

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

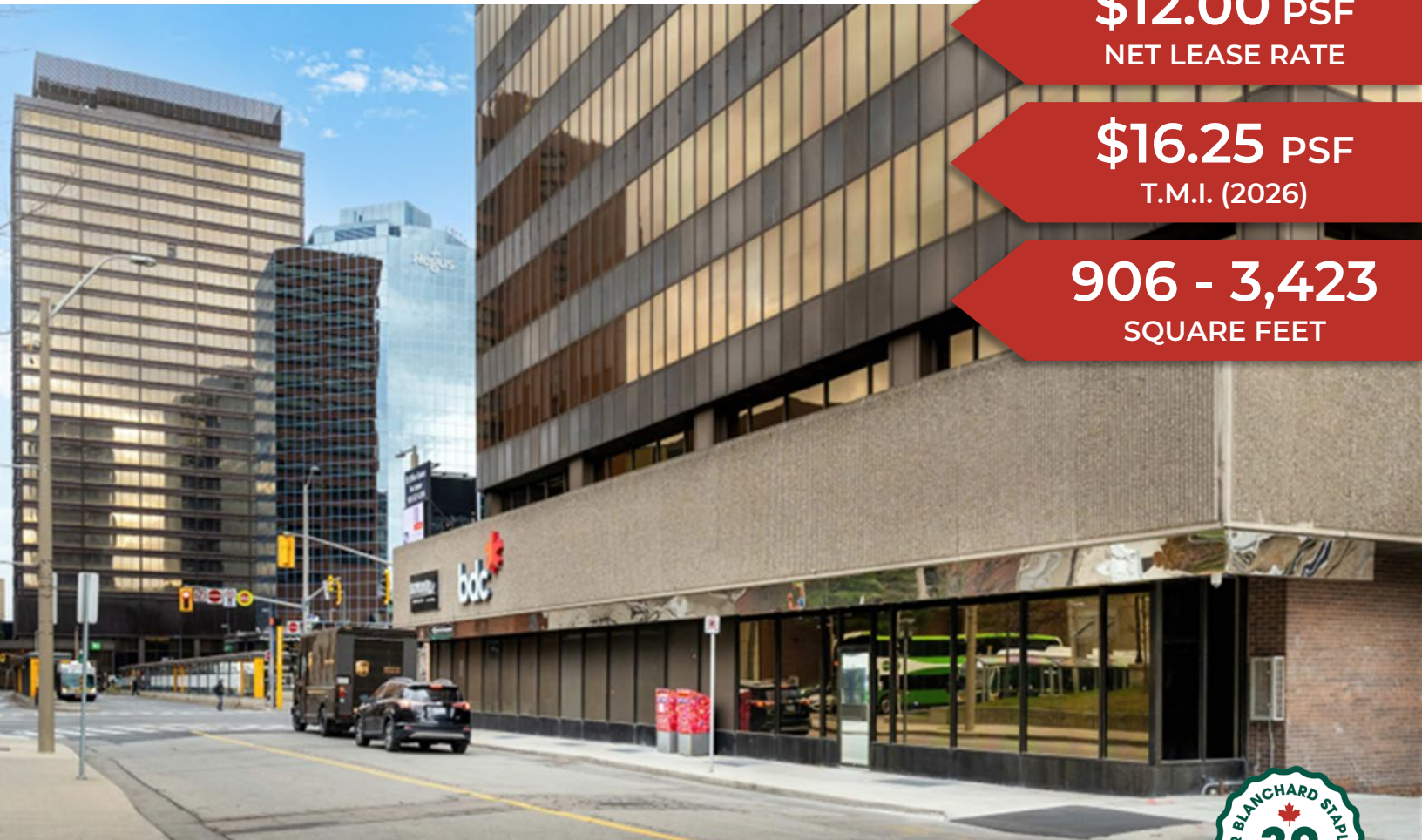
OFFICE SUITES FOR LEASE

BBSREALTY.COM

\$12.00 PSF
NET LEASE RATE

\$16.25 PSF
T.M.I. (2026)

906 - 3,423
SQUARE FEET



25 Main Street West, Hamilton, ON

The building's prime location offers immediate access to public transit, banking services, and shopping options just one block away. Steps from City Hall and courthouses, this property is ideal for businesses seeking a prestigious address with unparalleled convenience.

