

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE / RETAIL SPACE FOR LEASE

BBSREALTY.COM

\$14.00PSF
NET LEASE RATE

\$16.00PSF
T.M.I. (2025)

UP TO 12,417
SQUARE FEET



21 King Street West, Hamilton, ON

PROPERTY DETAILS

| | |
|------------|-----------|
| SUITE 105 | 1,471 sf |
| SUITE 205 | 4,450 sf |
| SUITE 900 | 7,493 sf |
| SUITE 910 | 1,957 sf |
| SUITE 1200 | 12,417 sf |
| SUITE 1600 | 4,682 sf |
| SUITE 1601 | 6,278 sf |

Retail & office space available. Situated within one of Hamilton's few Class 'A' buildings, this location boasts proximity to a wealth of amenities. Tenants will appreciate the immediate access to Jackson Square, a variety of shops, diverse restaurants, major banks, and the post office. The building's strategic position just off the intersection of King and James ensures excellent connectivity, with the MacNab Street Terminal adjacent, offering seamless public transit options, including connections to Hamilton Mountain. Additionally, underground parking is available at a ratio of one spot per 2,000 square feet leased, with ample surface parking nearby.

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Broker

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HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 2025, Hamilton, ON L8P 1H1
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SUITE 105

Presenting a prime 1,453 square foot ground-floor office/
retail unit, accessible directly from the building's lobby.

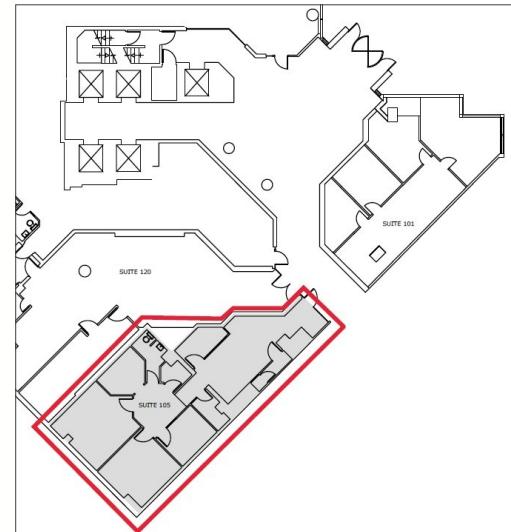
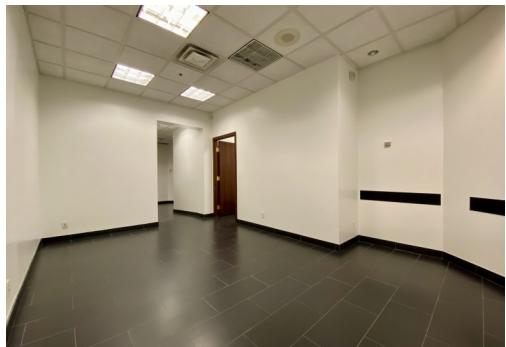


SUITE 105 DATA

| | |
|----------------|-------------|
| NET LEASE RATE | \$14.00 psf |
| T.M.I. (2025) | \$16.00 psf |
| SIZE | 1,471 sf |

SUITE 105 DETAILS

- this well-designed space includes a private bathroom and three separate offices, making it ideal for businesses such as aesthetic or small medical clinics, or similar professional services
- the unit's layout offers both functionality and privacy, catering to a variety of office needs
- tenants will appreciate the abundance of natural light and impressive city views, enhancing the overall work environment



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SUITE 205

Discover an exceptional leasing opportunity in the heart of Hamilton's vibrant downtown core. This 4,450 square foot office suite offers a sophisticated and highly functional layout designed to meet the needs of modern businesses.

