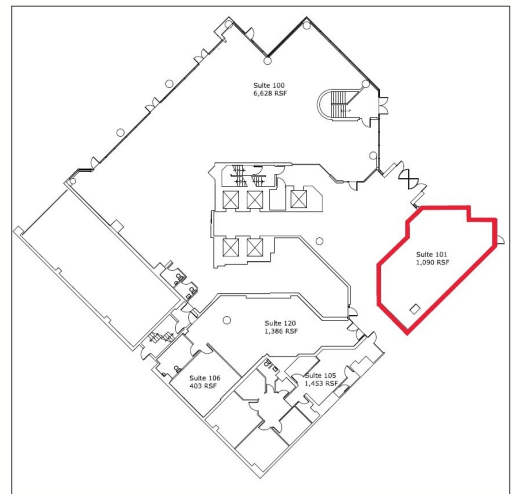


## SUITE 101 DATA

NET LEASE RATE	\$18.00 psf
T.M.I. (2025)	\$16.00 psf
SIZE	1,090 sf

## SUITE 101 DETAILS

- street exposure
- the unit is currently in a raw state, providing a blank canvas ready for your custom improvements. To support your vision, attractive landlord incentive packages are available
- this 1,090-square-foot ground-floor unit features direct street access and high visibility on King Street West, ideal for retail or office use
- the space is in shell condition, allowing for tailored tenant improvements, with landlord incentives available
- all utilities and janitorial services are included in the TMI under the net lease structure
- parking is available in the underground garage at a ratio of one spot per 2,000 square feet leased, at an additional cost



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# SUITE 105

Presenting a prime 1,453 square foot ground-floor office/retail unit, accessible directly from the building's lobby.

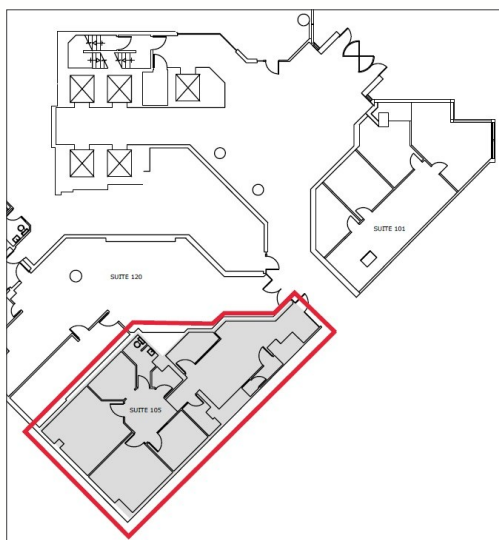
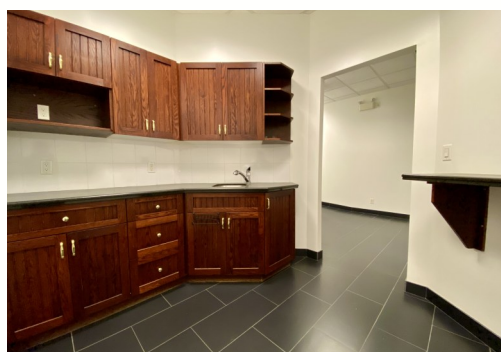
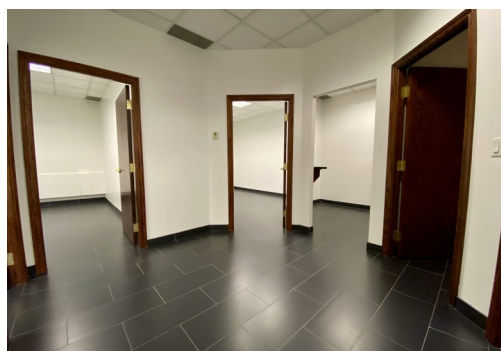
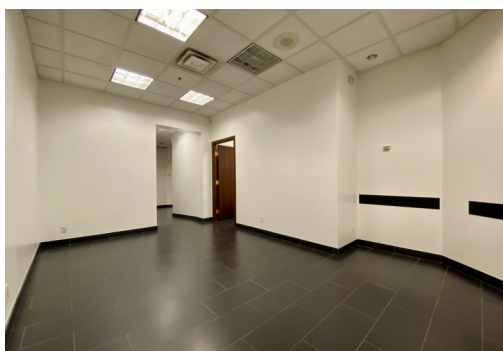


## SUITE 105 DATA

NET LEASE RATE	\$14.00 psf
T.M.I. (2025)	\$16.00 psf
SIZE	1,471 sf

## SUITE 105 DETAILS

- this well-designed space includes a private bathroom and three separate offices, making it ideal for businesses such as aesthetic or small medical clinics, or similar professional services
- the unit's layout offers both functionality and privacy, catering to a variety of office needs
- tenants will appreciate the abundance of natural light and impressive city views, enhancing the overall work environment



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# SUITE 900

Presenting an exceptional leasing opportunity: a 7,943-square-foot office space located on the 9th floor, offering expansive views of Hamilton's vibrant downtown.

