

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE UNIT FOR LEASE



BBSREALTY.COM

\$17.95 PSF
NET LEASE RATE

\$8.50 PSF
T.M.I. (2025)

3,920
SQUARE FEET



435 York Boulevard, Hamilton, ON

PROPERTY DETAILS

NET LEASE RATE	\$17.95 psf
T.M.I. (2025)	\$8.50 psf
SECOND FLOOR 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! 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, and more. Lift installation to second floor possible. Divisible. Landlord is open to flexible square footage options.

Andrew Patrick Blair
Broker of Record

Office: 905.529.5900 Ext. 225
Email: blaird@bbsrealty.com

Alexandra Blair
Sales Representative

Office: 905.529.5900 Ext. 213
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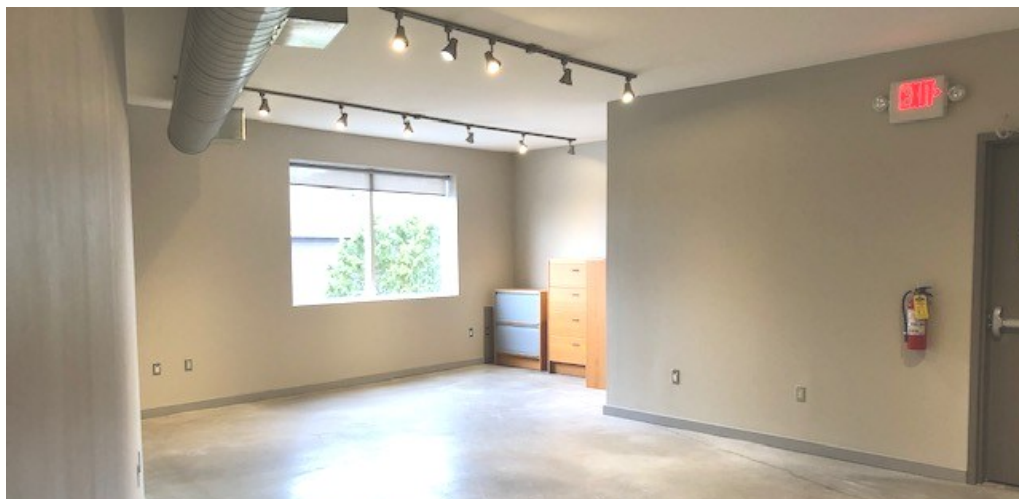
HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5
P 905.529.5900 F 905.529.7474

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SECOND FLOOR

The space has plentiful natural light & nicely appointed finishes, with mix of private offices and open space. Lift installation to second floor possible. Divisible. Landlord is open to flexible square footage options.

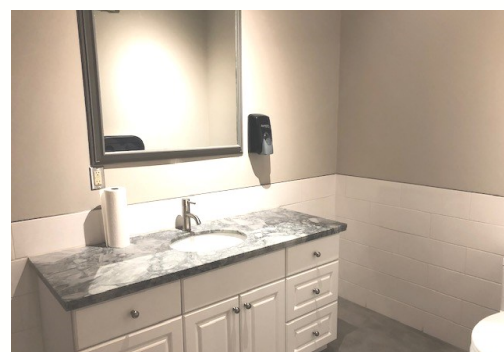
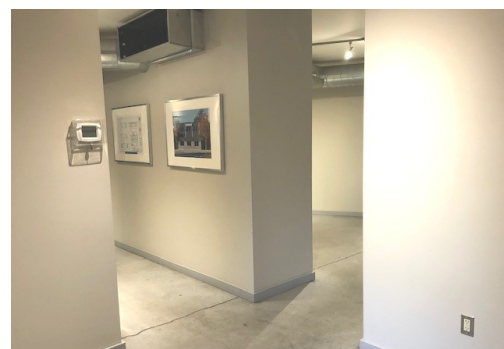
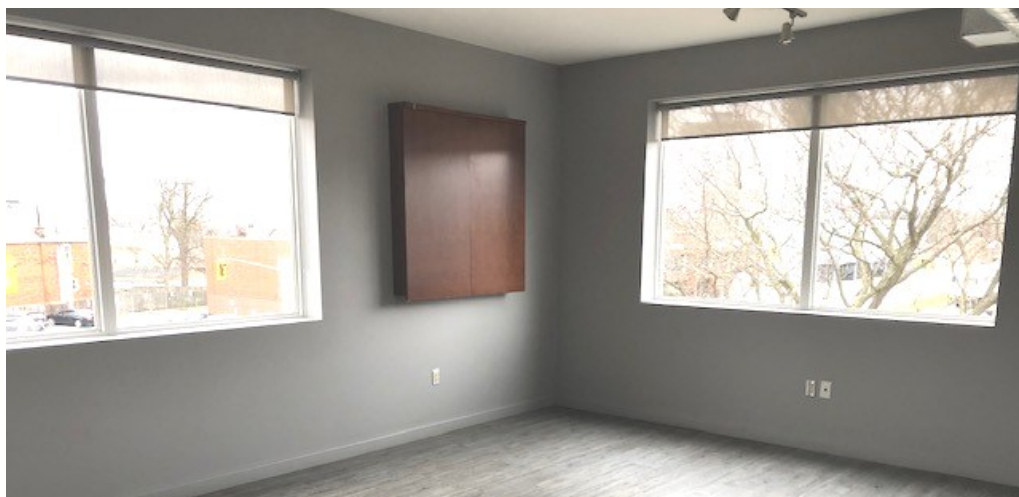


SECOND FLOOR DETAILS

NET LEASE RATE	\$17.95 psf
T.M.I. (2025)	\$8.50 psf
UNIT SIZE	3,920 sf
FLOOR	Second

SECOND FLOOR DETAILS

- Uses vary from photographer / artist studio, personal services, day nursery, pharmaceutical, to professional office, and more.
- Private parking lot for building.
- Great location within close proximity of a variety of amenities
- Public transit close by, easy access to Highway 403
- Lift installation to second floor possible



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