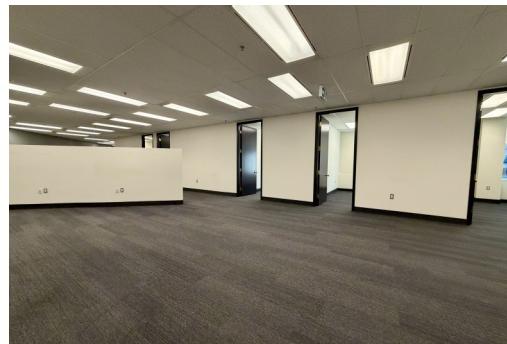


S U I T E 2 0 5 D A T A

| | |
|----------------|-------------|
| NET LEASE RATE | \$14.00 psf |
| T.M.I. (2025) | \$16.00 psf |
| SIZE | 4,450 sf |

S U I T E 2 0 5 D E T A I L S

- The suite features five private offices, two well-appointed boardrooms, a dedicated server room, and a large bullpen area with partition walls
- Expansive perimeter windows flood the office with natural light and offer panoramic city views that enhance productivity
- Underground parking is available at a ratio of one space per 2,000 square feet leased, with additional parking nearby



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SUITE 900

Presenting an exceptional leasing opportunity: a 7,943-square-foot office space located on the 9th floor, offering expansive views of Hamilton's vibrant downtown.

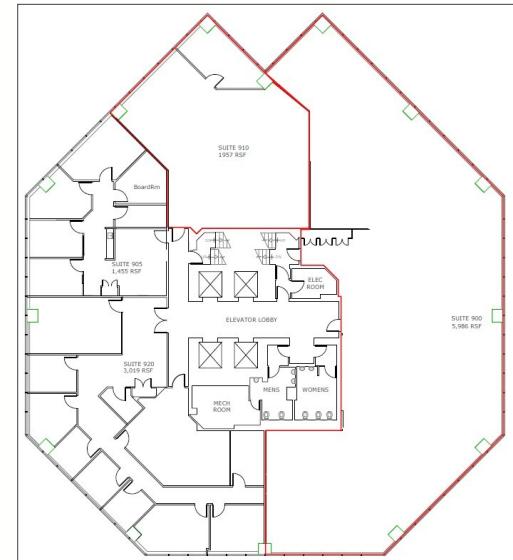


SUITE 900 DATA

| | |
|----------------|-------------|
| NET LEASE RATE | \$14.00 psf |
| T.M.I. (2025) | \$16.00 psf |
| SIZE | 7,943 sf |

SUITE 900 DETAILS

- this suite is in a raw state, providing the flexibility to design and customize the space to meet your organization's unique requirements
- the landlord offers attractive incentive packages to assist in tailoring the space to your specifications
- this 7,943-square-foot office space on the 9th floor offers a prime opportunity for tenants seeking customizable space with panoramic city views



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SUITE 910

Suite 910 offers 1,957 square feet of premium office space, thoughtfully designed to meet the needs of modern businesses.

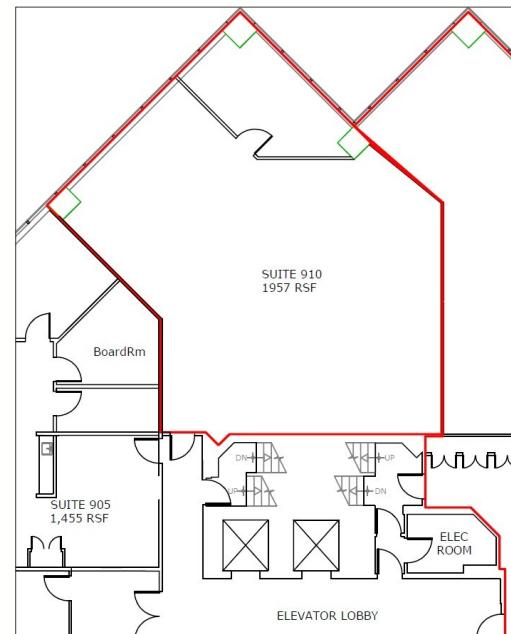
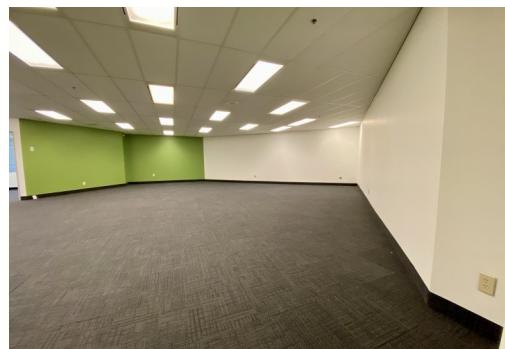


