

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE UNITS FOR LEASE

BBSREALTY.COM

\$16.00-\$17.50 PSF
NET LEASE RATE

\$16.00 PSF
T.M.I. (2026)

2,470-2,832
SQUARE FEET



47 James Street South, Hamilton, ON

Rare opportunity to lease a turnkey office in one of downtown Hamilton's most prestigious historic buildings, ideally situated at the corner of Main St E and James St S. Elevator access, key card entry and onsite surface parking.

Evan Apostol Broker

Office: 905.527.1144 x 300

Email: evan.apostol@marklandpm.com

John David Blanchard Broker

Direct: 905.869.0494

Email: john.blanchard@marklandpm.com



HAMILTON DOWNTOWN OFFICE

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

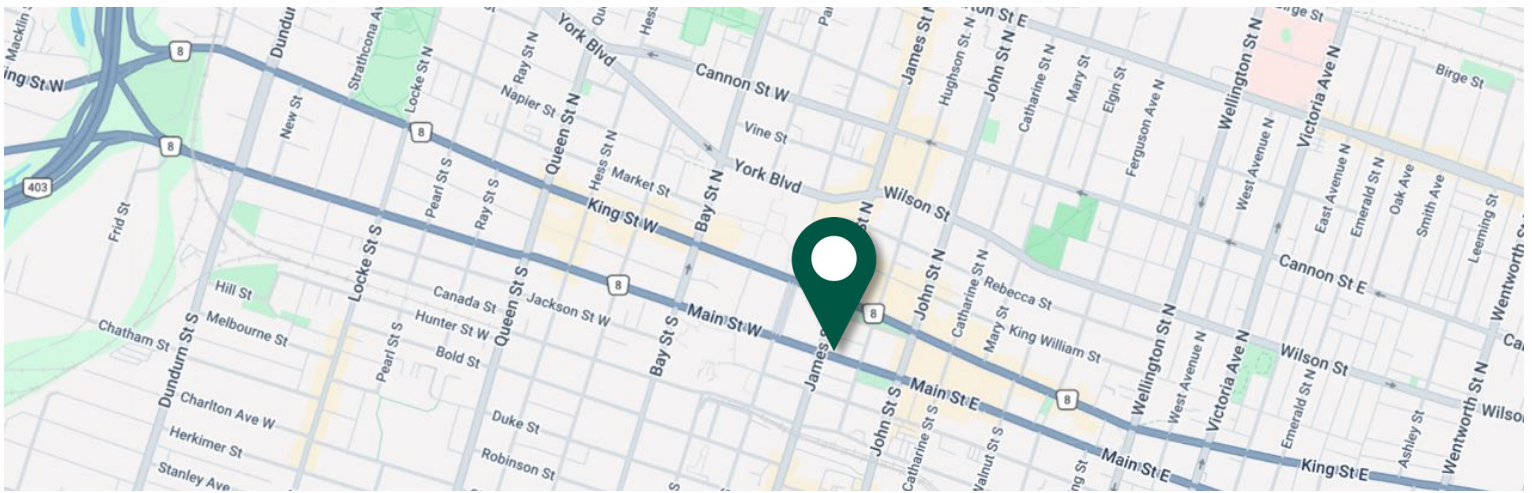
The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

OFFICE UNITS FOR LEASE

Rare opportunity to lease a turnkey office in one of downtown Hamilton's most prestigious historic buildings, ideally situated at the corner of Main St E and James St S. Elevator access, key card entry and onsite surface parking.

UNIT OPTIONS

UNIT	SIZE	FINISH	REMARKS
100	2,470 sf	turnkey / fully finished	A large boardroom complete with built-in shelving and a kitchenette, a spacious private office, and six semi-private offices
200	2,832 sf	turnkey / fully finished	Professional & polished environment featuring a welcoming reception area, 7 private offices, a large central bullpen, kitchenette & two washrooms
300	2,788 sf	raw / shell	Premium shell office space. Tenant Improvement incentives.



