

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE UNIT FOR LEASE

BBSREALTY.COM

\$9.50 PSF
NET LEASE RATE

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

737
SQUARE FEET



875 Main Street West, Unit L1-08, Hamilton, ON

Office space available in well sought-after plaza located in the Westdale area just minutes to downtown Hamilton, with easy access to 403, West Hamilton or Dundas. Excellent street front exposure directly across from Westdale High School and a short walk to Columbia International College and McMaster University lends itself to considerable foot traffic. This unit is located behind the building with signage available. With ample parking right outside the unit, it provides ease of access for all customers. This unit has two entrances with windows: one from the back parking lot and the other from the interior of the building offering easy access to the shared washrooms. Large floor to ceiling windows at front of unit offering plenty of natural daylight. Open area with two offices in the back, each with a window into the interior of the unit in this well-maintained building.

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Broker

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Sales Representative

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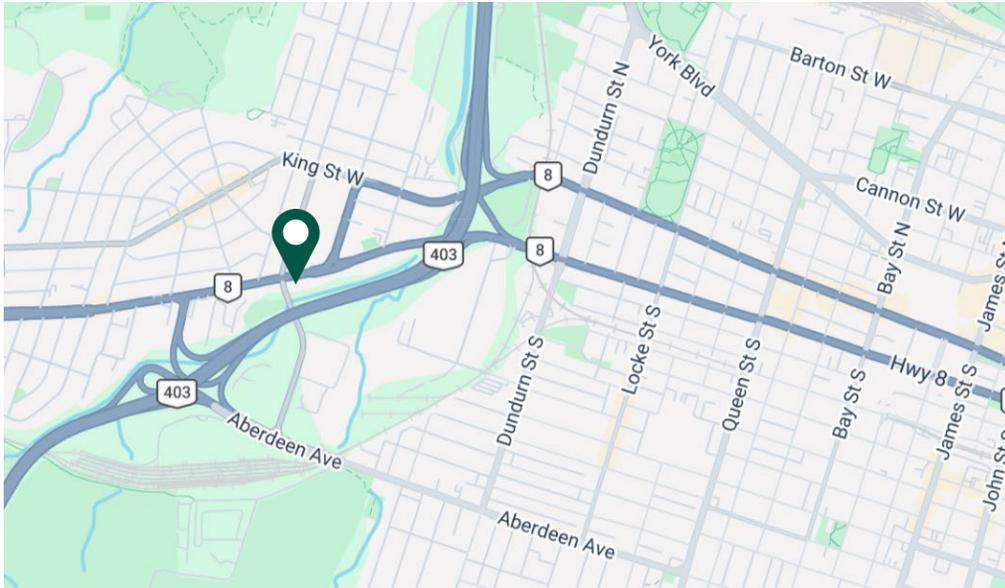
HAMILTON DOWNTOWN OFFICE

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.

OFFICE UNIT FOR LEASE

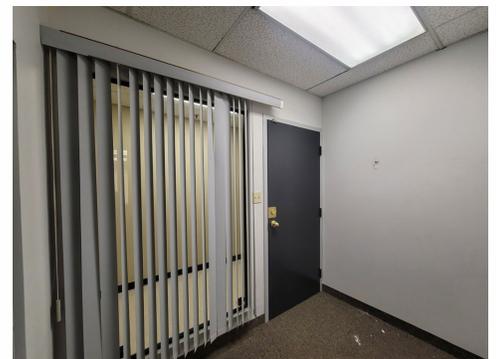
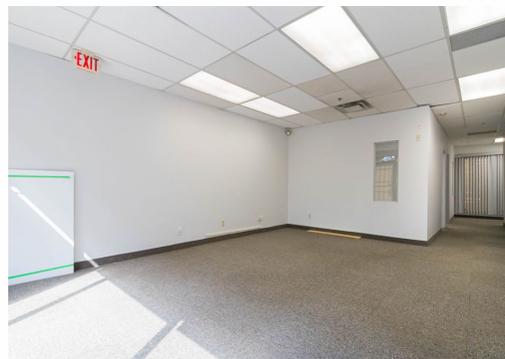
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DETAILS

LEVELS	1
PARKING	ample
ZONING	TOC2

- This unit is located behind the building with signage available
- With ample parking right outside the unit, it provides ease of access for all customers
- This unit has two entrances with windows: one from the back parking lot and the other from the interior of the building offering easy access to the shared washrooms
- Large floor to ceiling windows at front of unit offering plenty of natural daylight
- Open area with two offices in the back, each with a window into the interior of the unit in this well-maintained building



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