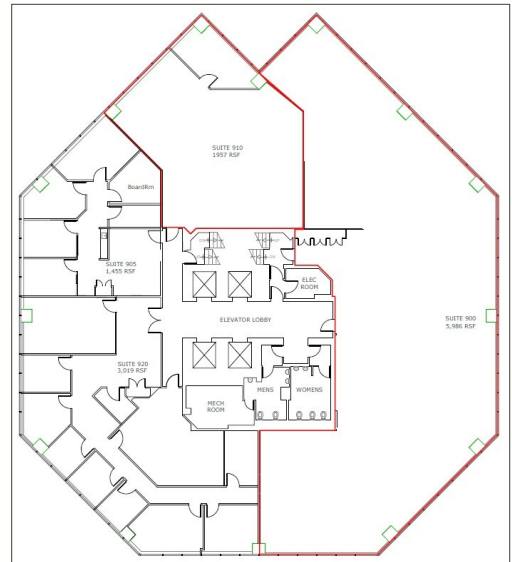


## SUITE 900 DATA

NET LEASE RATE	\$14.00 psf
T.M.I. (2025)	\$16.00 psf
SIZE	7,493 sf

## SUITE 900 DETAILS

- this suite is in a raw state, providing the flexibility to design and customize the space to meet your organization's unique requirements
- the landlord offers attractive incentive packages to assist in tailoring the space to your specifications
- this 7,943-square-foot office space on the 9th floor offers a prime opportunity for tenants seeking customizable space with panoramic city views



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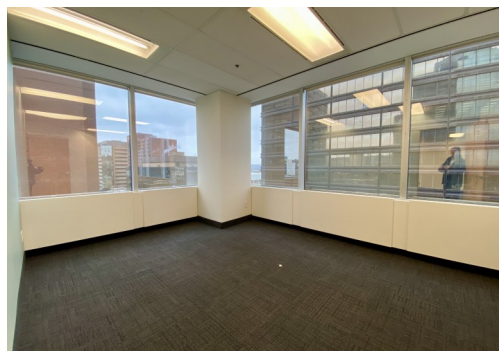
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# SUITE 910

Suite 910 offers 1,957 square feet of premium office space, thoughtfully designed to meet the needs of modern businesses.

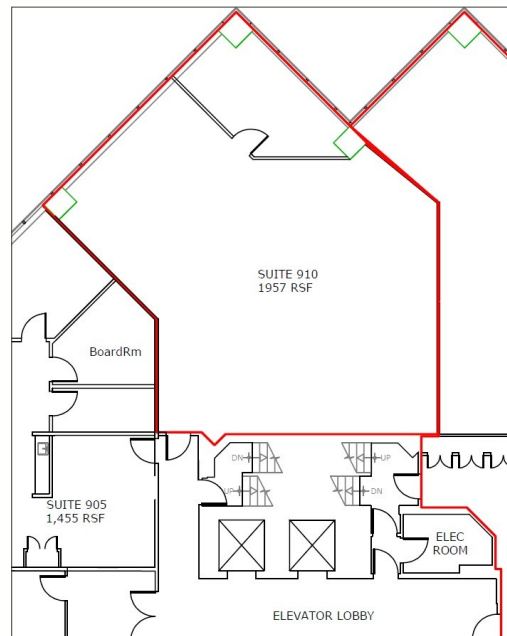


## SUITE 910 DATA

NET LEASE RATE	\$14.00 psf
T.M.I. (2025)	\$16.00 psf
SIZE	1,957 sf

## SUITE 910 DETAILS

- this upper-floor suite boasts expansive windows that flood the space with natural light, providing inspiring city views
- the layout includes one private office, complemented by an open-concept area ideal for collaborative work environments
- fully built out and ready for immediate occupancy, this suite ensures a seamless transition for your business operations



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# SUITE 1200

Presenting a premier leasing opportunity: a full-floor, 12,417 square-foot office suite that is fully built out and furnished.