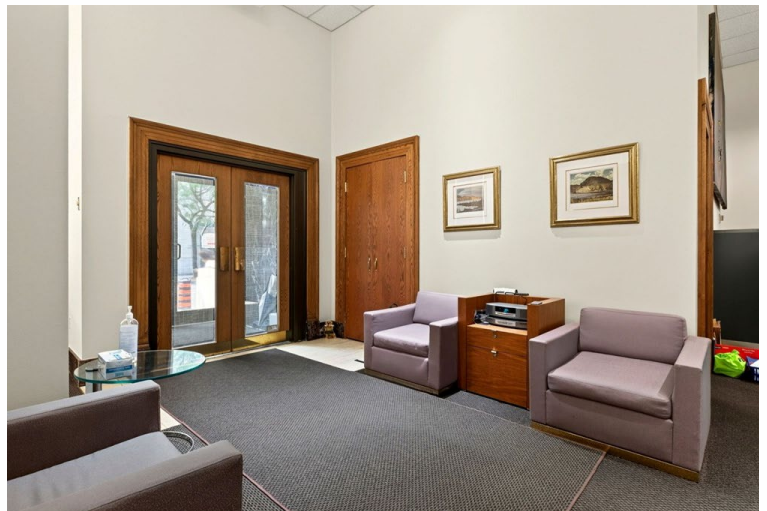
HAMILTON DOWNTOWN OFFICE

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.

UNIT 100 PHOTOS

BBSREALTY.COM



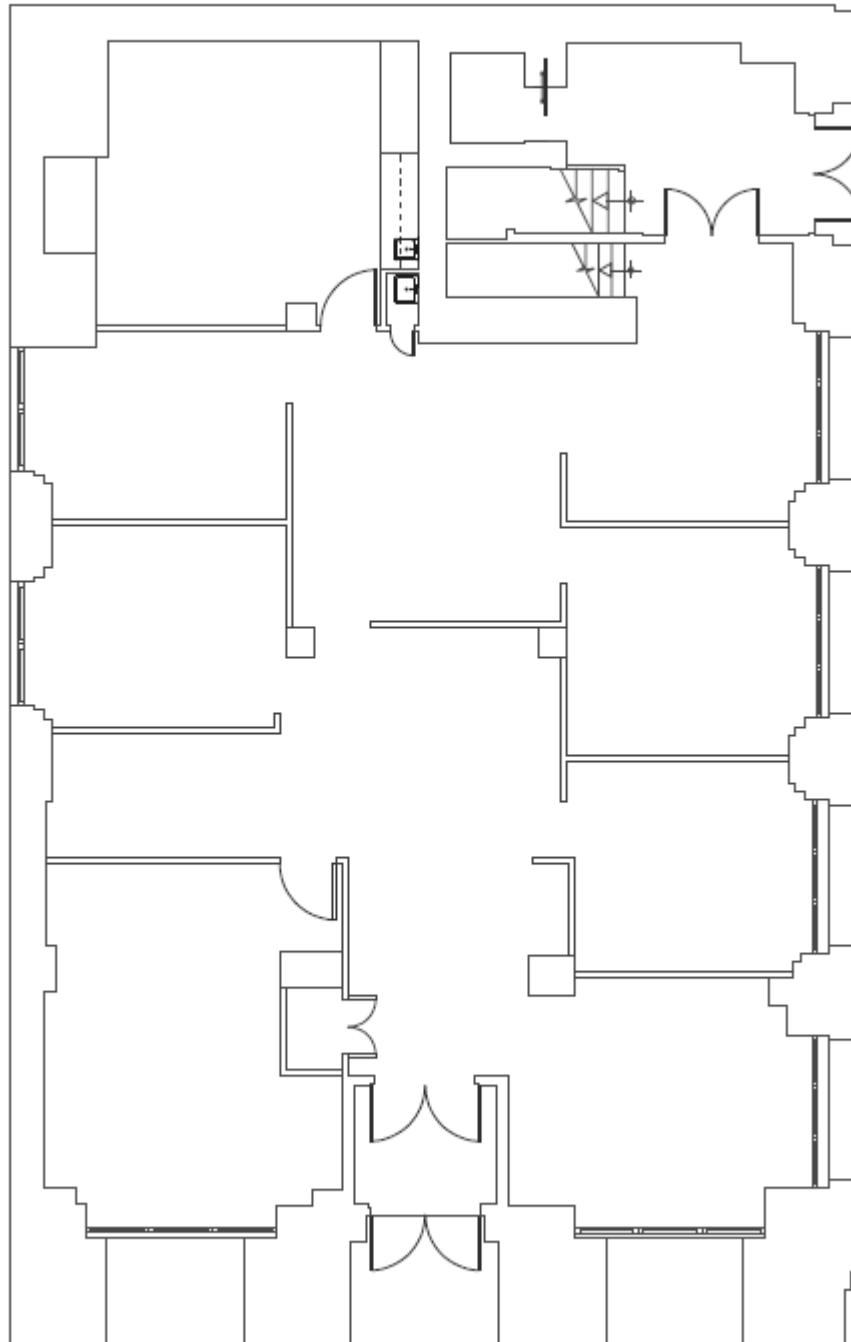
HAMILTON DOWNTOWN OFFICE

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.

