

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)

1,090
SQUARE FEET



875 Main Street West, Unit L1-07, Hamilton, ON

Office space available in a well sought-after plaza in the Westdale area, just minutes to downtown Hamilton with easy access to Highway 403, West Hamilton, and Dundas. Offering excellent street-front exposure directly across from Westdale High School and a short walk to Columbia International College and McMaster University, this location benefits from significant foot traffic. The unit is located behind the building with signage available and ample parking directly outside for convenient customer access. The space features an open reception/bullpen area upon entry and five private offices, providing a functional layout for a variety of professional uses. Common washrooms are available for the units in this well-maintained building.

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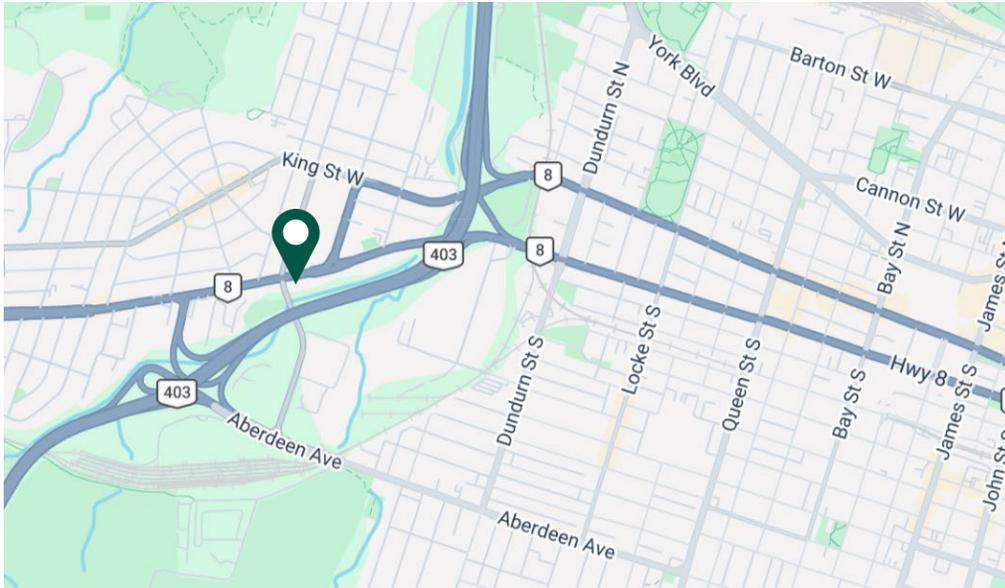
HAMILTON DOWNTOWN OFFICE

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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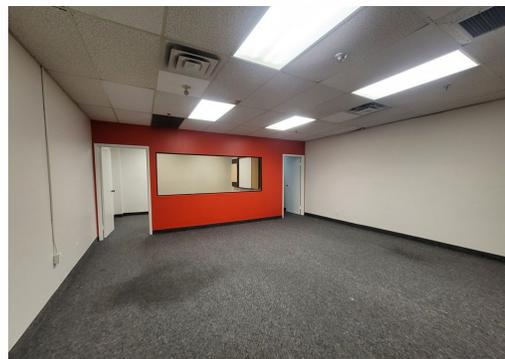
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DETAILS

LEVELS	1
PARKING	ample
ZONING	TOC2

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