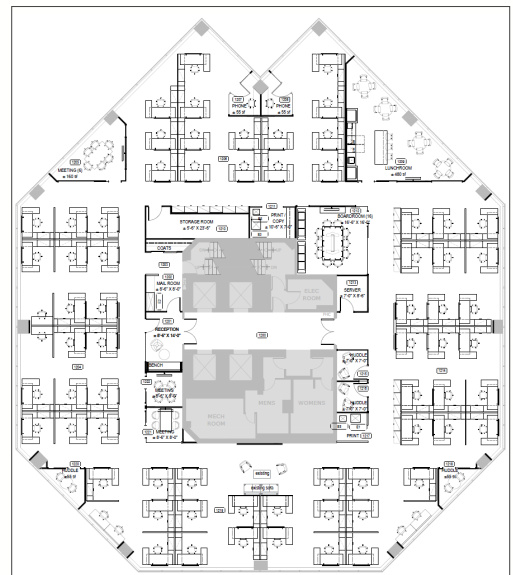


## SUITE 1200 DATA

NET LEASE RATE	\$14.00 psf
T.M.I. (2025)	\$16.00 psf
SIZE	12,417 sf

## SUITE 1200 DETAILS

- this turnkey space offers a predominantly open layout complemented by well-appointed breakout rooms, boardrooms, a kitchenette, lounges, and select private offices
- tenants will enjoy stunning city views, abundant natural light, and a design that fosters productivity and collaboration
- upper-floor suite boasts expansive windows that flood the space with natural light, providing inspiring city views
- net lease structure includes all utilities and janitorial services in the TMI



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# SUITE 1501

Presenting a prime leasing opportunity in Hamilton's esteemed Commerce Place: a 1,848-square-foot office suite featuring a functional layout with private offices and open workspaces, ideal for diverse business needs.

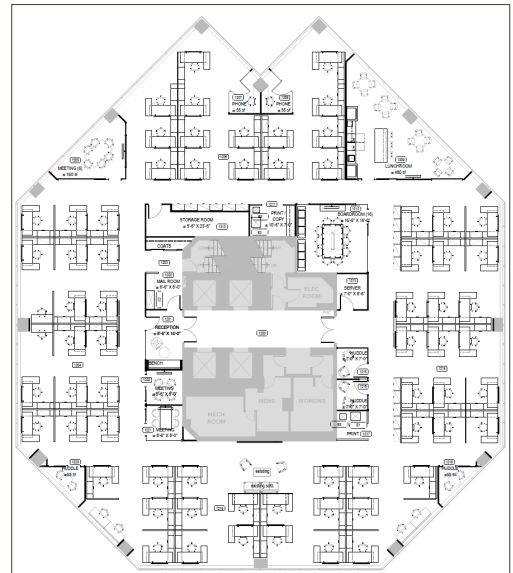


## SUITE 1501 DATA

NET LEASE RATE	\$14.00 psf
T.M.I. (2025)	\$16.00 psf
SIZE	1,848 sf

## SUITE 1501 DETAILS

- this suite offers an efficient design to accommodate various operational requirements
- this 1,848-square-foot office suite in Commerce Place offers a functional layout with private offices and open spaces, suitable for various business operations
- the suites are designed to maximize natural light, offering expansive windows that provide great views and an inviting work environment



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# SUITE 1601

Discover an exceptional leasing opportunity in the heart of Hamilton's vibrant downtown core. This 6,278 square foot office suite offers a sophisticated and functional workspace designed to meet the needs of modern businesses.

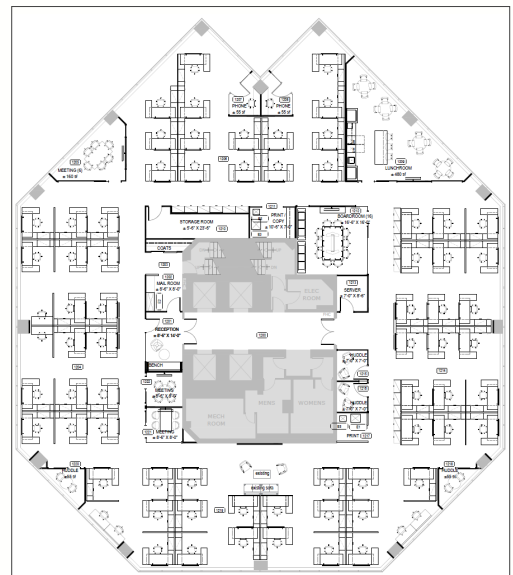


## SUITE 1601 DATA

NET LEASE RATE	\$14.00 psf
T.M.I. (2025)	\$16.00 psf
SIZE	6,278 sf

## SUITE 1601 DETAILS

- upon entering directly from the elevator lobby, clients and employees are welcomed by a spacious reception area that sets a professional tone
- the suite boasts an open-concept layout, fostering collaboration and flexibility, complemented by a private boardroom and a secluded office for confidential meetings
- expansive windows line the space, bathing the interior in natural light and providing panoramic city views that inspire productivity



