

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE UNIT FOR LEASE

BBSREALTY.COM

\$1,250 /MO
GROSS LEASE RATE

600
SQAURE FEET



29 Hess Street South, Unit 203, Hamilton, ON

This newly renovated 450 square foot boutique office or second-level retail space is located in the heart of Hamilton's vibrant Hess Village. The approximately 28 by 16 foot unit fronts directly onto Hess Street, offering excellent visibility, large windows, and a Juliet balcony that allows natural light to fill the space while connecting you to the energy of the patios and activity below.

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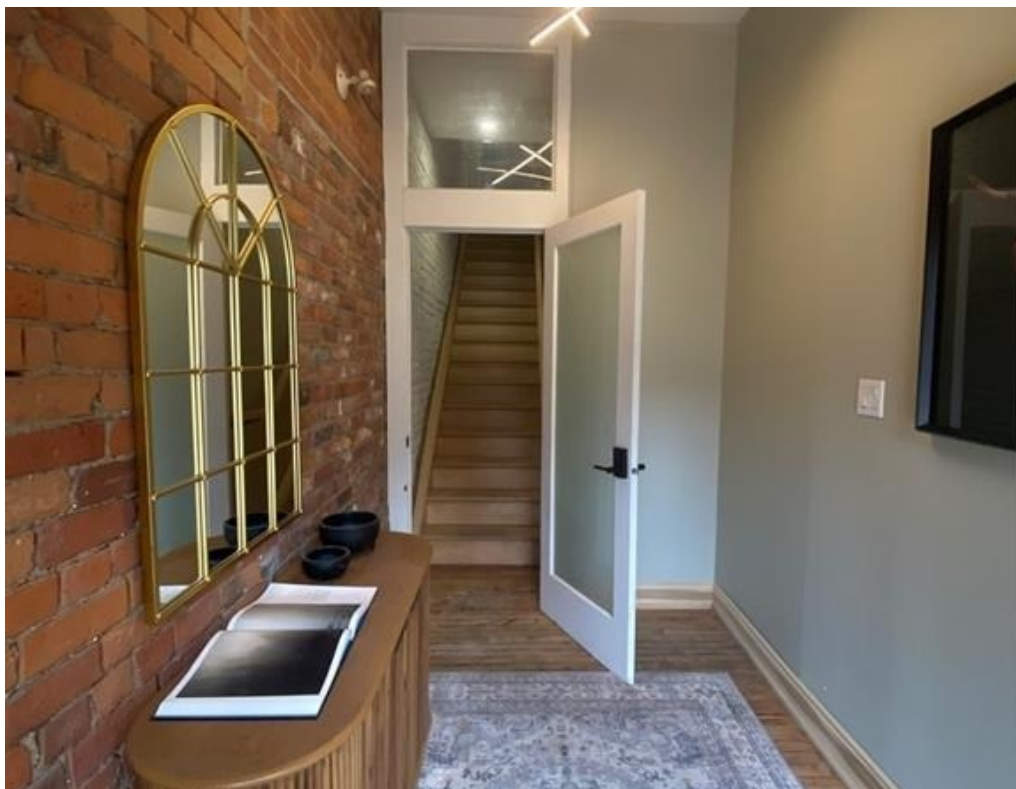
HAMILTON OFFICE

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

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.

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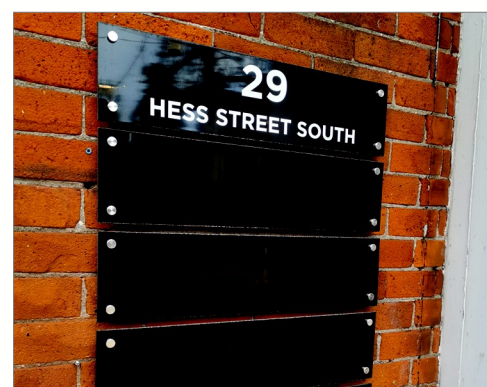
The layout is open and flexible, making it suitable for a wide range of uses including professional offices, retail boutiques, or beauty and wellness services. Other second-level occupants include a commercial real estate office, a landscape architect, and a hair salon, contributing to a creative and professional community atmosphere. Situated just west of Downtown Hamilton, this is an exceptional opportunity to establish your business in one of the city's most dynamic and sought-after commercial areas.



UNIT 203

LEVELS	2.5
POSSESSION	Immediate
POWER	100 A
ZONING	D3

- Landlord will assist with finishes
- The lease rate is fully inclusive, with the landlord covering all utilities and maintenance, ensuring predictable monthly costs
- The lease includes access to a shared kitchen and bathroom on the third level, providing convenience for tenants and their clients



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