

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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HAMILTON MAIN OFFICE

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

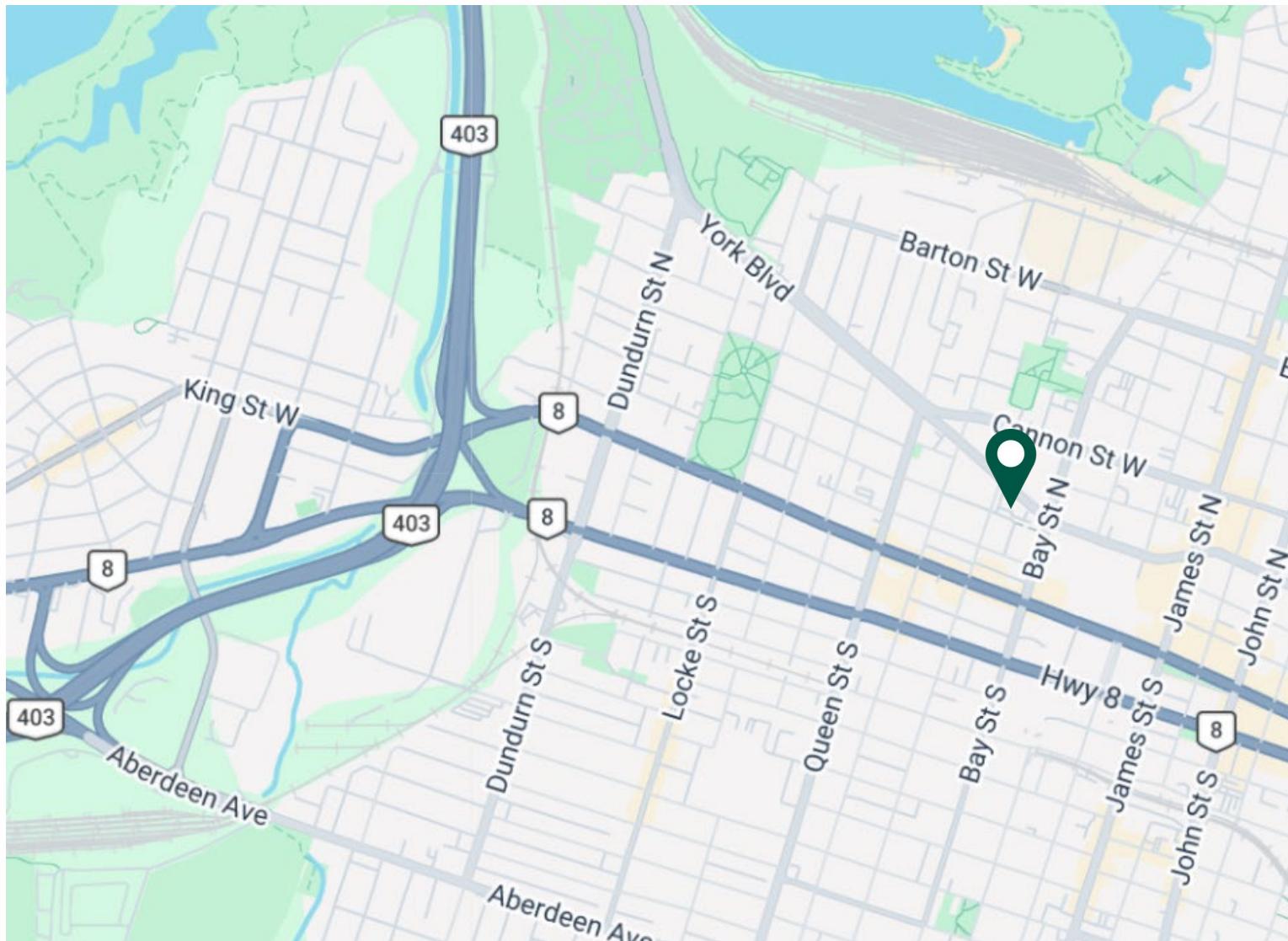
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OPTIONS

| 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 |



UNIT 203: OFFICE UNIT FOR LEASE

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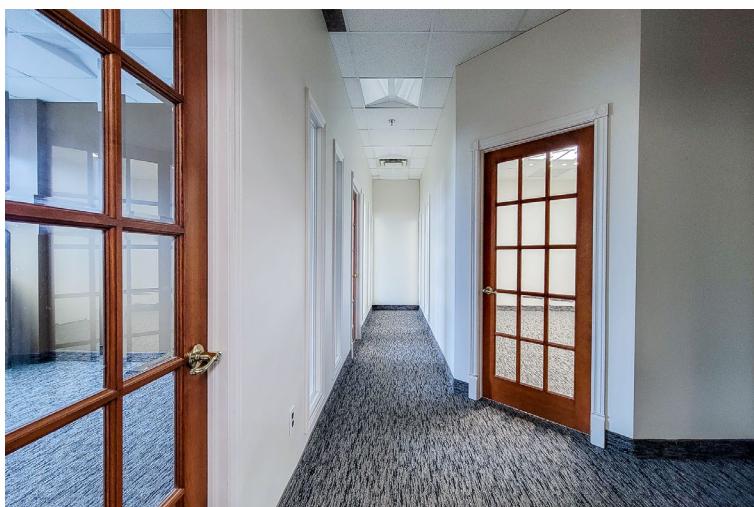
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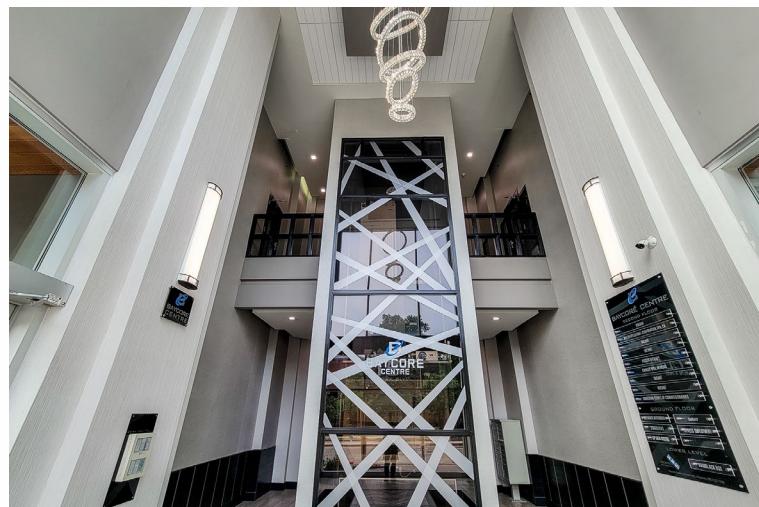
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