

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

INDUSTRIAL/RETAIL/OFFICE UNITS FOR LEASE

BBSREALTY.COM

\$12.00-18.00 PSF
NET LEASE RATE

\$4.19 PSF
T.M.I. (2026)

595-7,405
SQUARE FEET

C5
ZONING

64 Hatt Street, Dundas, ON

Located in the heart of Dundas, 64 Hatt Street is a landmark heritage conversion offering character-rich commercial space within one of the region's most desirable small-town downtowns. Dundas is known for its independent businesses, professional community, and proximity to nature, all while remaining minutes from Hamilton and major transportation corridors. The building blends historic materials-brick, stone, wood, and concrete-with modern mechanical systems, creating highly functional space with authentic industrial character.

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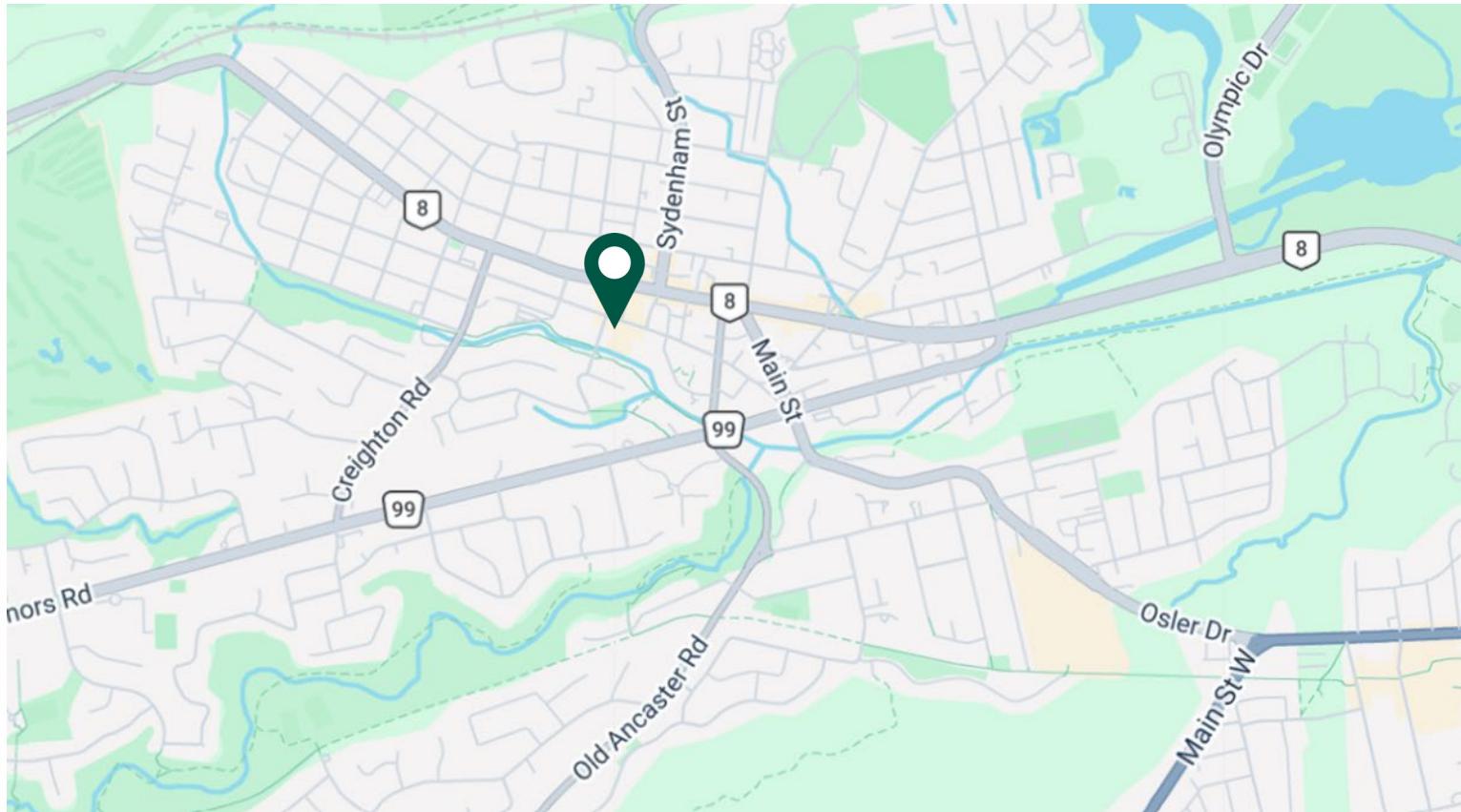
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OPTIONS

