BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE BUILDING FOR LEASE

BBSREALTY.COM

$14.00 PSF
NET LEASE RATE

$17.00 PSF
T.M.I. (2026)

12,212
SQUARE FEET

46 Jackson Street East, Hamilton, ON

This exceptional freestanding office opportunity offers approximately 12,212 square feet across two well-appointed floors, each encompassing around 6,100 square feet. The space features a welcoming street-level reception area, numerous large windows that flood the interior with natural light, and a combination of private offices and open-concept areas. Each floor is equipped with its own boardroom, kitchen, and washrooms, providing a self-contained and efficient layout. The existing high-quality improvements can accommodate a variety of professional uses, with the flexibility to modify the layout to suit specific tenant requirements.

Evan Apostol
Broker
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BLAIR BLANCHARD STAPLETON 30 YEARS IN BUSINESS

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

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 BUILDING FOR LEASE

Situated in the heart of downtown Hamilton, this property boasts 29 on-site parking spaces (including 16 tandem spots), with additional overflow parking available nearby at an extra cost. The net lease structure includes all utilities and janitorial services within the TMI, offering tenants a straightforward and predictable occupancy cost.

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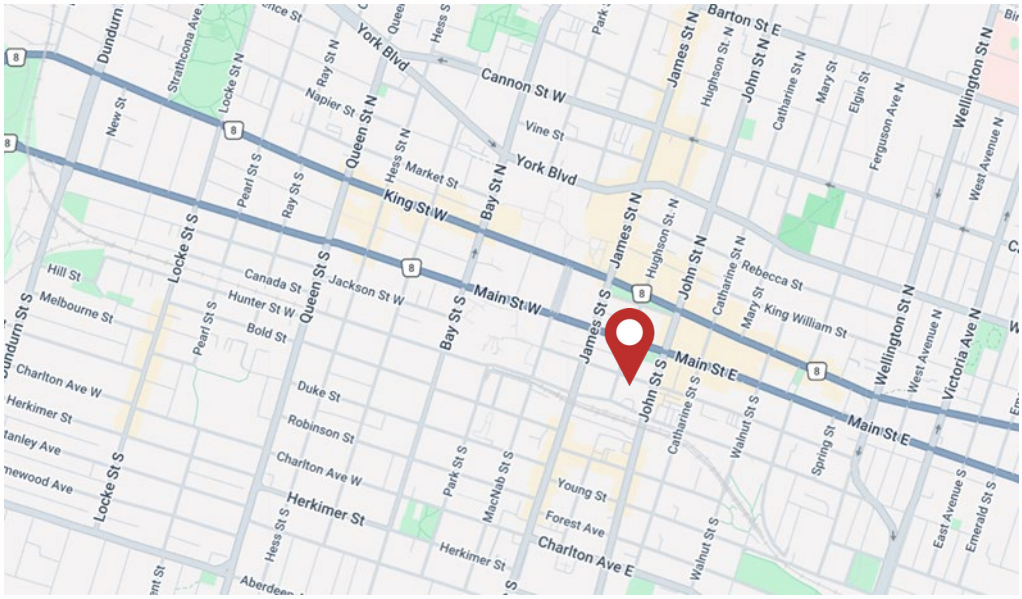

DETAILS

LEVELS	2
KITCHENETTE	on both levels
PARKING	29 spaces
WASHROOMS	on both levels
ZONING	D1

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Located within the Downtown Hamilton Business Improvement Area, tenants will benefit from a vibrant urban environment with excellent walkability, transit access, and proximity to a diverse mix of amenities, including restaurants, retail shops, and cultural institutions. This location is ideal for businesses seeking a prominent presence in a dynamic and evolving downtown core.