Evan Apostol Broker

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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

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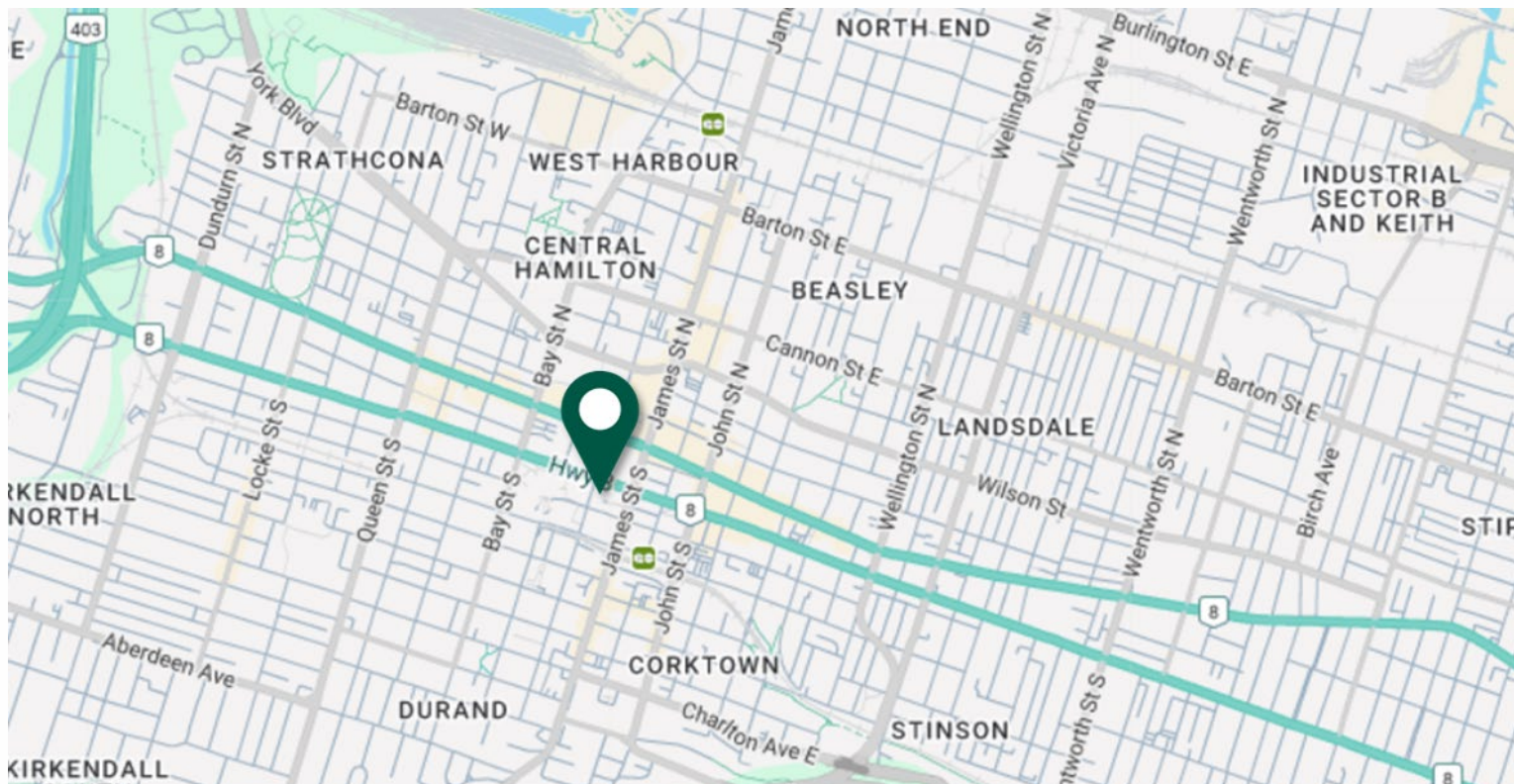
PROPERTY INFORMATION & LOCATION MAP



PROPERTY DETAILS

AIR CONDITIONING	Yes
ELEVATORS	Yes
PARKING	Yes
ZONING	D1

- On-site underground parking and additional parking adjacent to the property, with a ratio of one spot per 1,000 square feet leased, available at an additional cost
- Tenants will appreciate the competitive lease rates and available leasehold improvement packages



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PROPERTY INFORMATION & SUITE OPTIONS

Situated within a 22-storey office tower, the building is home to prominent tenants such as BDC Bank and AJ Clarke & Associates, reflecting a professional and reputable environment.