UNIT	SQUARE FEET	RENTAL RATE	T.M.I. RATE	UNIT TYPE
102	1,638 sf	\$16.00 psf	\$4.19 psf	Industrial
104 (office)	3,551 sf	\$16.00 psf	\$4.19 psf	Office
104 (industrial)	3,551 sf	\$14.00 psf	\$4.19 psf	Industrial
105	7,405 sf	\$12.00 psf	\$4.19 psf	Industrial
201	746 sf	\$16.00 psf	\$4.19 psf	Office
202	1,908 sf	\$13.00 psf	\$4.19 psf	Office
203	6,103 sf	\$16.00 psf	\$4.19 psf	Retail
205	1,638 sf	\$18.00 psf	\$4.19 psf	Retail
210	595 sf	\$18.00 psf	\$4.19 psf	Retail
301	2,926 sf	\$16.00 psf	\$4.19 psf	Office
303	1,180 sf	\$13.00 psf	\$4.19 psf	Office
306	1,134 sf	\$16.00 psf	\$4.19 psf	Office



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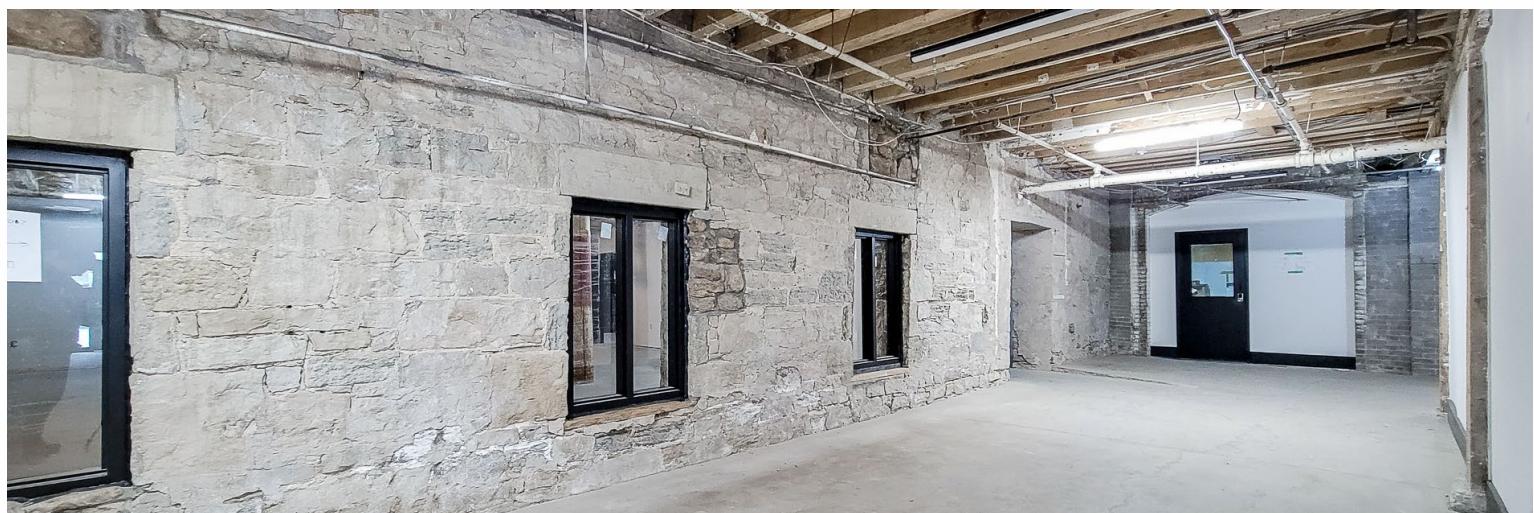
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UNIT 102: INDUSTRIAL UNIT FOR LEASE

This main-floor suite blends functionality with charm, featuring stone walls, exposed beam columns, polished concrete floors, and expansive windows overlooking Spencer Creek. Operations are seamless with a large drive-in door, extra wide hallways, and Hamilton's flexible C5 zoning, making the space perfect for light industrial, boutique production, or creative studio use. This is industrial with character, offering a unique workspace in one of Dundas' most vibrant and walkable locations.



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UNIT 104: INDUSTRIAL UNIT FOR LEASE

This main-floor suite blends functionality with charm, featuring stone walls, exposed beam columns, polished concrete floors, and expansive windows overlooking Spencer Creek. Operations are seamless with a large drive-in door, extra wide hallways, and Hamilton's flexible C5 zoning, making the space perfect for light industrial, boutique production, or creative studio use. This is industrial with character, offering a unique workspace in one of Dundas' most vibrant and walkable locations.



