

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE / RETAIL SPACE FOR LEASE

BBSREALTY.COM

**\$22.00-15.95 PSF**  
NET LEASE

**\$12.50 PSF**  
T.M.I. (2025)

**1,618-9,239**  
SQUARE FEET



## 1050 Upper James Street, Hamilton, ON

### PROPERTY DETAILS

|         |         |
|---------|---------|
| PARKING | Surface |
| ZONING  | C5      |

Multiple sizes available. Up to 9,239 sq. ft. of professionally managed, C5-zoned commercial space with exceptional exposure on busy Upper James and quick access to the LINC. Ample on-site parking accommodates staff and customers. Unit sizes can be modified to suit tenant requirements. Vacant and in excellent condition. Ideal for retail, office, medical, professional, fitness, or service-oriented businesses seeking a highly visible, turnkey location.

### Evan Apostol

Broker

Office: 905.527.1144 Ext. 300

Email: [evan.apostol@marklandpm.com](mailto:evan.apostol@marklandpm.com)

### Joe Klimowicz

Sales Representative

Direct: 905.870.4782

Email: [klimowicz@bbsrealty.com](mailto:klimowicz@bbsrealty.com)



### HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 2025, Hamilton, ON L8P 1H1  
P 905.527.1144 F 905.546.0007

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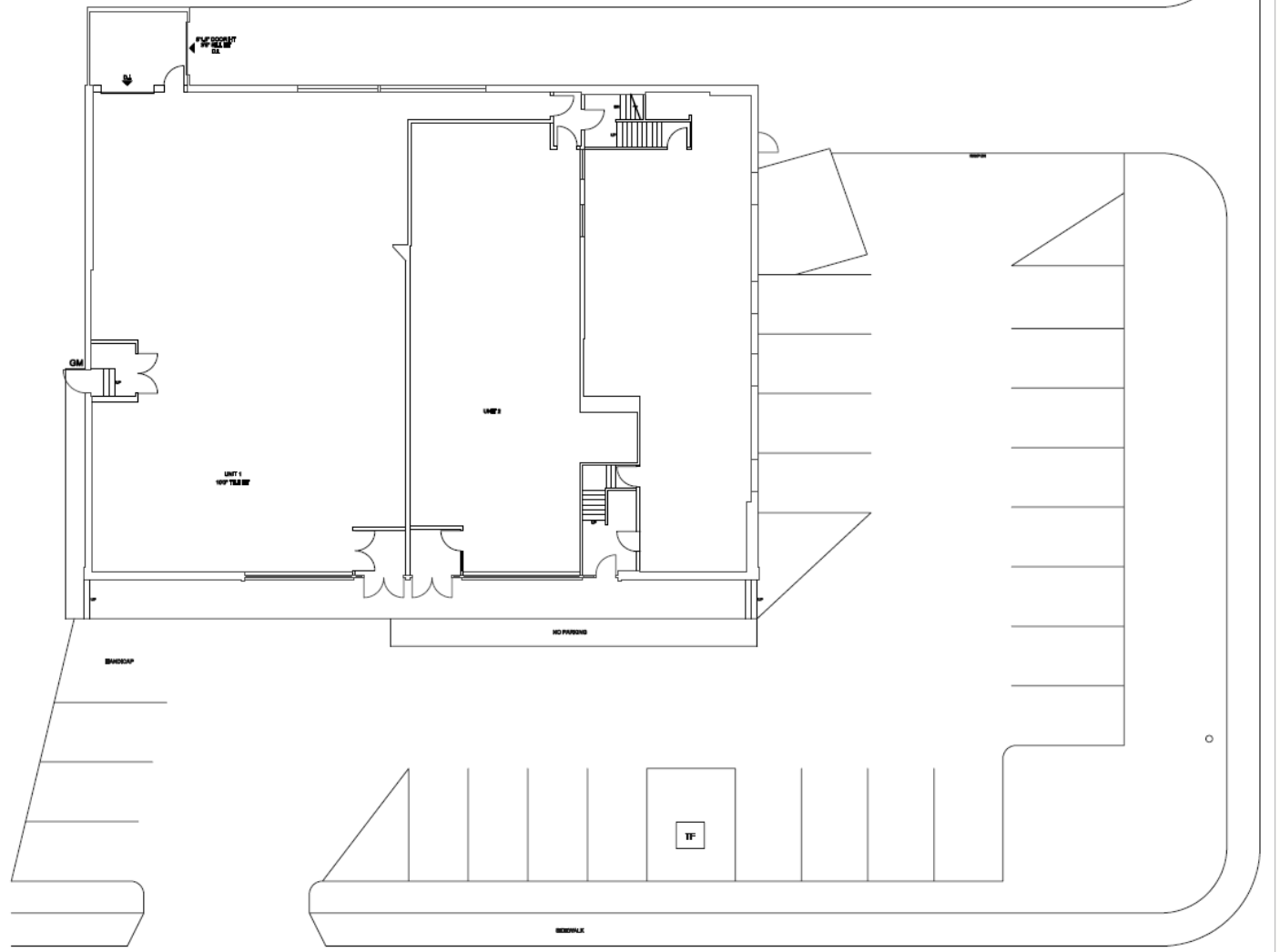
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## UNIT OPTIONS

