

# BLAIR BLANCHARD STAPLETON

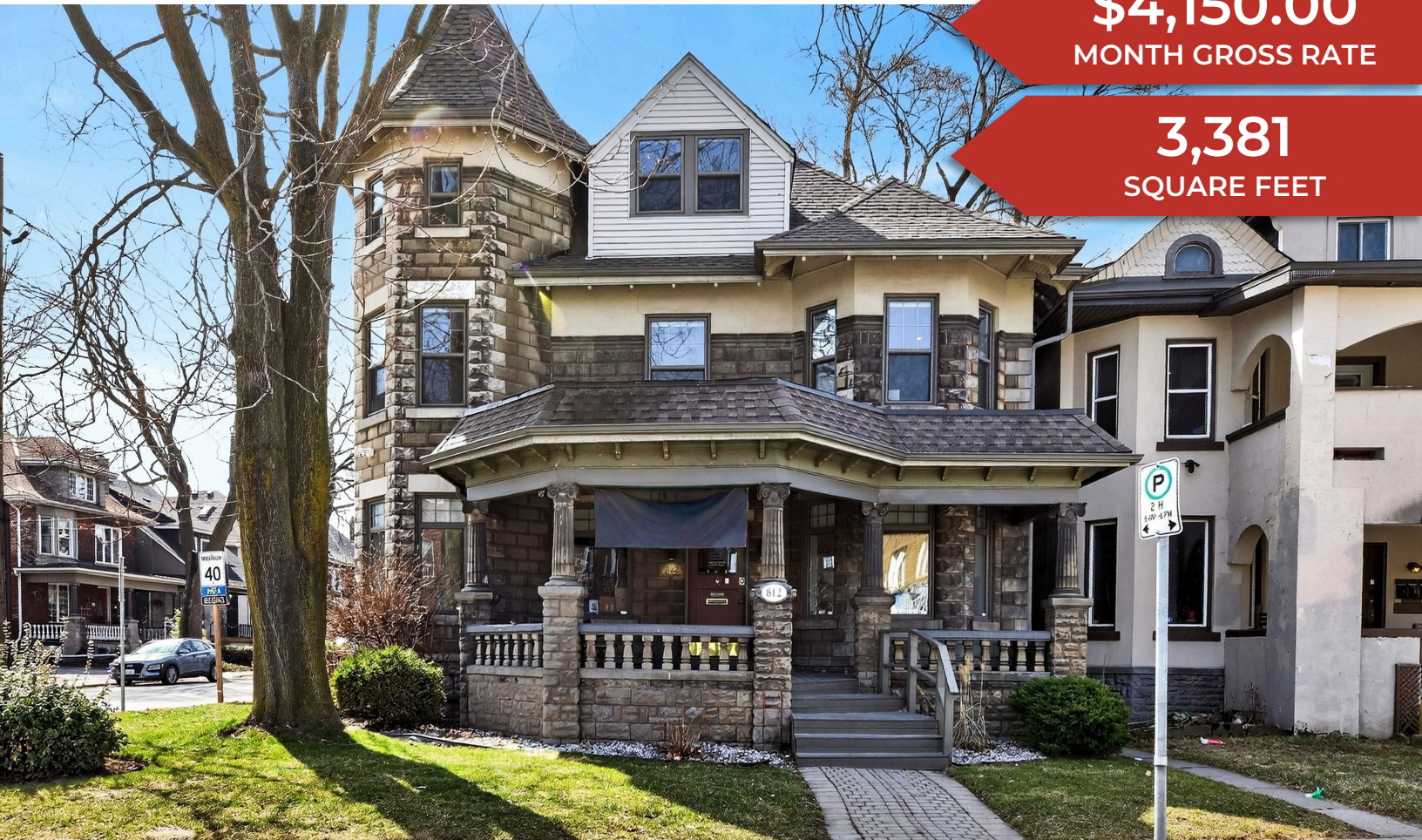
LIMITED, REAL ESTATE BROKERAGE

## RETAIL/OFFICE BUILDING FOR LEASE

BBSREALTY.COM

**\$4,150.00**  
MONTH GROSS RATE

**3,381**  
SQUARE FEET



## 812 King Street East, Hamilton, ON

Entire commercial building available on the highly trafficked King St East corridor in Hamilton, offering approximately 3,381 sq ft of well-designed space. This well-maintained property features an excellent office build-out ideal for professional uses such as accounting, legal, or real estate firms. The layout includes a welcoming reception and waiting area, large boardroom, seven private offices, and three washrooms. A unique corner turret adds character and functional space on each level. Additional storage is available in the basement, with convenient on-site parking and plenty of street parking. The property has been extensively updated with new mechanical systems, insulation, electrical, security system, windows, and roof. Don't miss this opportunity.