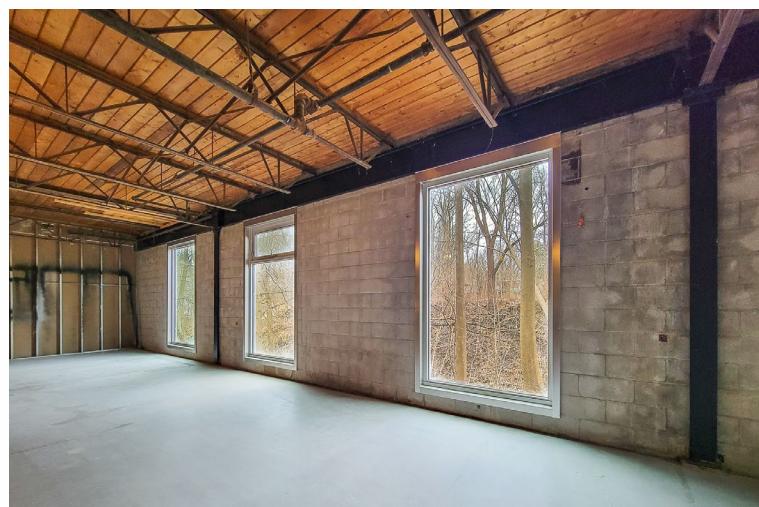
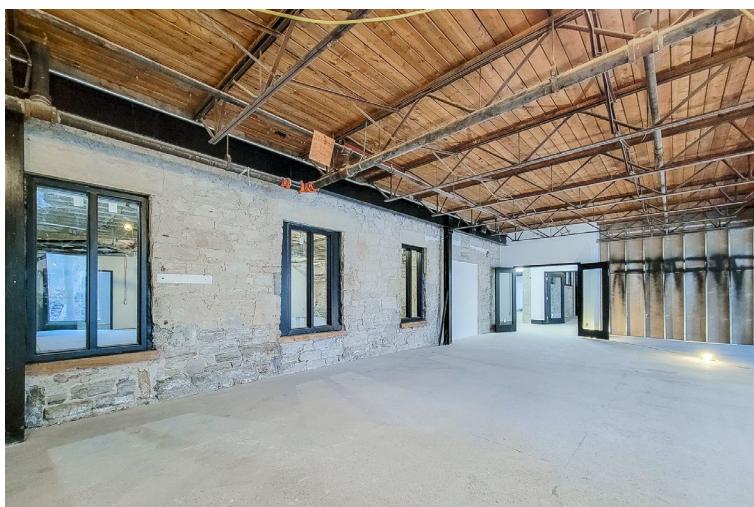
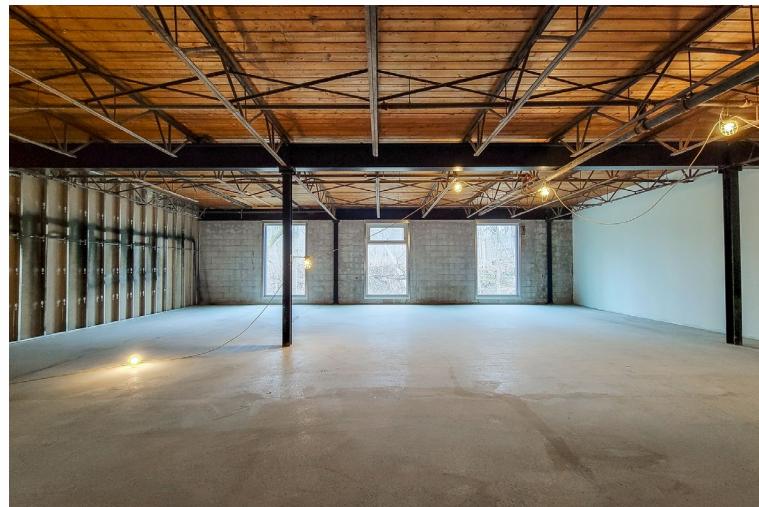
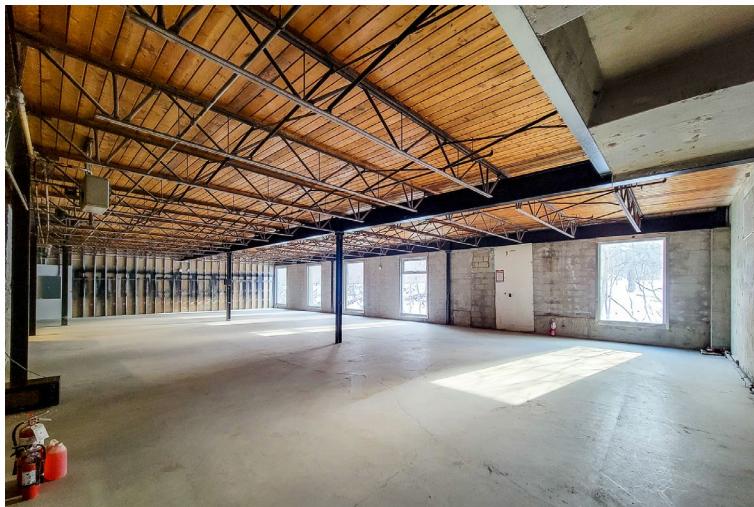
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UNIT 104: OFFICE UNIT FOR LEASE

A large ground-floor unit with no tenants below, offering exceptional presence and flexibility. This space features stone walls, polished concrete floors, and exposed wood and metal truss ceilings, delivering a striking industrial aesthetic. Four oversized windows provide picturesque views overlooking Spencer Creek, making this an inspiring option for creative office, studio, or destination retail users.