| OPTION        | NET RENT | T.M.I. (2025) | SIZE     | LEVEL              | OFFICES  | KITCHENETTE | BATHROOMS | LOADING DOCK |
|---------------|----------|---------------|----------|--------------------|----------|-------------|-----------|--------------|
| Full Building | \$22.00  | \$12.50       | 9,239 sf | Main, Upper, Lower | Multiple | 2           | 5         | Yes          |
| Unit 1        | \$22.00  | \$12.50       | 3,946 sf | Main               | 0        | 1           | 2         | Yes          |
| Unit 2        | \$24.00  | \$12.50       | 1,872 sf | Main               | 3        | 0           | 1         | No           |
| Unit 1 & 2    | \$22.00  | \$12.50       | 5,818 sf | Main               | 3        | 1           | 3         | Yes          |
| Unit 3        | \$20.00  | \$12.50       | 1,803 sf | Upper              | 5        | 1           | 2         | No           |
| Unit 4        | \$18.00  | \$12.50       | 1,618 sf | Lower              | 0        | 0           | 0         | No           |

## 1050 UPPER JAMES STREET HAMILTON, ONTARIO



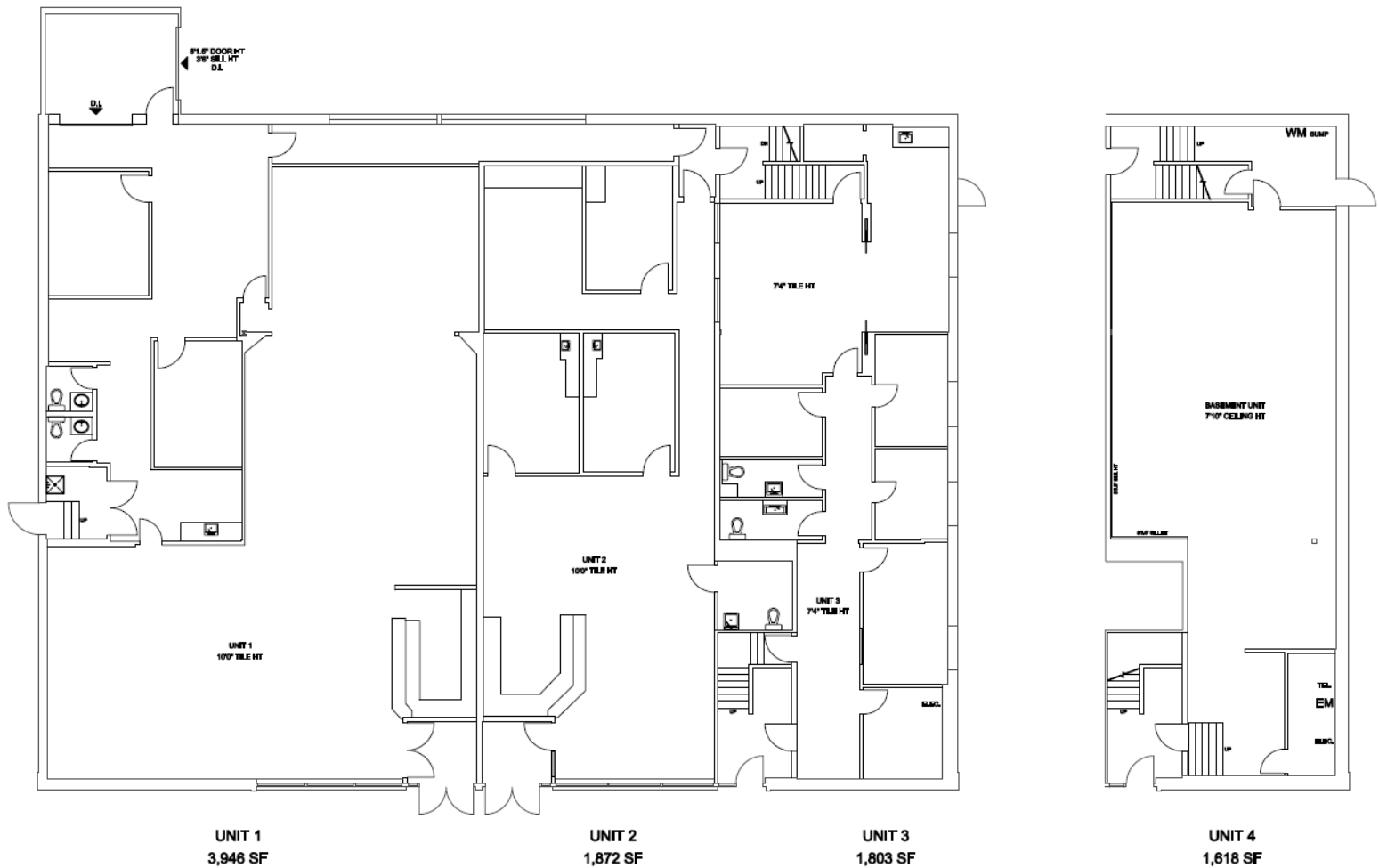
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# ENTIRE BUILDING

Rare opportunity to lease the entire 1050 Upper James building, offering a combined 9,239 sq. ft. of professionally managed, C5-zoned commercial space with exceptional exposure on busy Upper James and quick access to the LINC. The property includes ground-floor retail/office areas with 10 ft ceilings, multiple offices, five bathrooms, two kitchenettes, and a loading dock, along with a second-floor office suite and a versatile basement space ideal for fitness, studio, or service uses.



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# UNIT 1