UNIT 100 FLOOR PLAN

47 JAMES STREET SOUTH, HAMILTON
GROUND FLOOR 2,470 R.S.F.



JAMES ST. S.

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.

UNIT 200 PHOTOS

BBSREALTY.COM



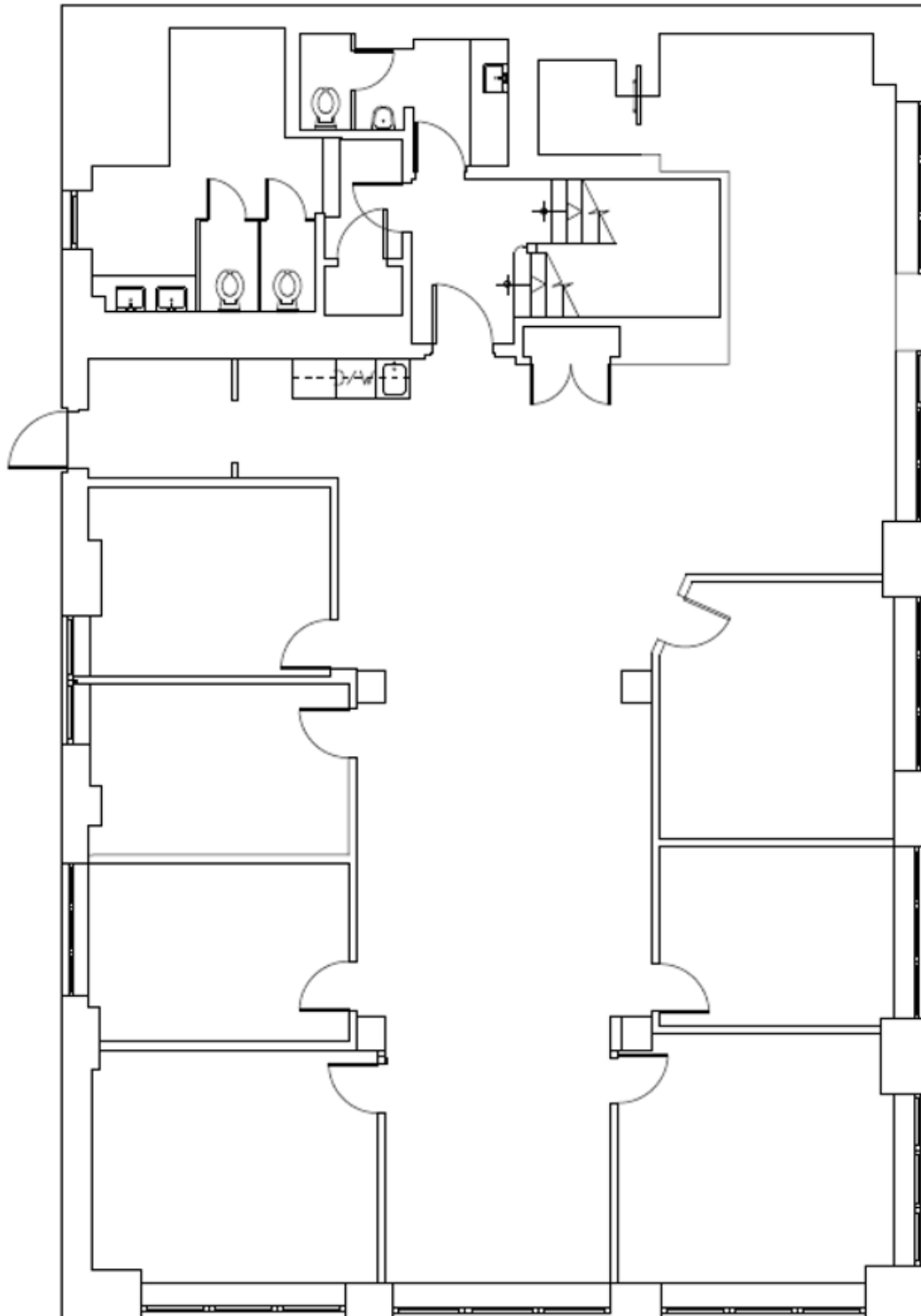
HAMILTON DOWNTOWN OFFICE

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.

UNIT 200 FLOOR PLAN

Second Floor - 2,832 R.S.F.



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.