**Evan Apostol**  
Broker

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Sales Representative

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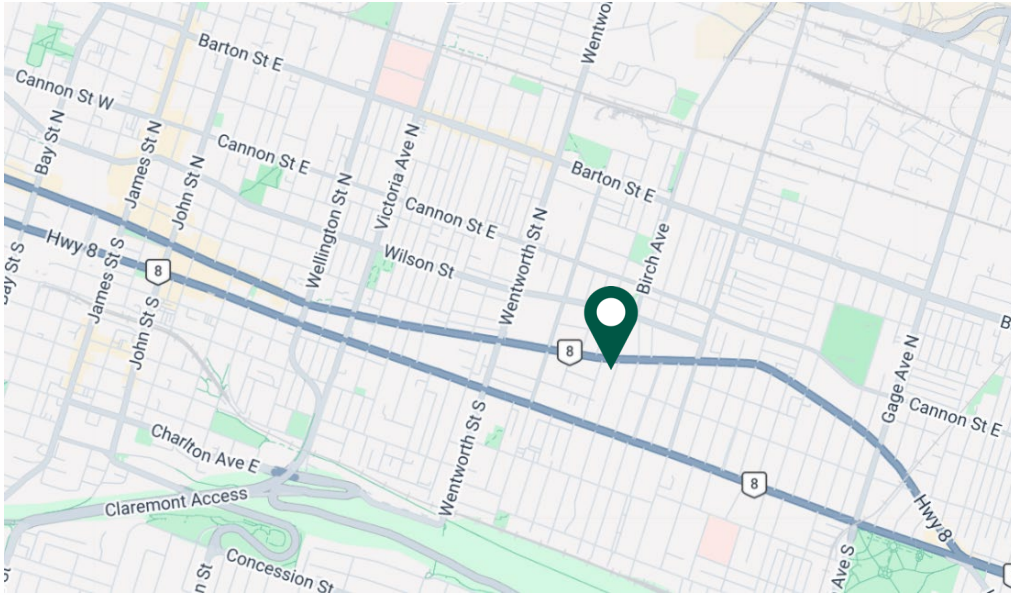
### HAMILTON DOWNTOWN OFFICE

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.

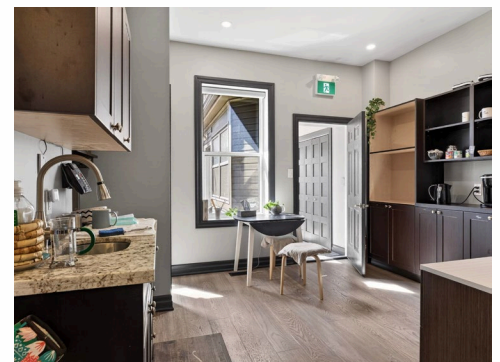
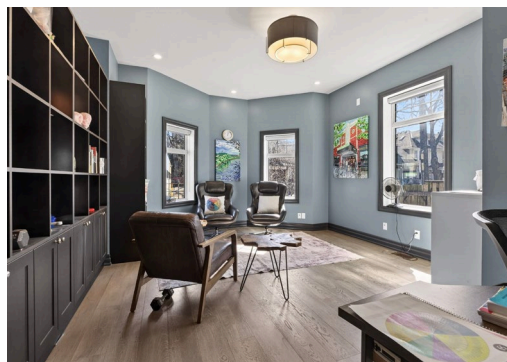
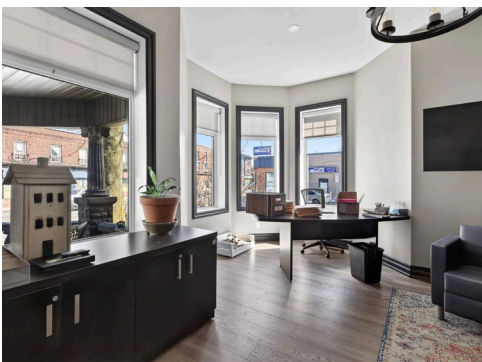
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## DETAILS

- Zoning TOC3
- The layout includes a welcoming reception and waiting area, large boardroom, seven private offices, and three washrooms
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