SUITE 910 DATA

| | |
|----------------|-------------|
| NET LEASE RATE | \$14.00 psf |
| T.M.I. (2025) | \$16.00 psf |
| SIZE | 1,957 sf |

SUITE 910 DETAILS

- this upper-floor suite boasts expansive windows that flood the space with natural light, providing inspiring city views
- the layout includes one private office, complemented by an open-concept area ideal for collaborative work environments
- fully built out and ready for immediate occupancy, this suite ensures a seamless transition for your business operations



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SUITE 1200

Presenting a premier leasing opportunity: a full-floor, 12,417 square-foot office suite that is fully built out and furnished.

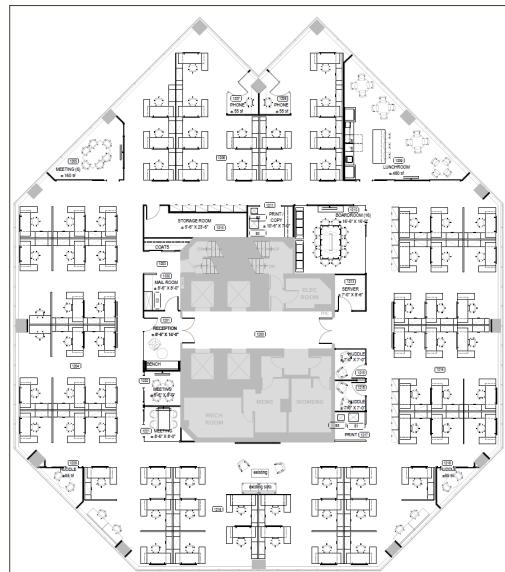


SUITE 1200 DATA

| | |
|----------------|-------------|
| NET LEASE RATE | \$14.00 psf |
| T.M.I. (2025) | \$16.00 psf |
| SIZE | 12,417 sf |

SUITE 1200 DETAILS

- this turnkey space offers a predominantly open layout complemented by well-appointed breakout rooms, boardrooms, a kitchenette, lounges, and select private offices
- tenants will enjoy stunning city views, abundant natural light, and a design that fosters productivity and collaboration
- upper-floor suite boasts expansive windows that flood the space with natural light, providing inspiring city views
- net lease structure includes all utilities and janitorial services in the TMI



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SUITE 1600

Discover an exceptional leasing opportunity in the heart of Hamilton's downtown core.

This 4,682 square foot Class A office suite is accessed directly from the elevator lobby and features a professional reception area, six private offices, a spacious boardroom, three bullpen areas, a large server room, kitchenette, and two private washrooms.

