

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

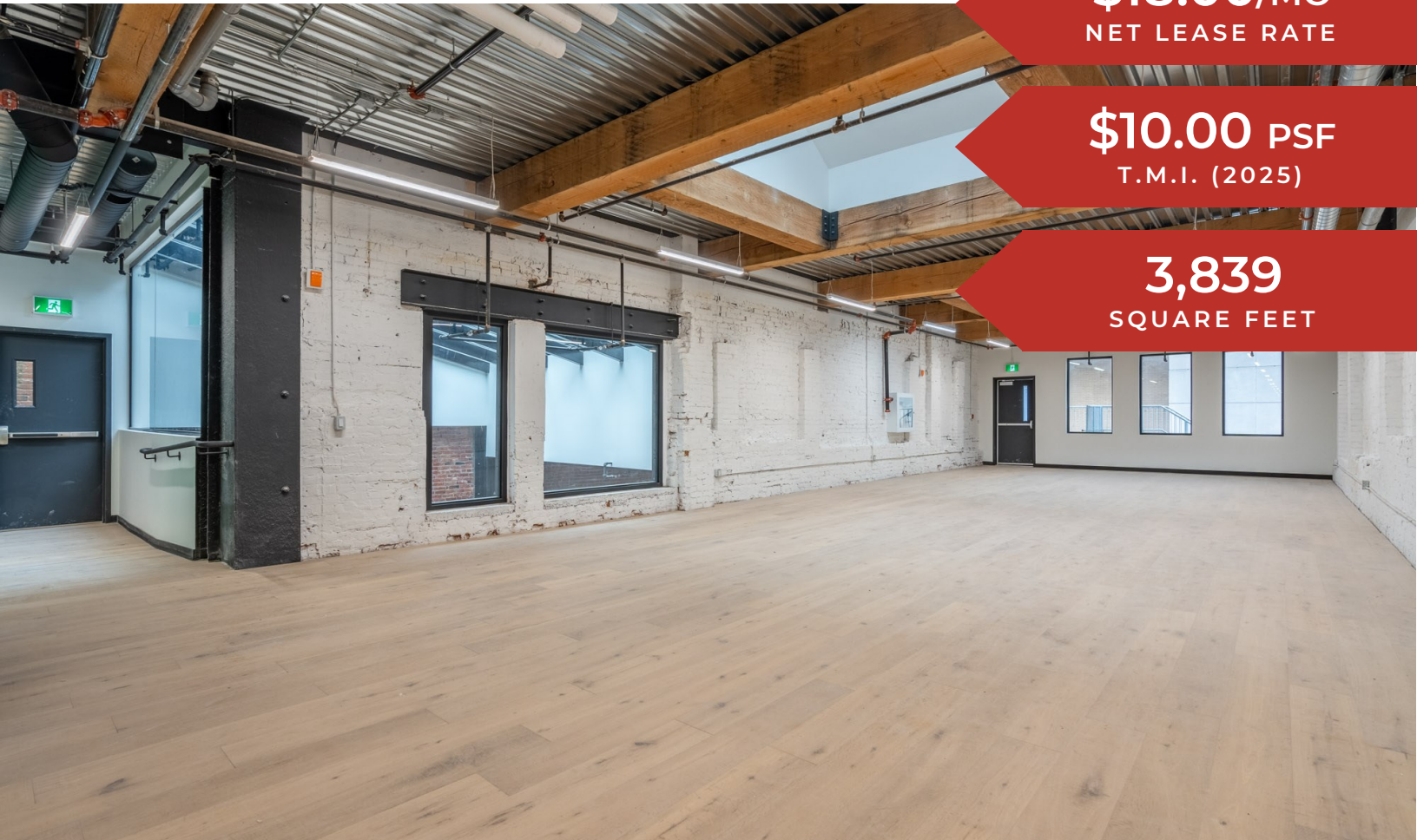
## OFFICE UNIT FOR LEASE

BBSREALTY.COM

**\$18.00/MO**  
NET LEASE RATE

**\$10.00 PSF**  
T.M.I. (2025)

**3,839**  
SQUARE FEET



### 62-64 King Street East, Unit 401, Hamilton ON

Claim your own full-floor office oasis in the heart of downtown Hamilton. Unit 401 at 62-64 King Street East offers 3,528 SF of open-concept space crowned by a 311 SF private rooftop patio- a rare opportunity for businesses that want to stand out. Step off the elevator directly into your suite, where four south-facing skylights pour sunlight across new hardwood floors, and brand-new HVAC keeps the space comfortable year-round.

