

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE SPACE FOR LEASE

BBSREALTY.COM

\$18.00 PSF
NET LEASE RATE

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

2,036
SQUARE FEET



1 Hunter Street East, Suite G300, Hamilton, ON

This 2,036 sq. ft. ground-floor office suite offers exceptional visibility and direct street-level access, making it ideal for medical, wellness, or professional service uses. The unit features an open-concept layout with abundant natural light from expansive windows, and includes a private washroom and kitchenette. Delivered in shell condition, it allows for full customization, with tenant improvement incentives and turnkey build-out options available.

Evan Apostol

Broker

Office: 905.527.1144 Ext. 300

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HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 2025, Hamilton, ON L8P 1H1
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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 SPACE FOR LEASE

Located in a professionally managed building in Hamilton's Corktown neighborhood, the property benefits from a high Walk Score of 100 and excellent transit access, including proximity to the Hamilton GO Centre. The area is surrounded by a mix of residential, commercial, and institutional establishments, providing a vibrant and convenient setting for businesses. On-site and nearby parking options are available at additional cost. The net lease structure includes all utilities and janitorial services in the TMI, offering a straightforward occupancy cost.

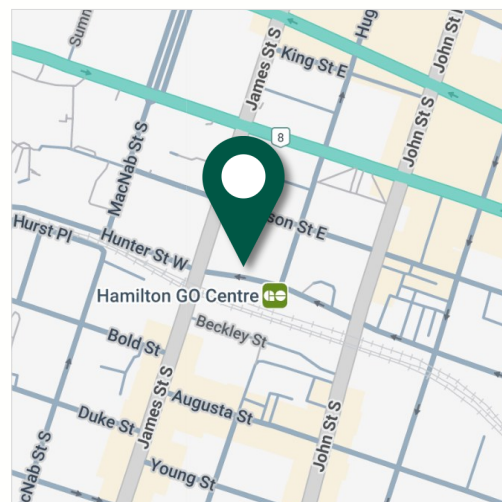


UNIT DETAILS

LEVEL	main floor
KITCHENETTE	yes
PARKING	paid parking
WASHROOM	yes
ZONING	D1

UNIT DETAILS

- Tenant improvement incentives and turnkey build-out options are available.



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