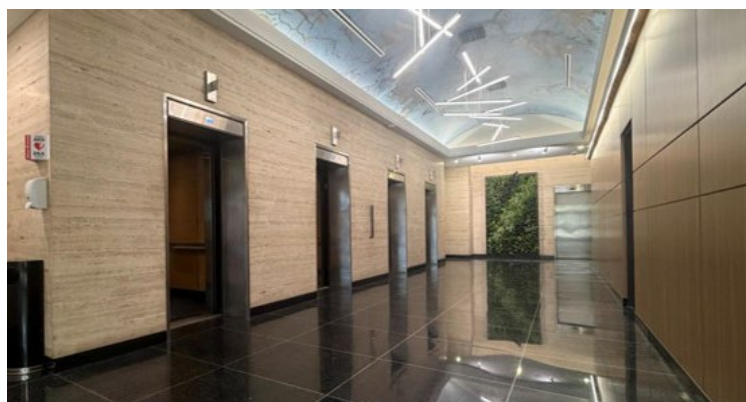
The location boasts excellent access to public transit, with bus stops and the Hamilton GO Centre just a short walk away, facilitating easy commutes.

The surrounding neighborhood is vibrant and dynamic, offering a plethora of amenities.

Within a block, you'll find banking institutions, shopping centers, and dining options, providing convenience for both staff and clients.

The proximity to City Hall and courthouses makes this location particularly appealing for legal and professional services.

Additionally, the area is known for its cultural attractions, including theaters and galleries, contributing to a lively community atmosphere.



SUITE OPTIONS

SUITE	SIZE	FLOOR
603	2,073 sf	6 th
710 & 725	3,518 sf	7 th
725	1,591 sf	7 th
925	2,258 sf	9 th
1001	1,800 sf	10 th
1102	1,298 sf	11 th
1415	1,421 sf	14 th
1615	1,462 sf	16 th
1617	1,935 sf	16 th
1700	1,454 sf	17 th
1704	906 sf	17 th
1810	2,469 sf	18 th
2010	3,423 sf	20 th

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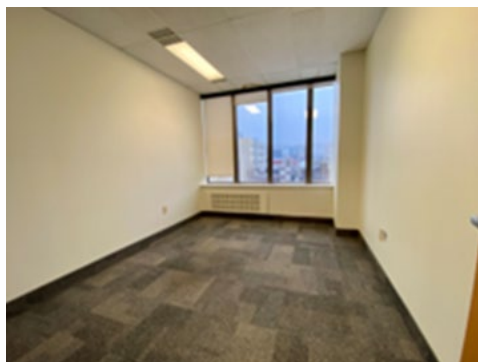
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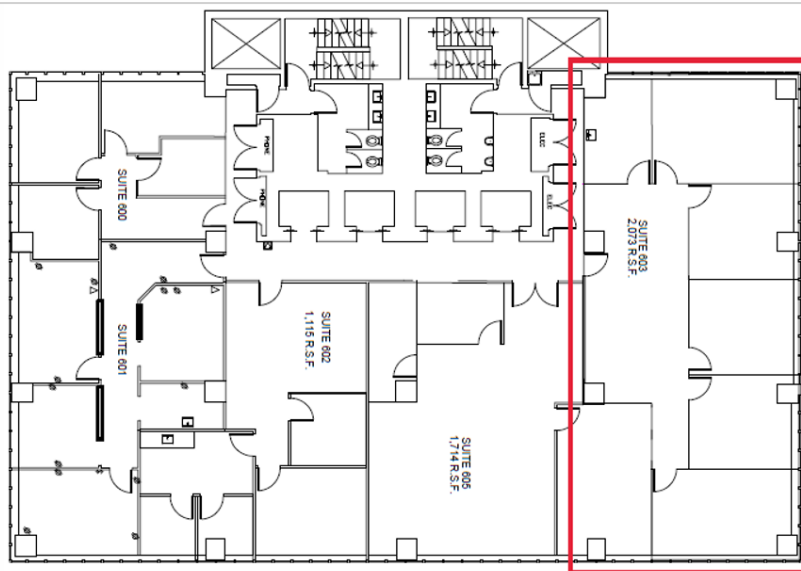
SUITE DETAILS

NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.25 psf
UNIT SIZE	2,073 sf
FLOOR	6 th

This 2,073-square-foot office suite offers an efficient layout with abundant natural light from windows on the west, south, and east sides, providing stunning city views.