This 3,946 sq. ft. ground-level commercial unit offers excellent exposure on busy Upper James Street and quick access to the Lincoln Alexander Parkway. The space features 10 ft ceilings, two bathrooms, a kitchenette, and a loading dock, with ample on-site parking for staff and customers.



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## UNIT 2

This 1,872 sq. ft. ground-level commercial unit offers excellent exposure on busy Upper James Street and convenient access to the Lincoln Alexander Parkway. The space features 10 ft ceilings, three offices, and one bathroom, with ample on-site parking. Unit sizes can be modified to suit tenant requirements.



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# UNIT 1 & 2

This combined 5,818 sq. ft. ground-level commercial space offers exceptional exposure on busy Upper James Street with seamless access to the Lincoln Alexander Parkway. Featuring 10 ft ceilings, multiple offices, three bathrooms, a kitchenette, and a loading dock, the space is highly functional for a variety of uses. Ample on-site parking accommodates both staff and customers.



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## UNIT 3

This 1,803 sq. ft. second-floor commercial office space on busy Upper James Street offers excellent visibility and convenient access to the Lincoln Alexander Parkway. The unit features five offices, two bathrooms, a kitchenette, and ample on-site parking.



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## UNIT 4

This 1,618 sq. ft. basement commercial space offers excellent exposure on busy Upper James Street and convenient access to the Lincoln Alexander Parkway. The unit is in great condition, professionally managed, and features ample parking.

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