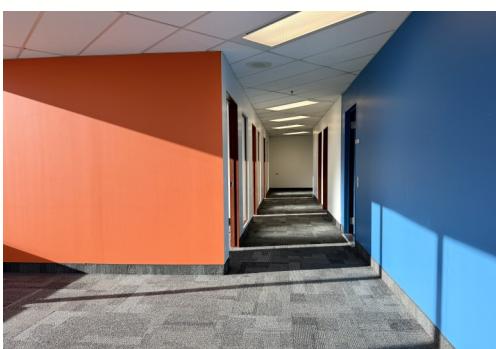
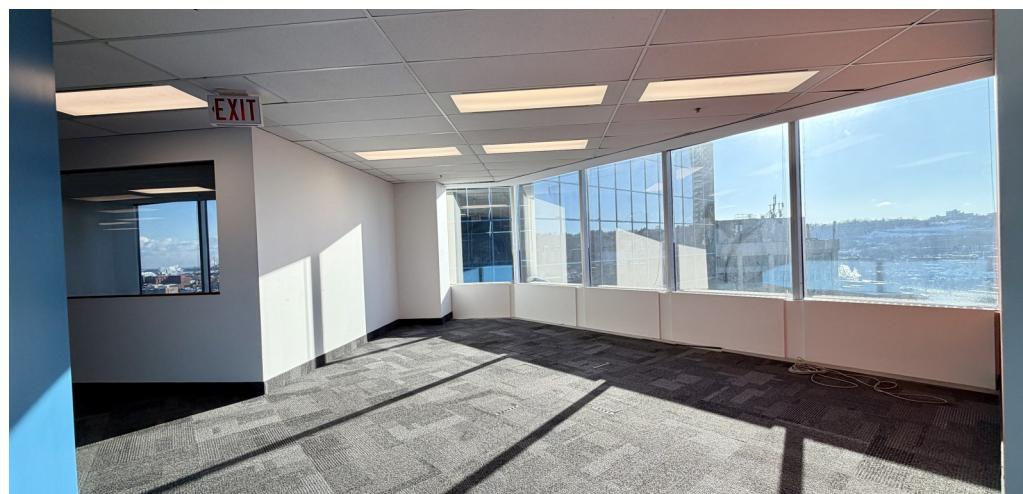


SUITE 1600 DATA

| | |
|----------------|-------------|
| NET LEASE RATE | \$14.00 psf |
| T.M.I. (2025) | \$16.00 psf |
| SIZE | 4,682 sf |

SUITE 1600 DETAILS

- Dual entrances provide excellent circulation and flexibility, while expansive windows throughout the suite deliver abundant natural light and panoramic city views
- Offered on a net lease basis inclusive of utilities and janitorial services, the building also provides underground parking at a ratio of one stall per 2,000 square feet leased
- Ideally located just off King and James Streets, the property is adjacent to Jackson Square, steps to major amenities, public transit at the MacNab Street Terminal, and within close proximity to the Hamilton Centre GO Station, offering seamless connectivity throughout the city and to Toronto



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SUITE 1601

Discover an exceptional leasing opportunity in the heart of Hamilton's vibrant downtown core. This 6,278 square foot office suite offers a sophisticated and functional workspace designed to meet the needs of modern businesses.

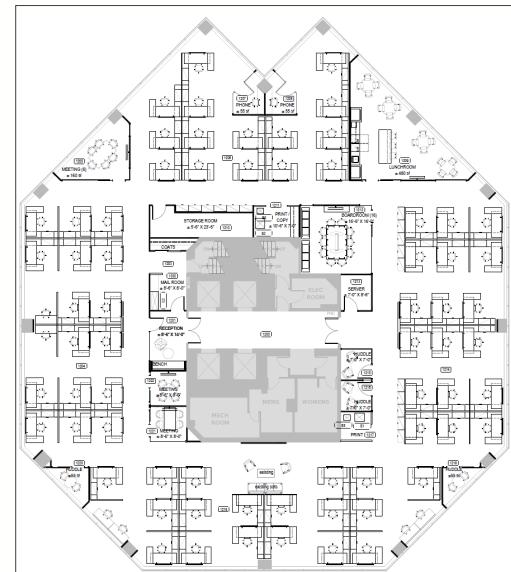


SUITE 1601 DATA

| | |
|----------------|-------------|
| NET LEASE RATE | \$14.00 psf |
| T.M.I. (2025) | \$16.00 psf |
| SIZE | 6,278 sf |

SUITE 1601 DETAILS

- upon entering directly from the elevator lobby, clients and employees are welcomed by a spacious reception area that sets a professional tone
- the suite boasts an open-concept layout, fostering collaboration and flexibility, complemented by a private boardroom and a secluded office for confidential meetings
- expansive windows line the space, bathing the interior in natural light and providing panoramic city views that inspire productivity