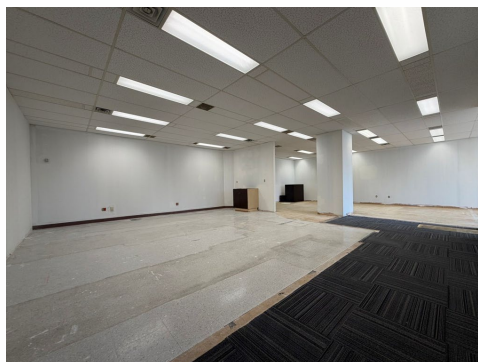
The space is thoughtfully designed with a welcoming reception area, a functional kitchenette, a spacious boardroom, and four private offices, catering to diverse business needs.



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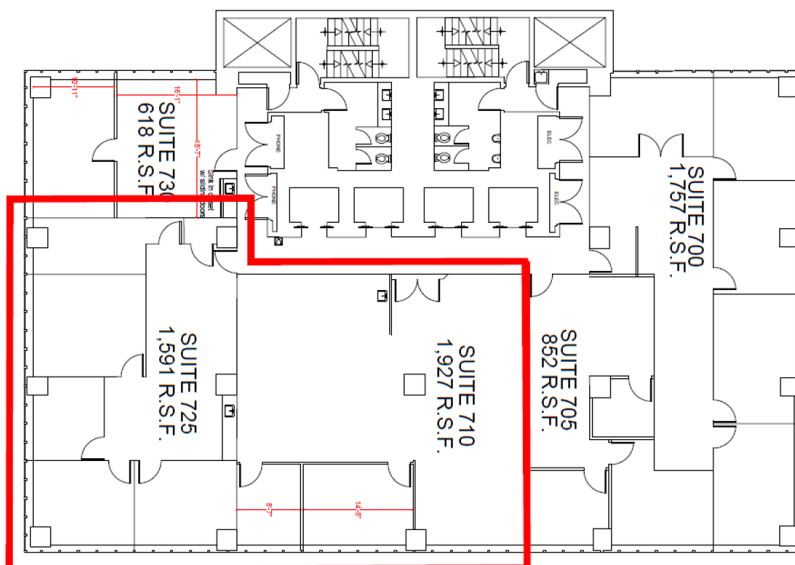
SUITE DETAILS

NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.25 psf
UNIT SIZE	3,518 sf
FLOOR	7 th

Turnkey office suite.

This move-in-ready space features a full kitchenette complete with fridge, sink, dishwasher, and microwave, a spacious reception bullpen area, and five private offices; the largest ideal for use as a boardroom.

A dedicated storage closet rounds out the layout.



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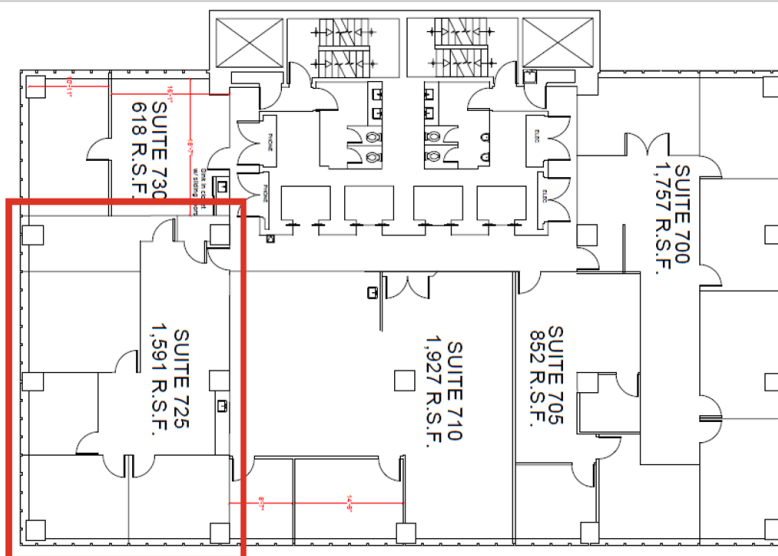
SUITE DETAILS

NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.25 psf
UNIT SIZE	1,591 sf
FLOOR	7 th

Turnkey office suite.

This move-in-ready space features a full kitchenette complete with fridge, sink, dishwasher, and microwave, a spacious reception bullpen area, and five private offices; the largest ideal for use as a boardroom.

A dedicated storage closet rounds out the layout.



