

# 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

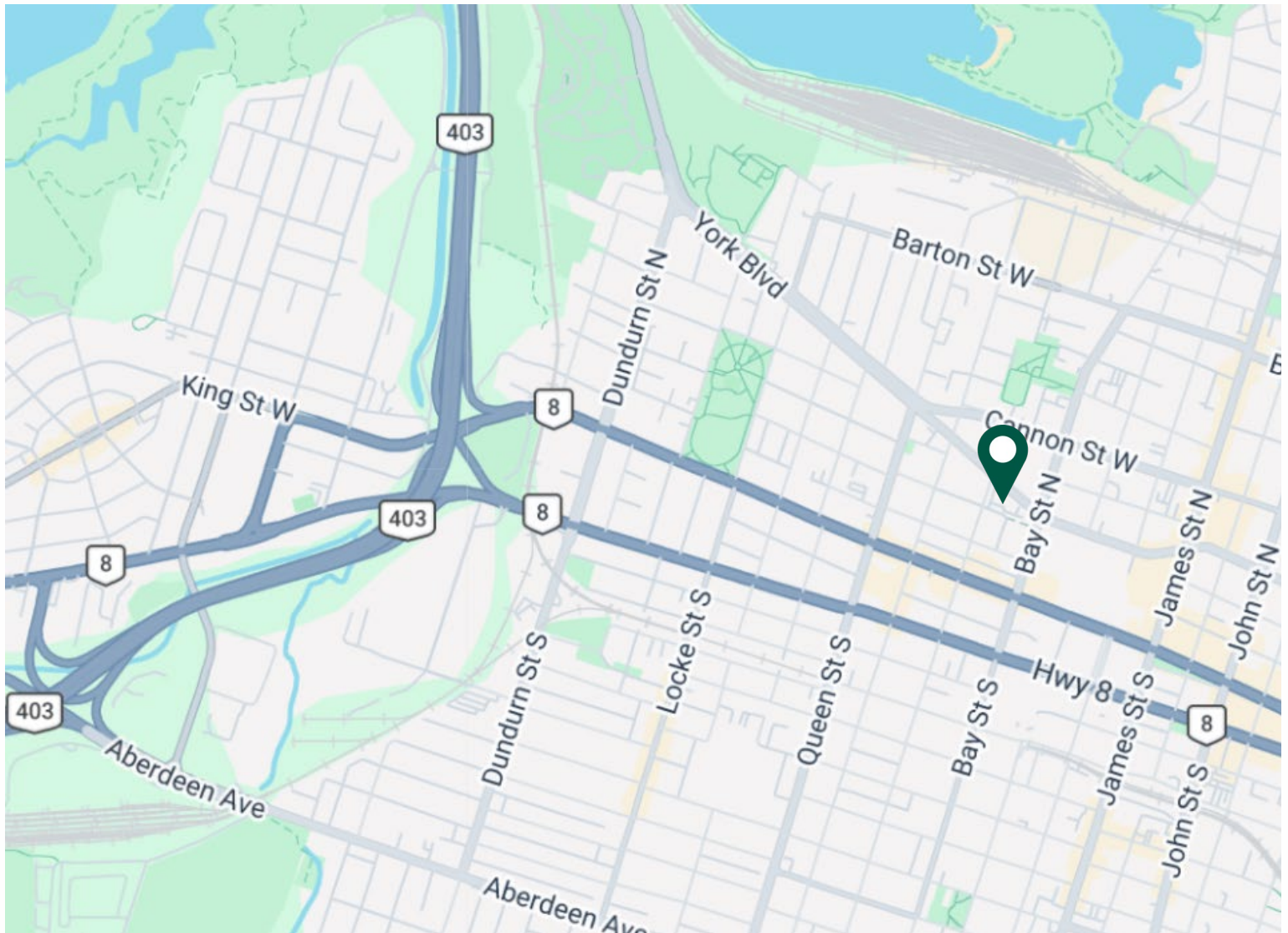
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## OPTIONS

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
208	2,497 sf	\$16.00 psf	\$11.50 psf	D3



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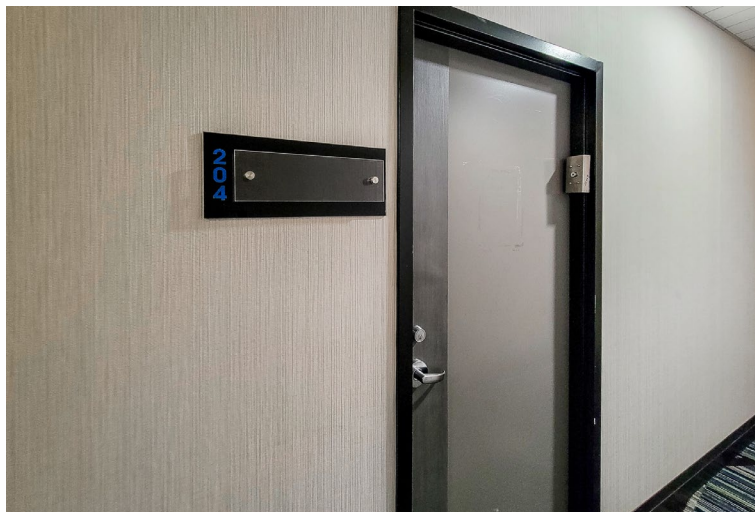
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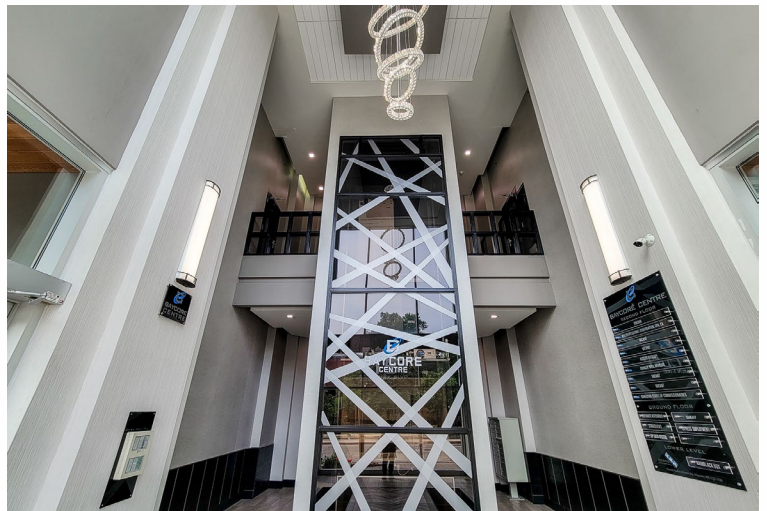
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# UNIT 208: OFFICE UNIT FOR LEASE

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