

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE UNITS FOR LEASE

BBSREALTY.COM

**\$16.00-18.00 PSF**  
NET LEASE RATE

**\$11.50 PSF**  
T.M.I. (2026)

**944-2497**  
SQUARE FEET



## 151 York Boulevard, Hamilton, ON

Position your business in a bright, modern second-floor office suite in one of Hamilton's most visible downtown locations. Recently upgraded from top to bottom, this move-in-ready space features upscale finishes within a professionally renovated building. Situated at the corner of York Blvd and Bay St N, the site offers excellent street exposure, brand visibility, and dedicated on-site parking. Fully accessible and minutes from Highway 403, GO transit, and the downtown core. Located across from the \$500M transformation of the TD Coliseum, join established co-tenants including Starbucks and Ultimate Kitchen in this dynamic, high traffic node. All utilities included in TMI.

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**Adam Ionico**  
Sales Representative

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### HAMILTON MAIN OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON, L9G 4V5  
P 905.529.5900 F 905.529.7474

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.

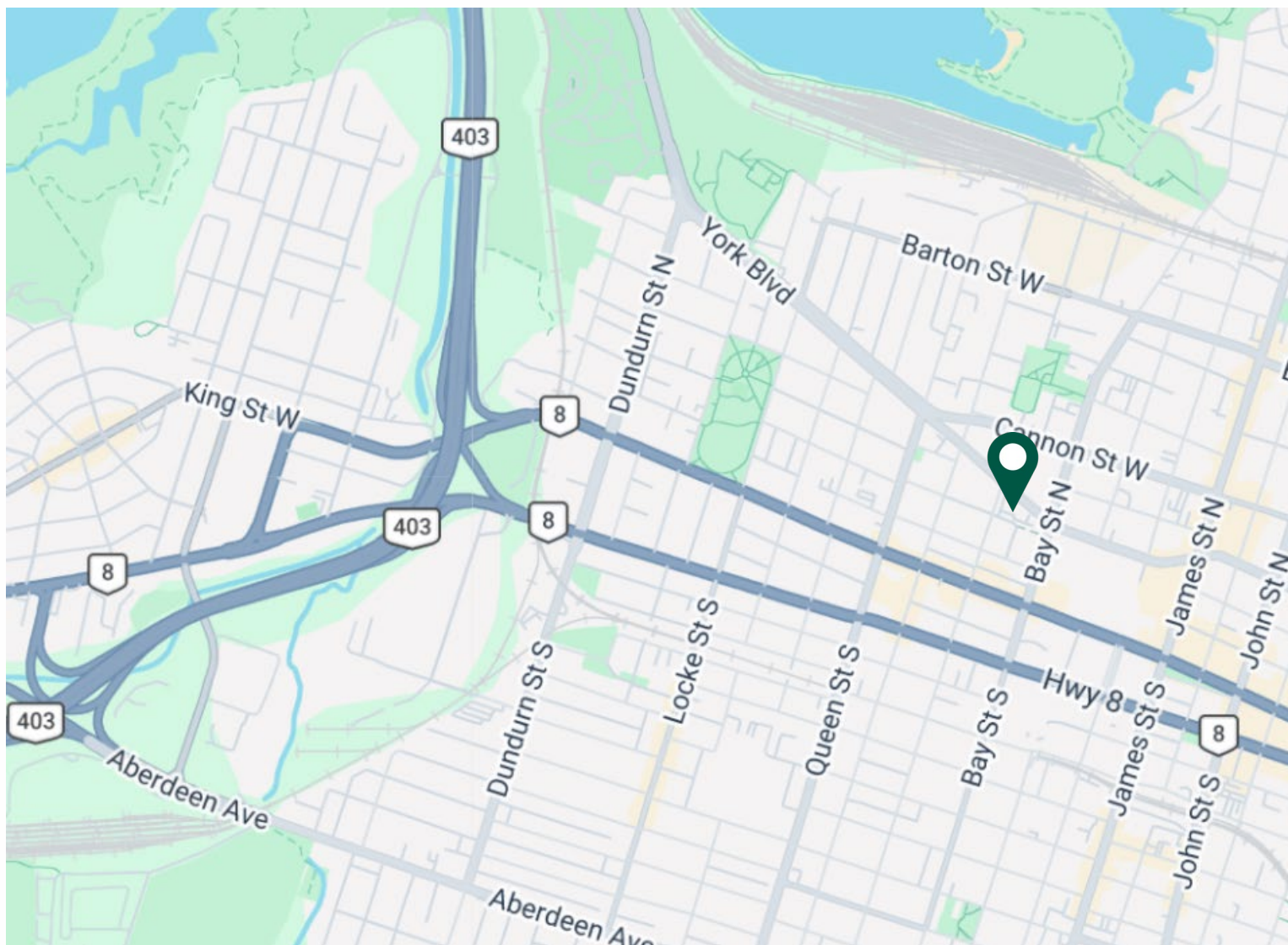


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## OPTIONS

UNIT	SQUARE FEET	RENTAL RATE	T.M.I. RATE	ZONING
203	1,700 sf	\$18.00 psf	\$11.50 psf	D3
204	944 sf	\$18.00 psf	\$11.50 psf	D3
206	1,113 sf	\$16.00 psf	\$11.50 psf	D3
208	2,497 sf	\$16.00 psf	\$11.50 psf	D3





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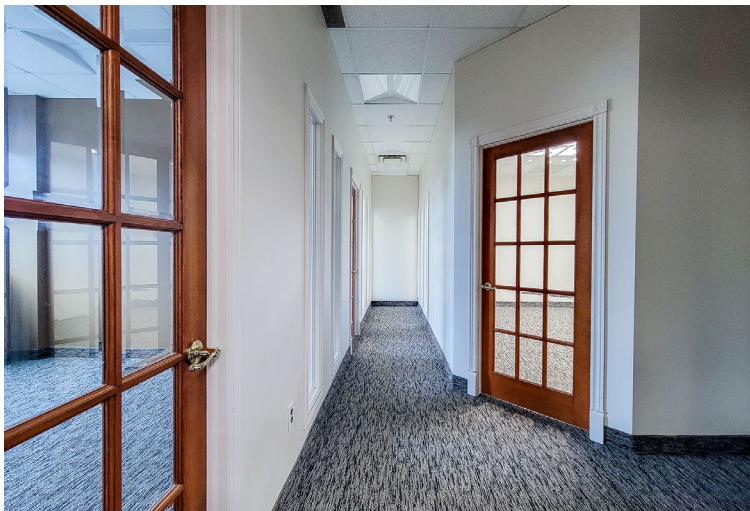
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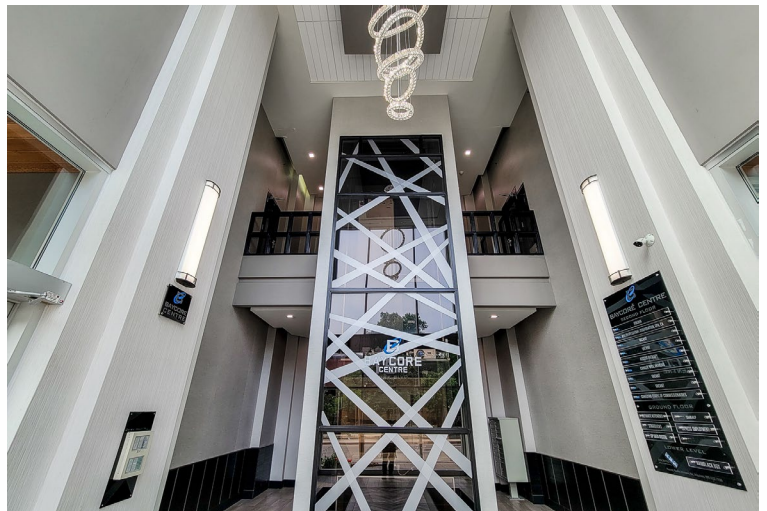
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