

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. (2026)

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 x 300

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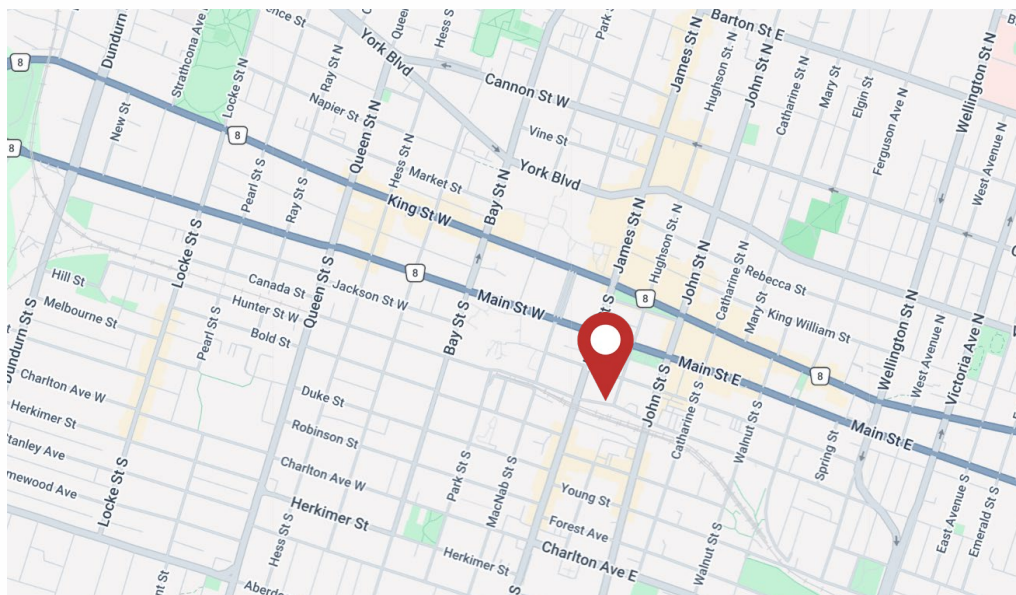
HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 200, Hamilton, ON L8P 1H1
P 905.527.1144 F 905.546.0007

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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.



DETAILS

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

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



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