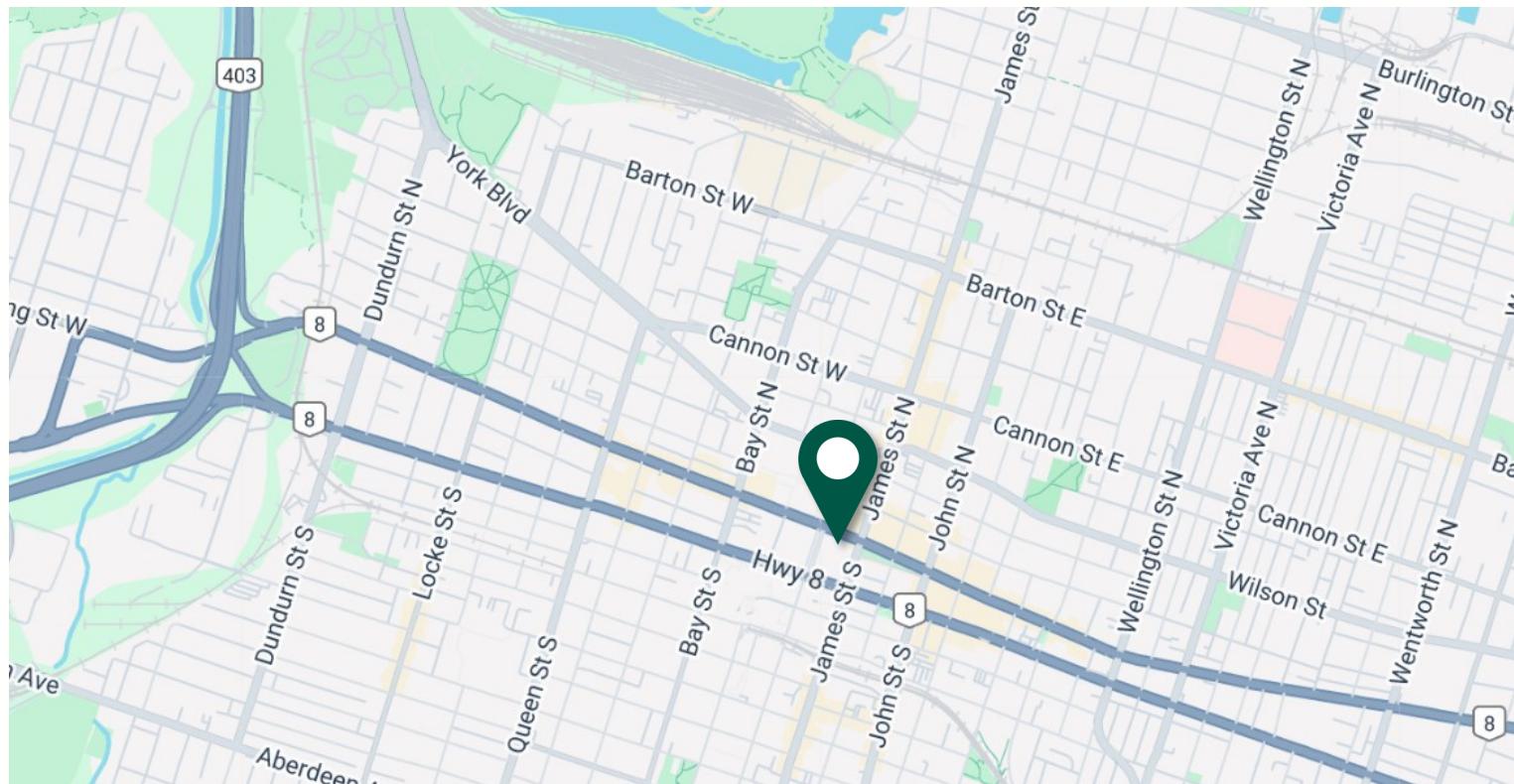
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OFFICE / RETAIL SPACE FOR LEASE

The proximity to the MacNab Street Terminal ensures seamless public transportation options, connecting to various parts of the city. For those commuting from Toronto, the nearby Hamilton Centre train station provides a direct link, enhancing regional connectivity.



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