#### Adrian Mekli

Sales Representative

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#### Adam Ionico

Sales Representative

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#### HAMILTON OFFICE

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

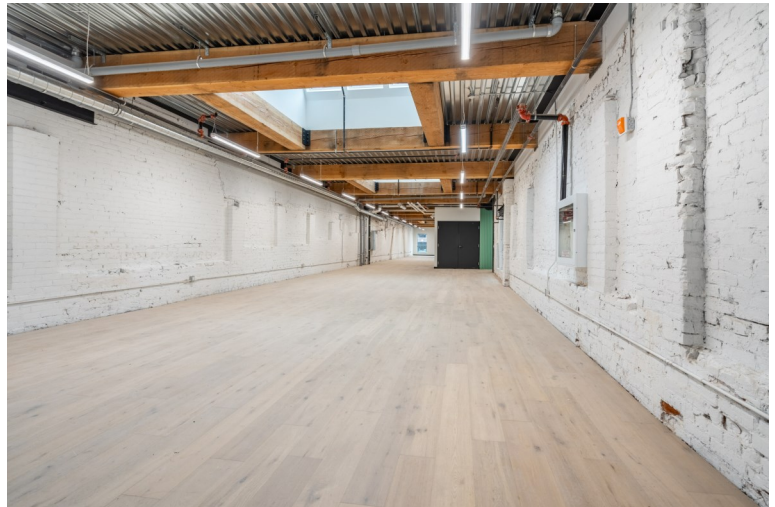
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# OFFICE UNIT FOR LEASE

Set directly on Gore Park, your office overlooks Hamilton's pedestrian-only urban square, where cafe patios, seasonal events, and lush greenery replace the noise and traffic of a major street. For professionals, the location is unbeatable: tenants who value convenience, prestige, and walkable connectivity. Downstairs, the building is anchored by the vibrant new Piano Piano restaurant, adding the perfect spot for client lunches or after-work team gatherings. This is downtown Hamilton at its most dynamic—a heritage building reimagined for modern business, offering character, comfort, and a one-of-a-kind presence in the city's core.

BBSREALTY.COM



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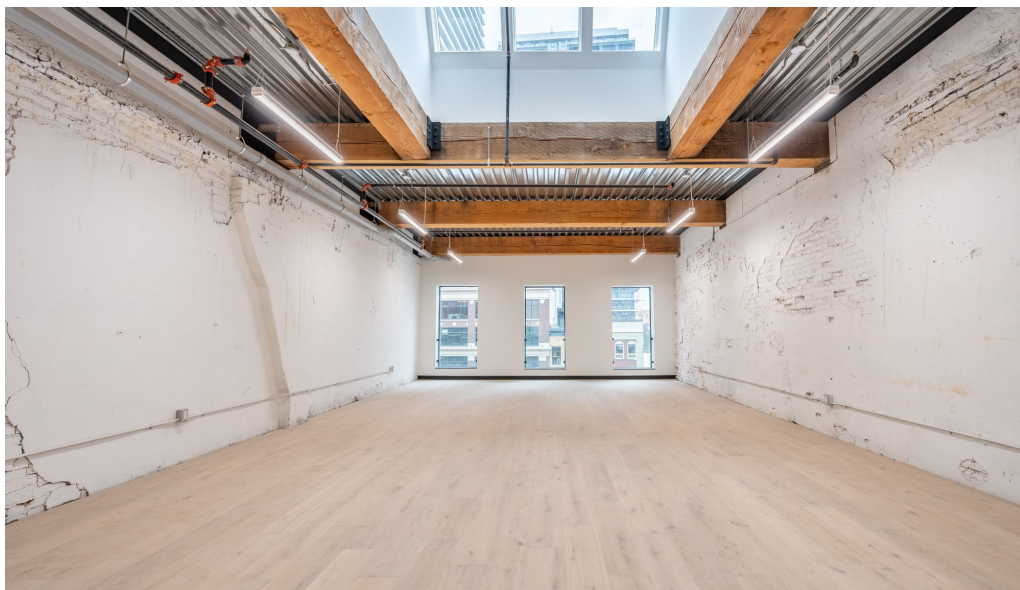
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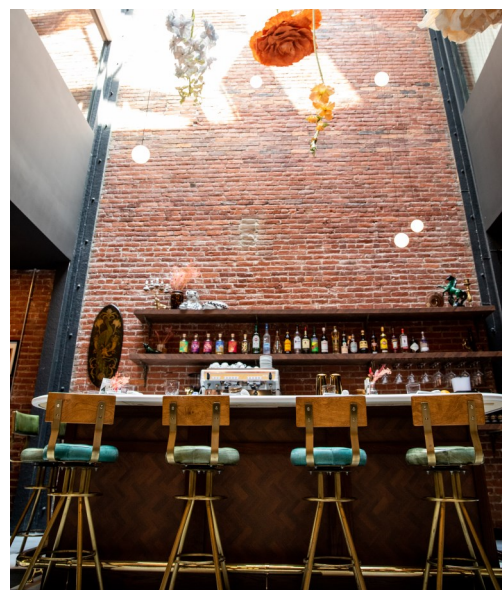
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## PROPERTY DETAILS

FLOOR	2nd
PARKING	public
ZONING	D1

- Full floor office space and private rooftop patio
- New hardwood floors and brand-new HVAC
- Move-in ready space perfect for a professional or creative business
- Overlooking Gore Park, in a prime downtown Hamilton location



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