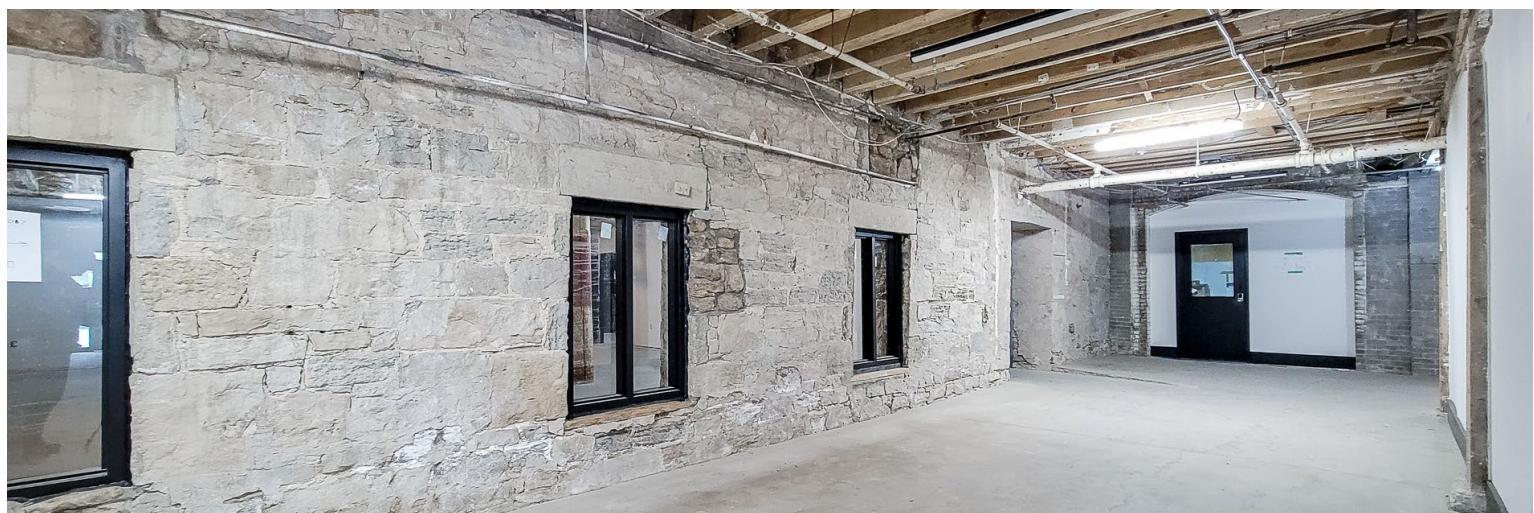
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UNIT 105: INDUSTRIAL UNIT FOR LEASE

This main-floor suite blends functionality with charm, featuring stone walls, exposed beam columns, polished concrete floors, and expansive windows overlooking Spencer Creek. Operations are seamless with a large drive-in door, extra wide hallways, and Hamilton's flexible C5 zoning, making the space perfect for light industrial, boutique production, or creative studio use. This is industrial with character, offering a unique workspace in one of Dundas' most vibrant and walkable locations.



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UNIT 201: OFFICE UNIT FOR LEASE

A bite-sized main floor unit ideal for boutique office or workshop users seeking character space in a prime location. Featuring concrete floors and exposed brick walls, this unit benefits from a window and close proximity to two building entrances, providing convenience for staff and clients alike. Well-suited for small professional practices, designers, or makers.



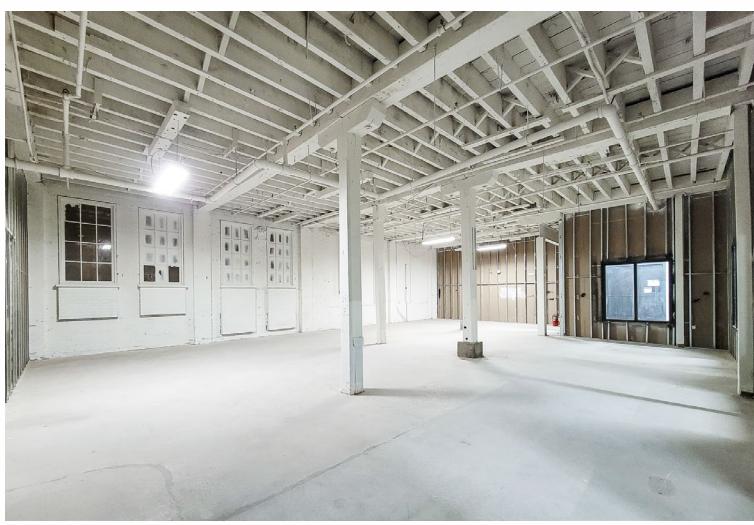
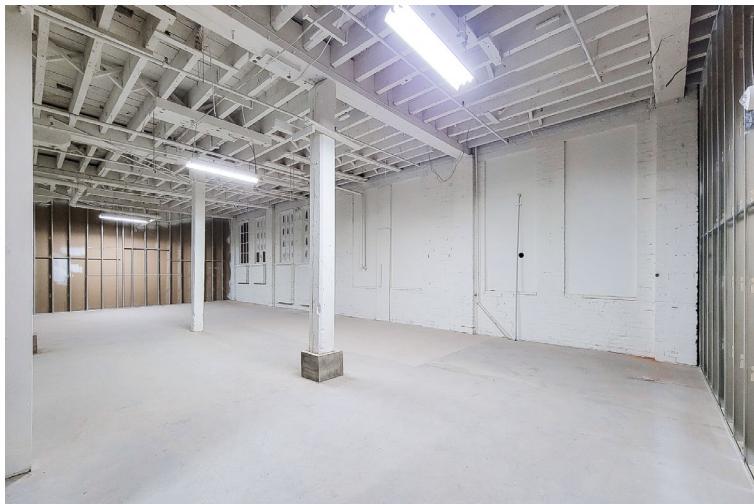
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UNIT 202: OFFICE UNIT FOR LEASE

