

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE UNIT FOR LEASE

BBSREALTY.COM

\$7.50 PSF
NET LEASE RATE

\$13.00 PSF
T.M.I. (2026)

1,438
SQUARE FEET



875 Main Street West, Unit L1-05/06, Hamilton, ON

Office space available in a well sought-after plaza in the desirable Westdale area, just minutes from downtown Hamilton with easy access to Highway 403, West Hamilton, and Dundas. Located directly across from Westdale High School and within walking distance to Columbia International College and McMaster University, this property benefits from steady foot traffic and excellent exposure. The unit is situated at the rear of the building with signage available and ample parking directly outside for convenient client and staff access. The space features a welcoming open-concept reception area, five private offices, a dedicated boardroom, and a kitchenette, with common washrooms available in this well-maintained building—ideal for professional or service-based businesses seeking a vibrant and accessible location.

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Broker

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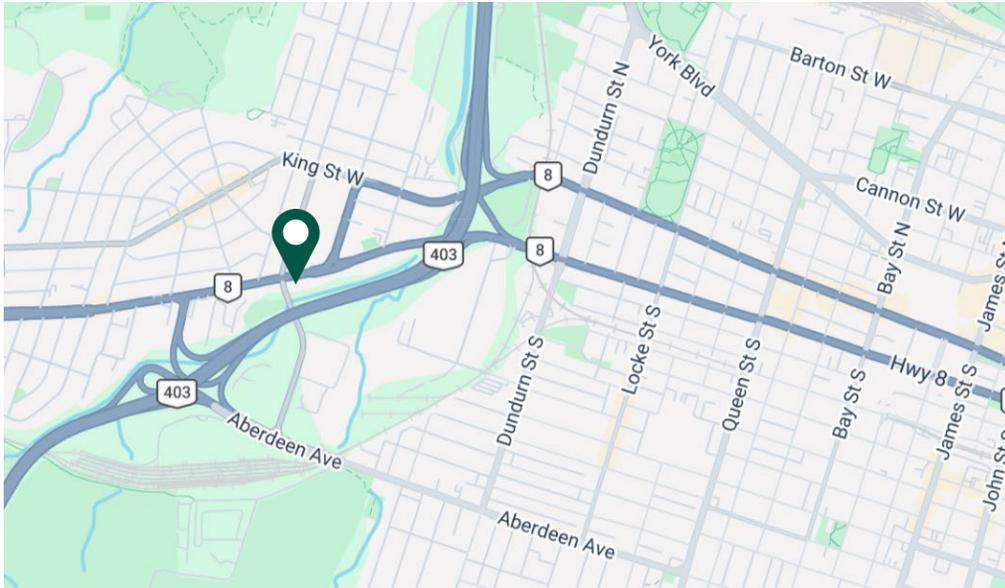
HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 2025, 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

LEVELS	1
PARKING	ample
ZONING	TOC2

- The unit is situated at the rear of the building with signage available and ample parking directly outside for convenient client and staff access
- The space features a welcoming open-concept reception area, five private offices, a dedicated boardroom, and a kitchenette, with common washrooms available in this well
- Maintained building - ideal for professional or service-based businesses seeking a vibrant and accessible location



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