



**\$14.95 PSF**  
NET LEASE RATE

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

**2,000-3,920**  
SQUARE FEET



### 435 York Boulevard, Hamilton, ON

#### DETAILS

NET LEASE RATE	\$14.95 psf
T.M.I. (2025)	\$8.50 psf
CEILING HEIGHT	9'
OFFICE	100%
PARKING	Yes
ZONING	H/S-481, H/S-745

Multi-use office space for lease on York Boulevard in the Strathcona neighborhood. The space has plentiful natural light and nicely appointed finishes with a mix of private offices and open space, as well as a kitchen. 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 Boulevard.

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#### HAMILTON OFFICE

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# OFFICE SPACE FOR LEASE

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.

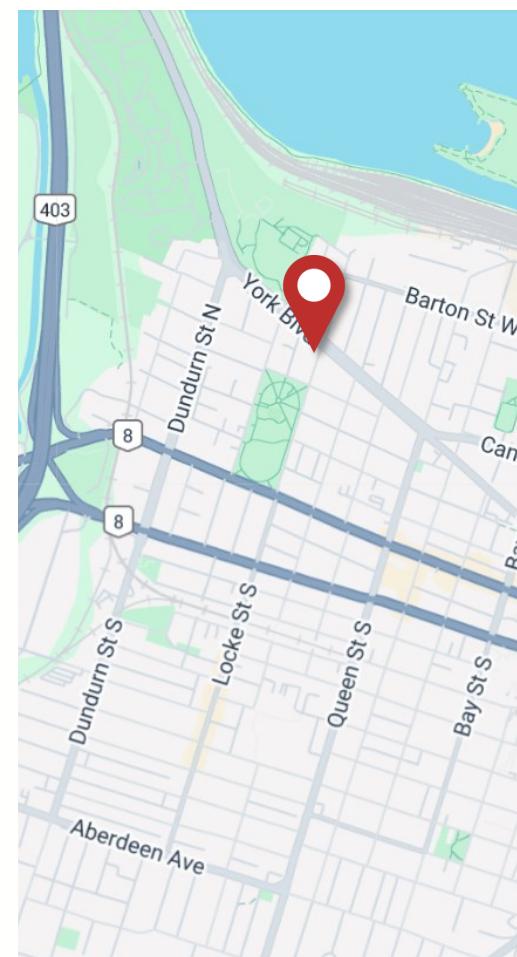
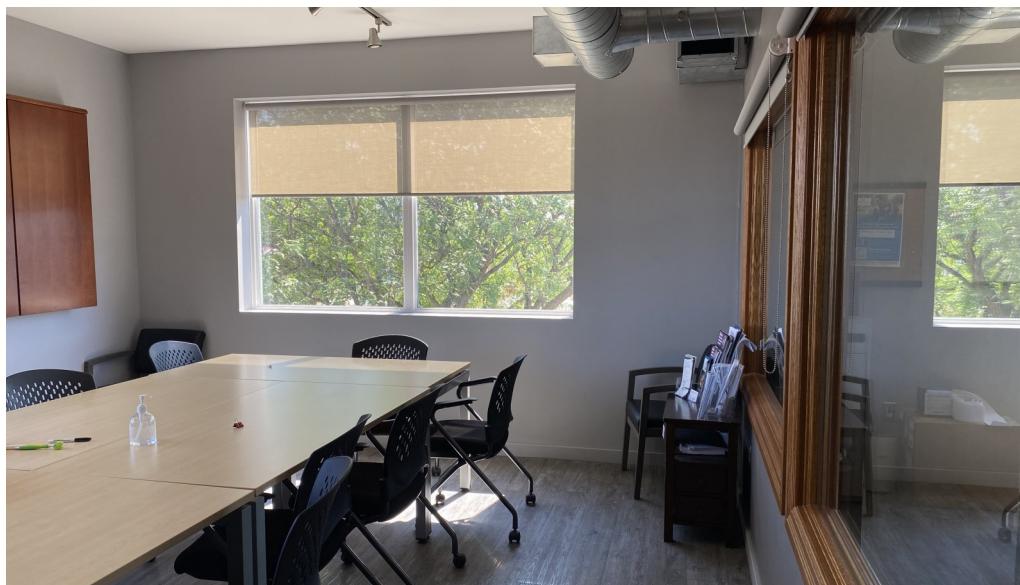


## S I Z E O P T I O N S

FULL SECOND FLOOR	3,920 sf
UNIT 2A	2,000 sf

## S E C O N D F L O O R D E T A I L S

- 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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