An efficiently laid out interior office unit offering the same heritage finishes and architectural character found throughout the building. Multiple interior windows bring in natural light from corridors and common areas while maintaining privacy. Offered at a discounted rate due to its interior orientation, this space represents excellent value for office users prioritizing function and cost efficiency.



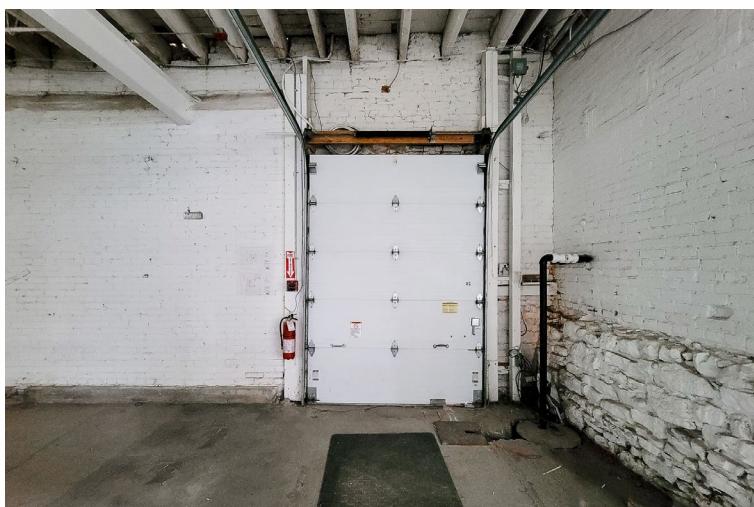
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UNIT 203: RETAIL UNIT FOR LEASE

The largest unit in the building, prominently positioned at the corner of McMurray Street and Hatt Street with strong exposure to passing traffic. One of the only spaces featuring a separate, direct exterior entrance, enhancing identity and accessibility. With concrete floors, high ceilings, and expansive windows, this unit supports a wide range of office, showroom, or creative commercial uses.



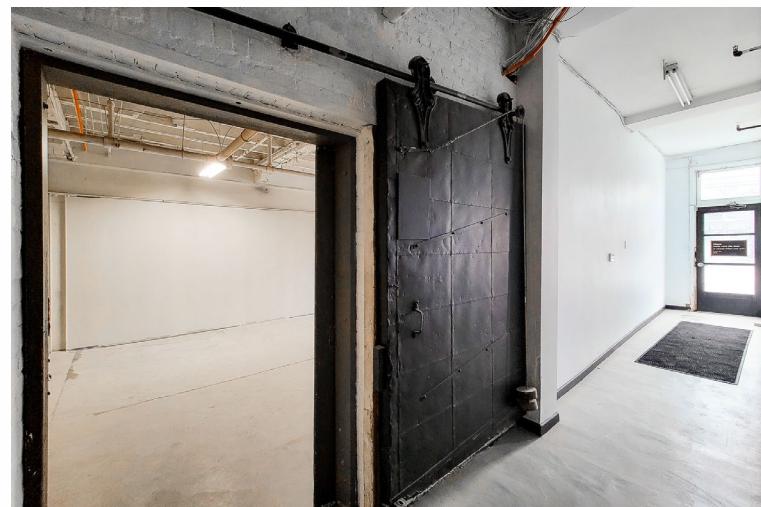
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UNIT 205: RETAIL UNIT FOR LEASE

This street-facing retail suite fronts directly onto Hatt Street and sits just off the building's fully modernized main entrance, welcoming customers with a professional, polished first impression. The space combines heritage character and modern upgrades, featuring exposed stone and brick accents, tall ceilings, and large windows that flood the interior with natural light. Its ground-floor accessibility and high visibility make it ideal for boutique retail, gallery, studio, or customer-facing professional services looking to capture both local foot traffic and destination shoppers.



