

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE SPACE FOR LEASE

BBSREALTY.COM



\$12.00 PSF
NET LEASE RATE

\$15.00 PSF
T.M.I. (2026)

36,759
SQUARE FEET

4 Hughson Street South, Floors 2-5, Hamilton, ON

Rare opportunity to lease a substantial and prominent portion of a downtown office building, ideally suited for corporate or institutional users seeking scale, visibility, and long-term stability. Available configurations include approximately four floors (~37,000 SF) or five floors (~46,000 SF), with smaller configurations considered for the right tenant. Located in Hamilton's downtown core near Gore Park, the property offers excellent access to public transit, professional services, restaurants, and amenities, making it an ideal location for organizations seeking a centralized, visible, and long-term downtown presence.

 **Evan Apostol**
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Broker

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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.

OFFICE SPACE FOR LEASE

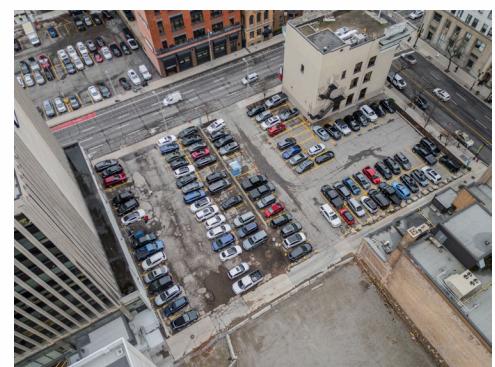
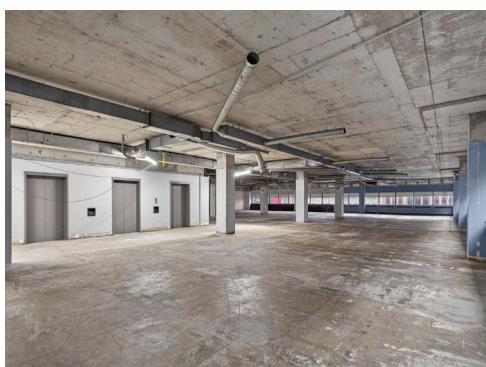
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DETAILS

PARKING	available
ZONING	D2

- Ownership is well capitalized and experienced, with a provincial office portfolio and a strong willingness to collaborate on customized, turnkey build-out solutions
- A net lease structure is in place, with utilities and janitorial service included in TMI
- Ample parking is available in adjacent and nearby landlord-controlled lots at an additional cost
- Full building occupancy allows a tenant to control operating costs and preferred vendors if required
- Opportunities exist for top-of-building signage, with potential for exterior branding or recladding subject to approval



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