

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE/RETAIL UNIT FOR LEASE

BBSREALTY.COM

**\$5000.00**  
MONTH GROSS RATE

**1,707**  
SQUARE FEET



## 76 James Street North, Hamilton, ON

This bright and thoughtfully updated 1,707 SF ground-floor unit presents a standout opportunity for retail or hospitality operators looking to establish a presence in the heart of downtown Hamilton. The space features brand-new floor-to-ceiling storefront windows, offering excellent visibility and natural light, while coffered ceilings at the front provide an added touch of elegance and character. With a clean, open layout and flexible zoning, this unit is ideally suited for a boutique restaurant, cocktail bar, café, retail shop, or service-oriented business. A rare feature in the urban core, a side exit leads to a private alleyway/courtyard that can be transformed into a secluded patio — a hidden gem that extends the usability and charm of the space.

**Keriann Harlow**  
Sales Representative

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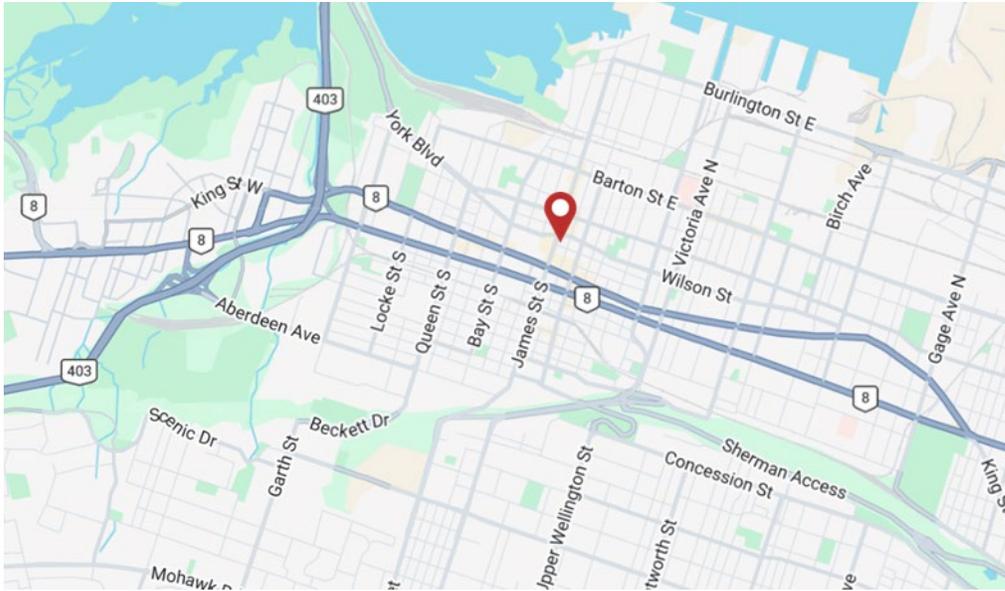
### HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 200, Hamilton, ON L8P 1H1  
P 905.527.1144 F 905.546.0007

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/RETAIL UNIT FOR LEASE

Located just steps from the high-traffic intersection of James and Wilson Streets, this property benefits from steady foot traffic and strong visibility within one of Hamilton's most culturally active neighborhoods. Surrounded by art galleries, cafés, restaurants, and independent retailers, the area draws a diverse mix of professionals, creatives, and visitors throughout the week.



## DETAILS

LEVELS	1
POSSESSION	flexible
ZONING	D2

- The unit is located at the base of The Federal Building — a meticulously restored 1856 Renaissance Revival landmark that has been recently renovated with high-end finishes and design-conscious details
- The building is home to a curated mix of commercial and residential tenants, including upscale apartment units that add a built-in customer base
- Tenants benefit from proximity to public transit, downtown office towers, and walkable amenities, with ample street and municipal parking nearby
- This is a prime opportunity to establish your business in one of the most recognizable buildings in the downtown core