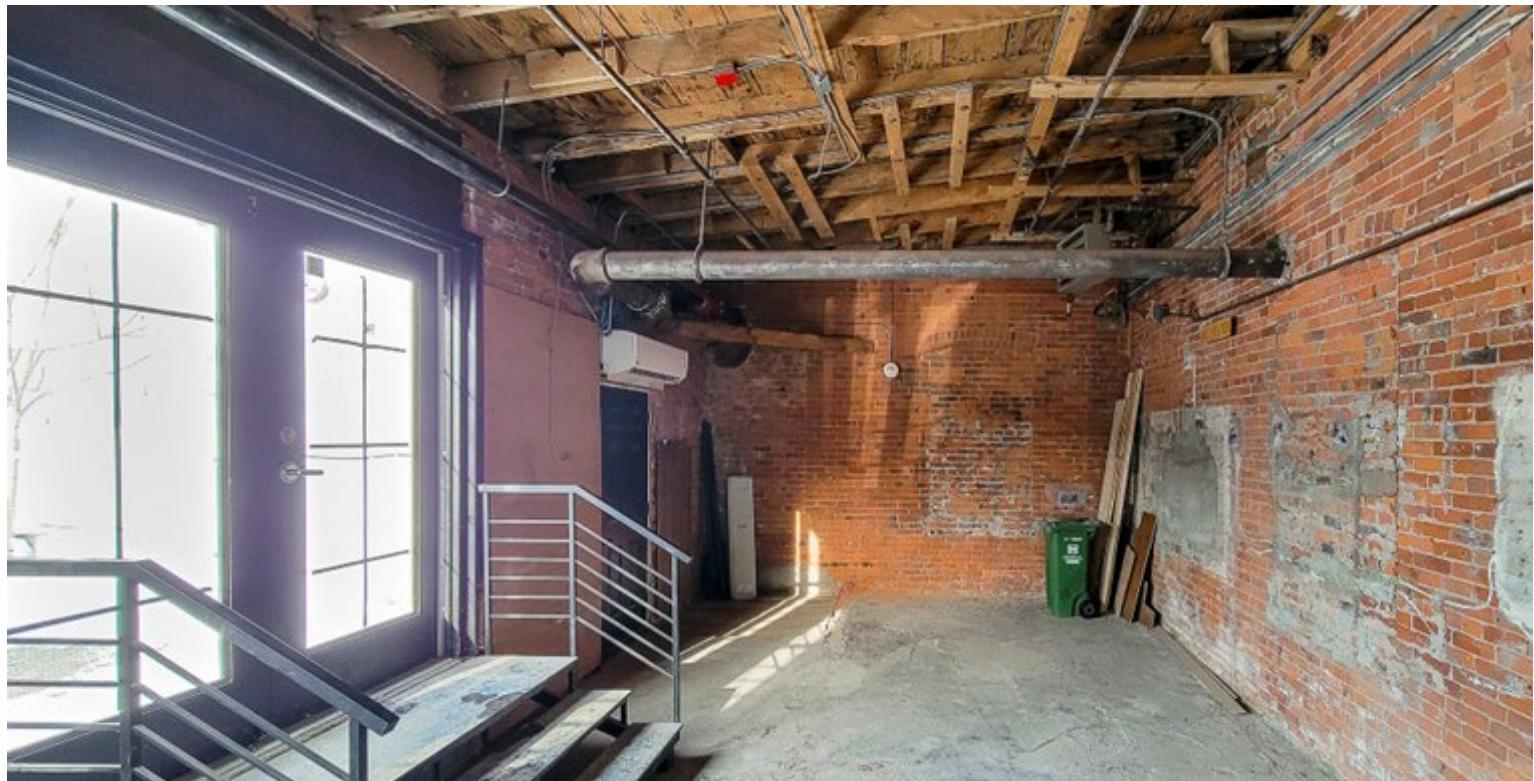
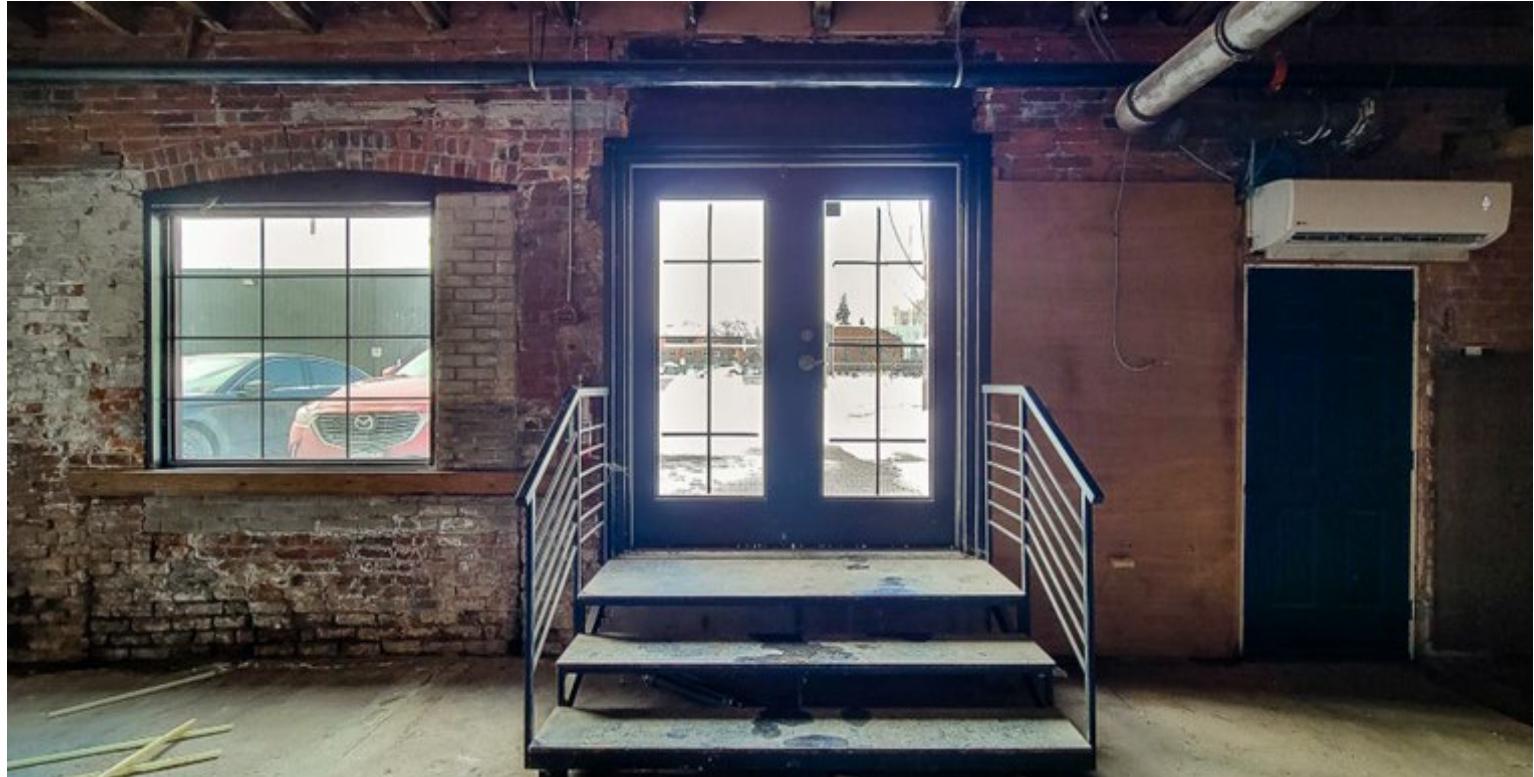
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UNIT 210: RETAIL UNIT FOR LEASE