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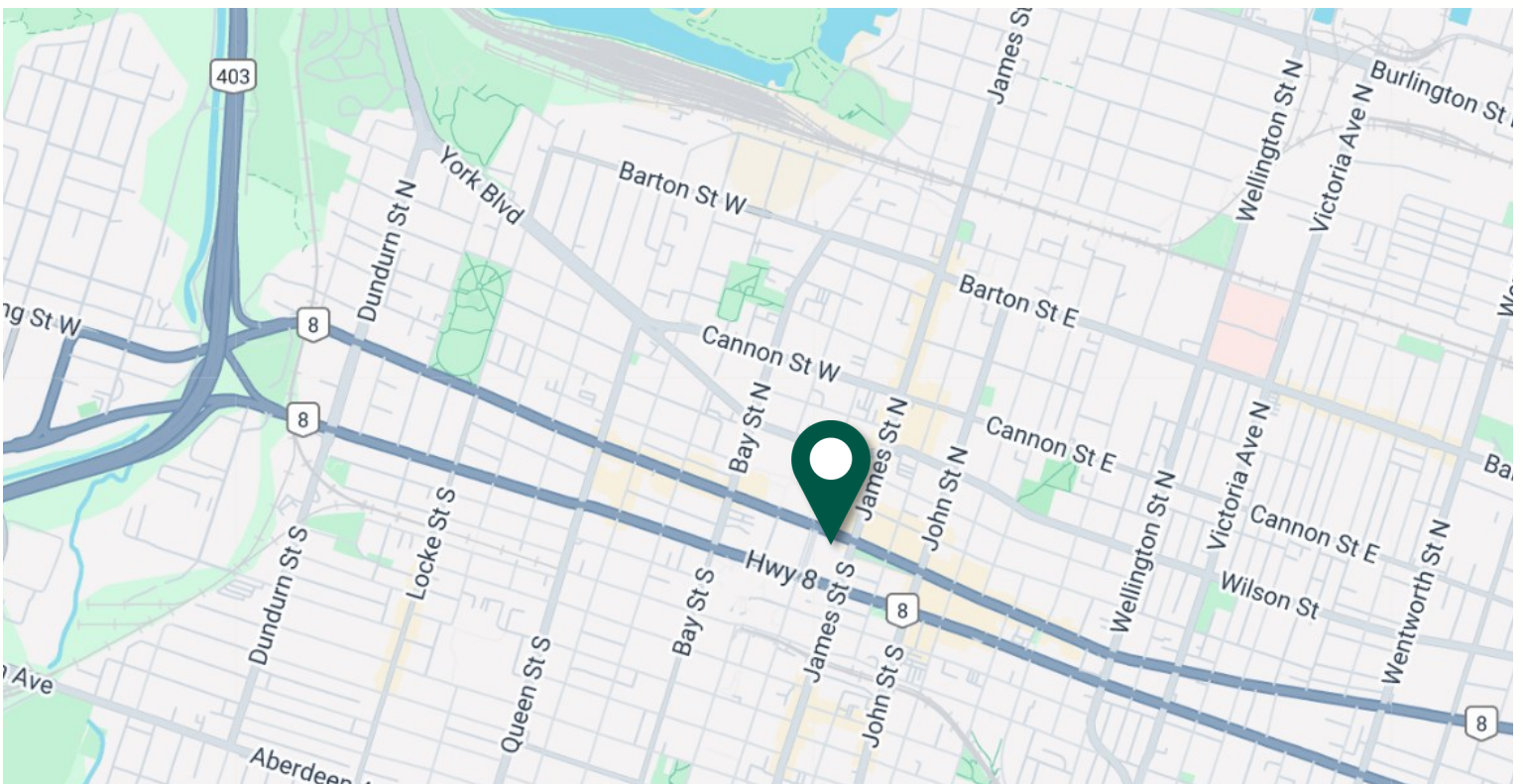
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# OFFICE / RETAIL SPACE FOR LEASE

The proximity to the MacNab Street Terminal ensures seamless public transportation options, connecting to various parts of the city. For those commuting from Toronto, the nearby Hamilton Centre train station provides a direct link, enhancing regional connectivity.



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