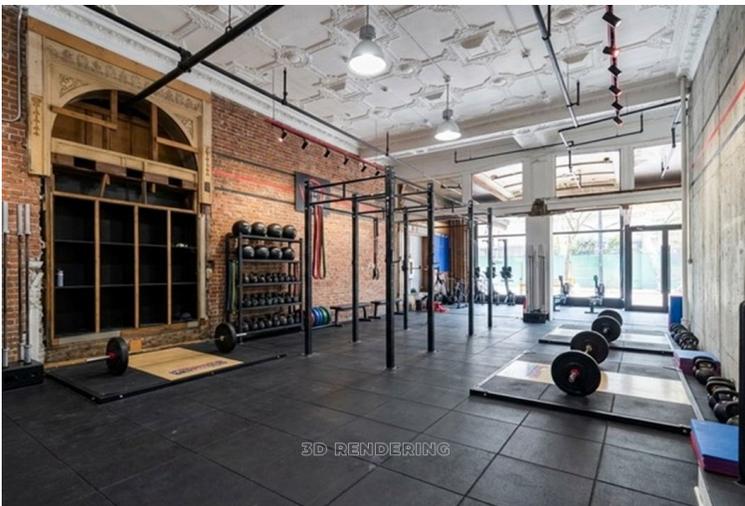
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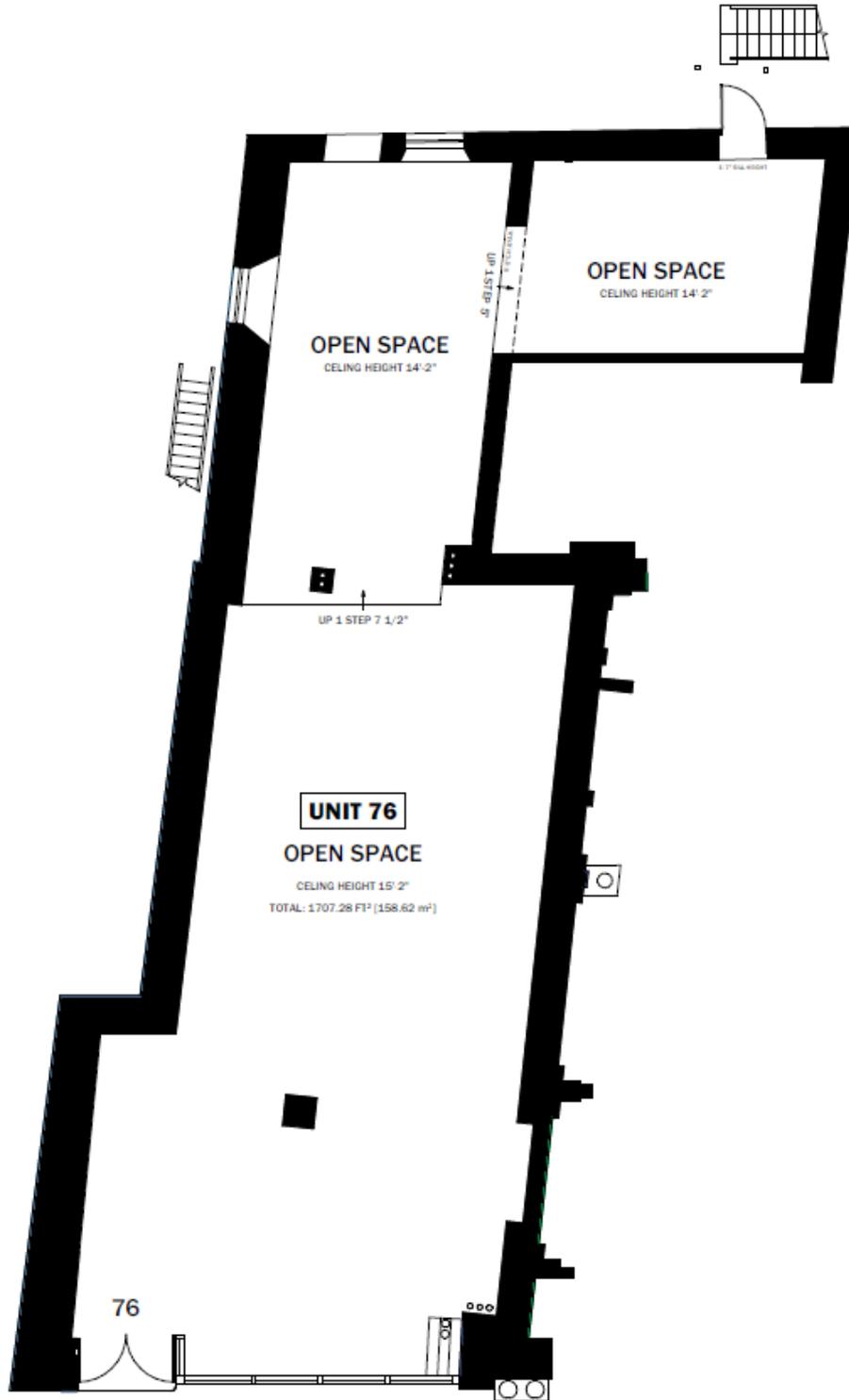
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