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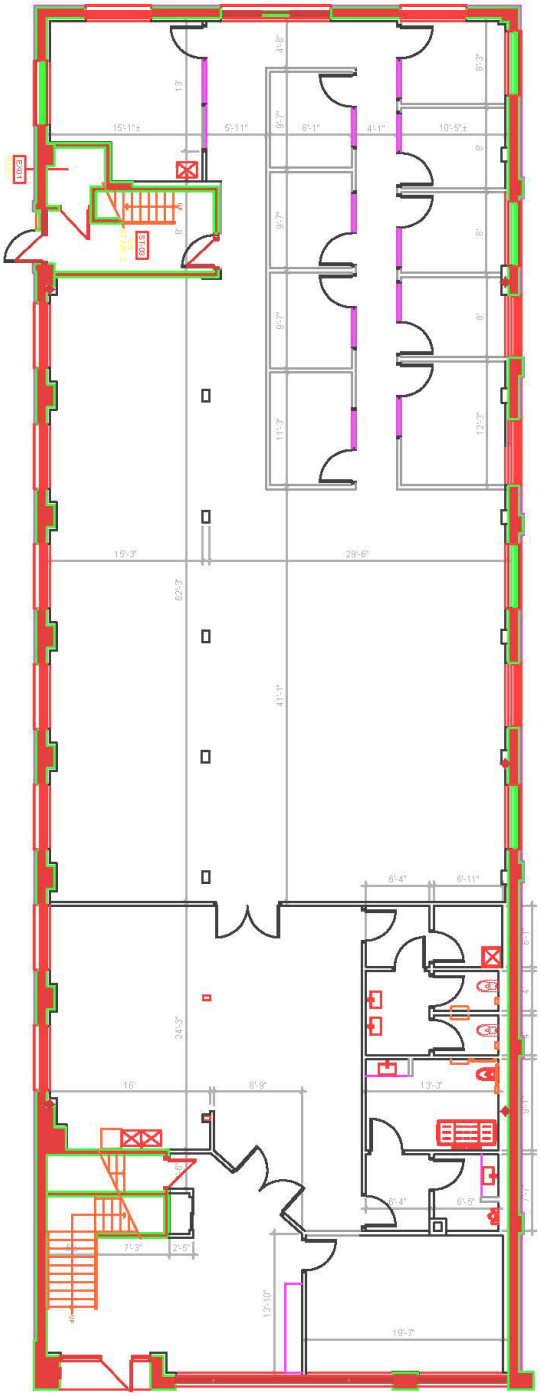
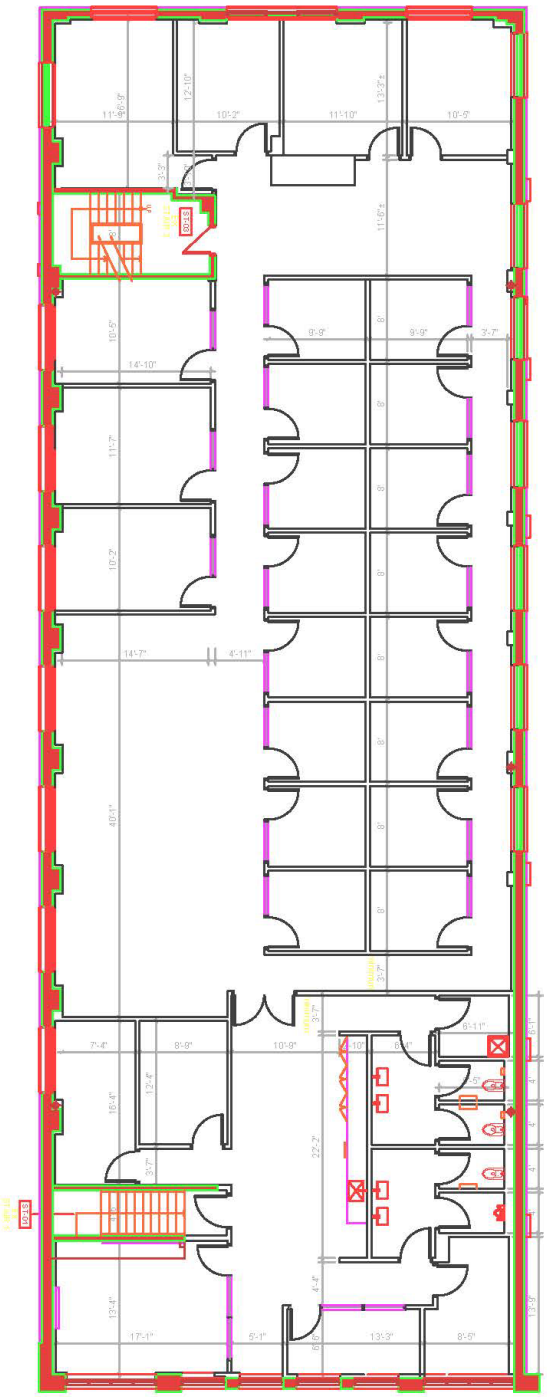


Ground Floor
6,177 RSF



Second Floor
6,035 RSF

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