

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE BUILDING FOR LEASE

BBSREALTY.COM

\$12.00 PSF
NET LEASE RATE

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

90,790
SQUARE FEET



4 Hughson Street South, Hamilton, ON

Rare opportunity to lease an entire ten-storey office building in the heart of downtown Hamilton, offering approximately 90,790 square feet of contiguous office space above grade with flexible configuration options including full building occupancy, five floors (~46,000 sf) or four floors (~37,000 sf). The solid concrete construction provides a versatile blank canvas suited to contemporary architectural finishes with the potential for exposed slab features throughout. Highly visible top-of-building signage is possible and exterior branding or re clad may be accommodated for the right tenant. The downtown core's evolution continues to attract diverse enterprises, making this location ideal for organizations seeking a central, connected presence.

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HAMILTON DOWNTOWN OFFICE

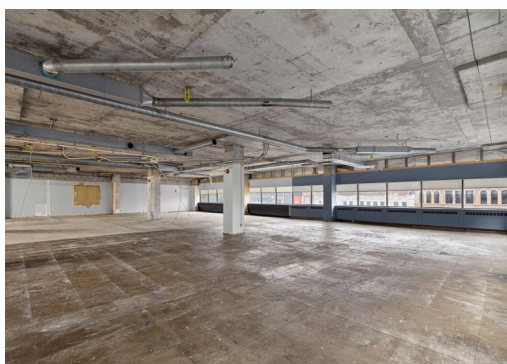
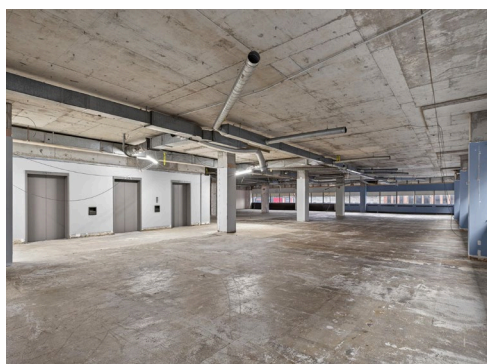
25 Main Street West, Suite 2025, Hamilton, ON L8P 1H1
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The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair 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 BUILDING FOR LEASE

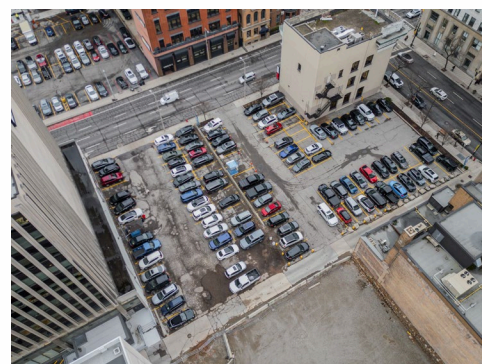
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DETAILS	
PARKING	available
ZONING	D2

- Landlord is well capitalized with a strong provincial portfolio, and full turnkey options are available
- Net lease structure includes all utilities and janitorial service in TMI
- Ample parking is available in adjacent and nearby lots under landlord control at an additional cost
- Full building occupancy allows a tenant to control operating costs and preferred vendors if required
- Easy access to commuter transit including the GO Centre, enhancing connectivity for staff and clients alike.



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