The smallest and one of the most unique units in the building, accessed via double glass doors and a wide, private staircase. Soaring ceilings and exposed brick walls create a boutique, loft-style feel rarely found in spaces of this size. Ideal for a small office, studio, or specialty retail concept seeking privacy and architectural distinction.



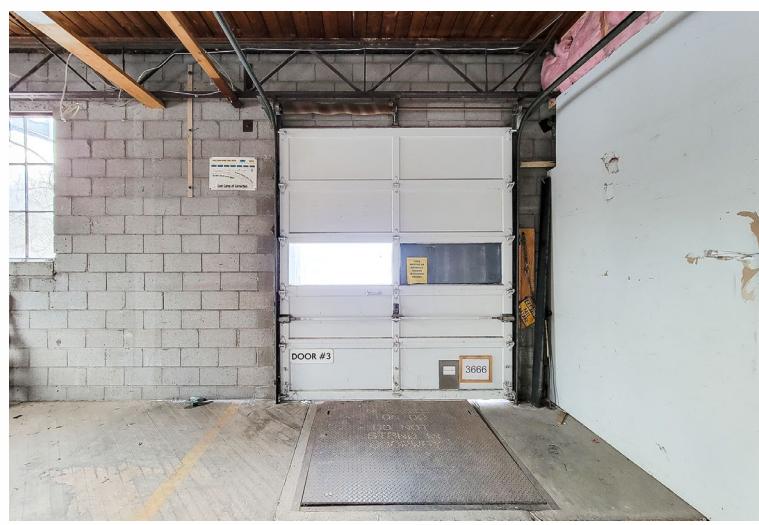
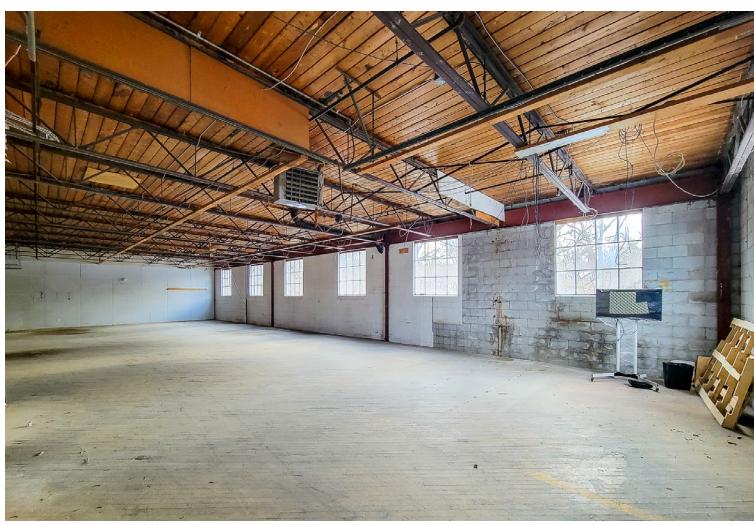
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UNIT 301: OFFICE UNIT FOR LEASE

The largest office unit in the building, offering a bright and flexible layout with four large windows providing abundant natural light. Hardwood floors and exposed ceilings reinforce the building's industrial character. Multiple access points- including interior and exterior-facing garage doors- make this unit especially attractive for users requiring deliveries, fresh-air access, or a hybrid office-studio setup.



