

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

RETAIL PROPERTY FOR LEASE

BBSREALTY.COM

\$14.00PSF
NET LEASE RATE

\$14.50PSF
T.M.I. (2025)

3,096
SQUARE FEET



34 James Street South, Hamilton, ON

High-visibility, ground-floor retail/office unit of 3,096 sq ft now available for lease. Ideal for professional service users seeking street level exposure, this open-concept layout features abundant natural light via large front windows, a kitchenette, and two washrooms located at the rear. The space presents flexibility for reception, client areas, workstations, and private offices. All utilities and janitorial service are included in the TMI under a net lease structure. Parking is available in nearby lots at additional cost.

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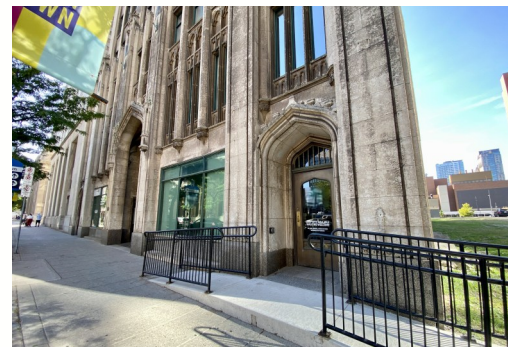
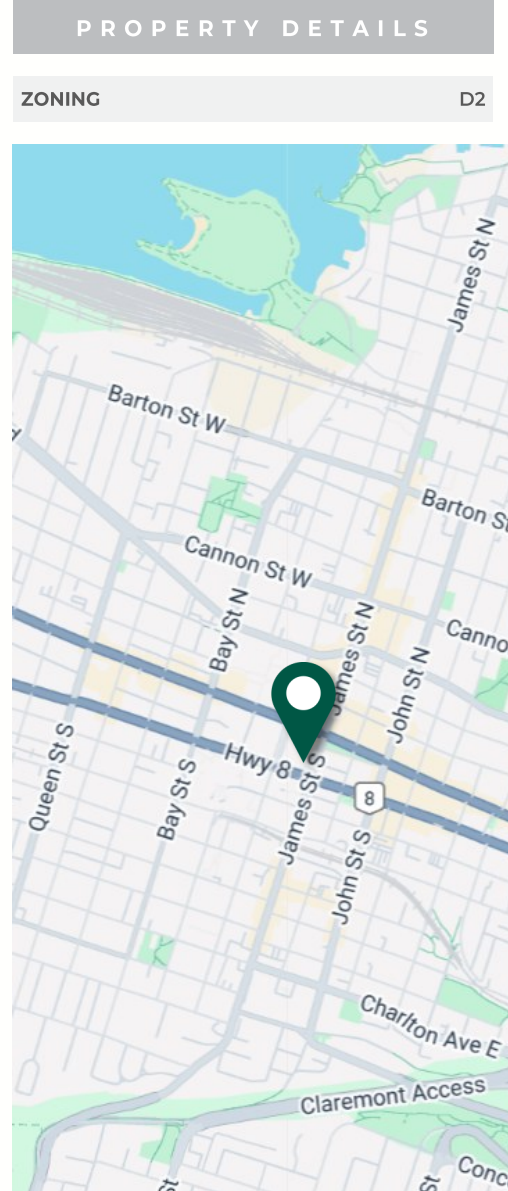
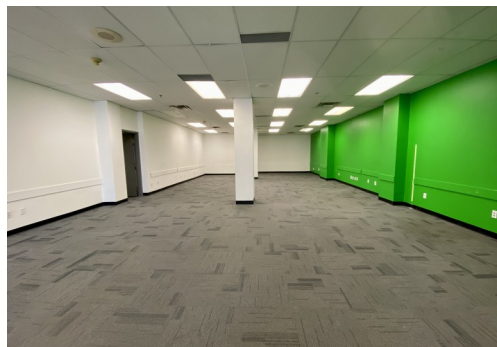
HAMILTON DOWNTOWN OFFICE

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RETAIL PROPERTY FOR SALE

Strategically located on James Street South in Hamilton's active downtown corridor, the property benefits from strong pedestrian traffic, proximity to public transit, and adjacency to shops, restaurants, and city amenities. James Street is a principal north-south artery in the core with legacy institutional and commercial character. The unit sits in a building with street-level commercial frontage, providing an excellent branding presence. This location places tenants within the fabric of downtown Hamilton, with access to transit, nearby civic and cultural destinations, and a walkable urban setting.



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