

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE UNIT FOR LEASE

BBSREALTY.COM

\$8.00 PSF
NET LEASE RATE

\$10.00 PSF
T.M.I. (2026)

1,049
SQUARE FEET



40 Wellington Street North, Unit 108, Hamilton, ON

Welcome to The Wellington—a unique opportunity to lease a stunning 1,049 sq. ft. open-concept unit located between King St. and King William St. This versatile, fully open-concept office space offers excellent walkability and visibility within the downtown core and is very accessible by both transit and vehicles, with elevator access for added convenience. The unit features beautiful exposed wooden structural elements, creating a warm, character-rich environment suited for a variety of professional or creative uses. The space is vacant and ready for immediate occupancy, with onsite parking available at an additional cost.

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HAMILTON DOWNTOWN OFFICE

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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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PROPERTY DETAILS

LEVELS	1
PARKING	available
POSSESSION	immediate
ZONING	D1

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- Very accessible by both transit and vehicles, with elevator access for added convenience
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