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UNIT 303: OFFICE UNIT FOR LEASE

A distinctive upper-level interior office with a clean, rectangular layout that is easy to furnish and configure. A large interior glass garage door adds architectural interest and light while maintaining separation from common areas. Offered at a discounted rate due to its interior location, this unit is ideal for professional, creative, or back-office users seeking value without sacrificing character.



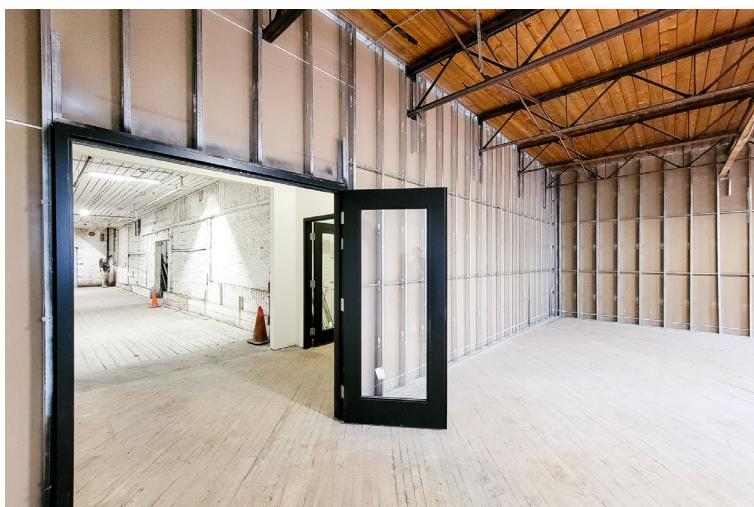
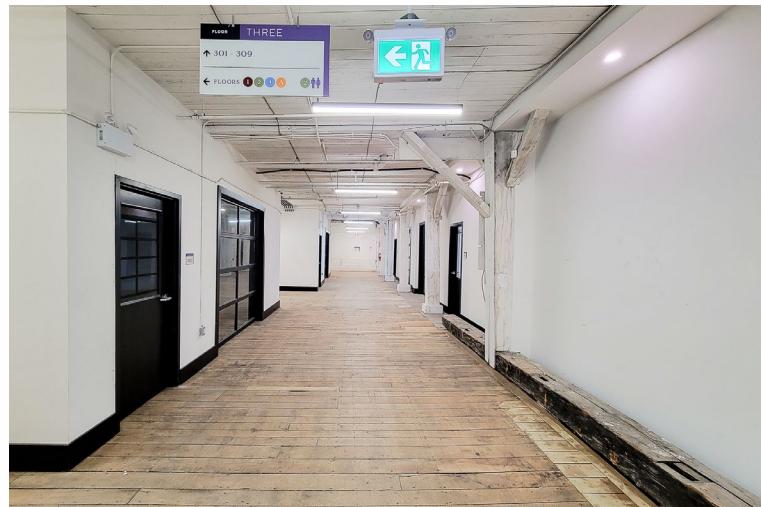
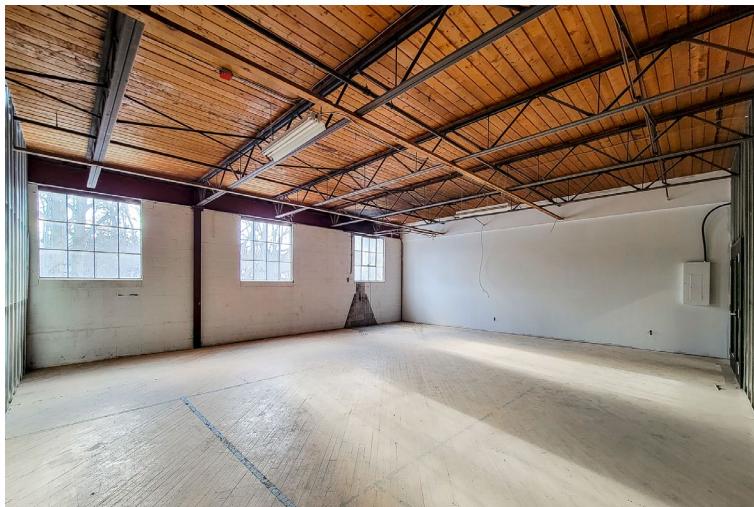
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UNIT 306: OFFICE UNIT FOR LEASE

A bright upper-level professional office featuring hardwood floors and two large windows that provide excellent natural light. The layout is efficient and versatile, making it well-suited for legal, accounting, consulting, or other professional service users. A strong turnkey option within a highly regarded heritage building.



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