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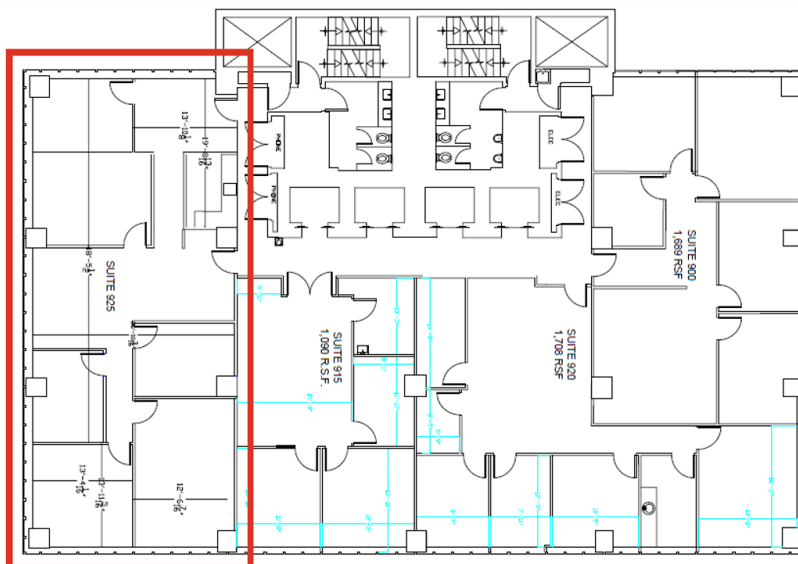
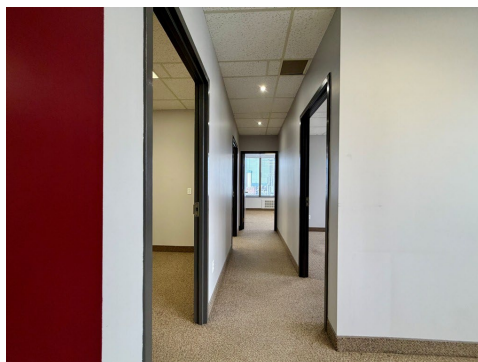


SUITE DETAILS

NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.25 psf
UNIT SIZE	2,258 sf
FLOOR	9th

Well-appointed professional office suite.

The functional floor plan includes five private offices, a dedicated boardroom, a kitchenette, and an inviting reception area.



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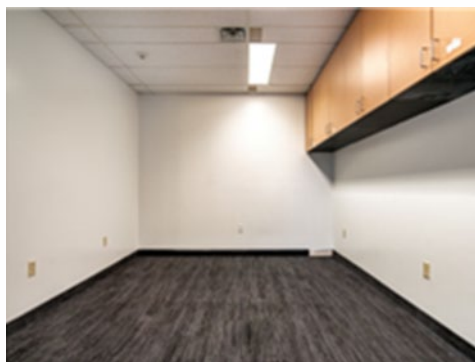
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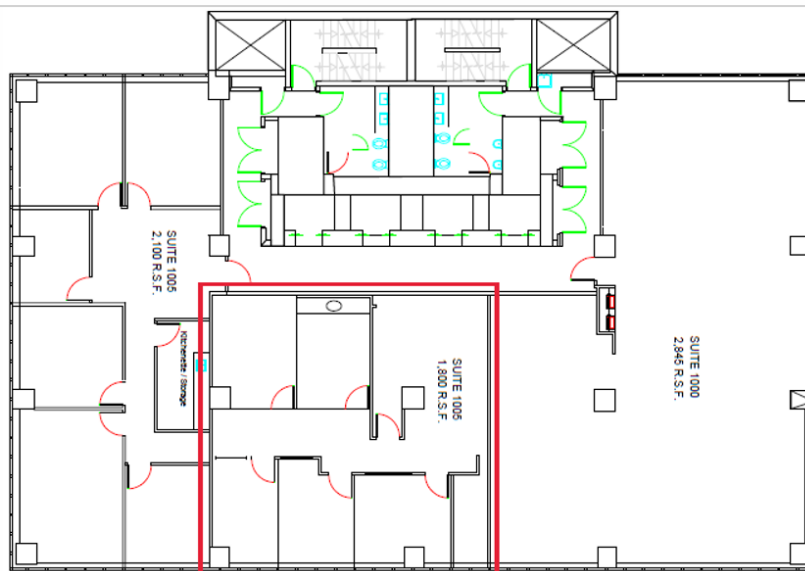
SUITE DETAILS

NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.25 psf
UNIT SIZE	1,800 sf
FLOOR	10 th

This thoughtfully designed space features four private offices—three with expansive windows that bathe the area in natural light—creating an inviting and productive environment.



The efficient layout includes a generous kitchenette and a welcoming reception area, ideal for businesses seeking functionality and comfort.



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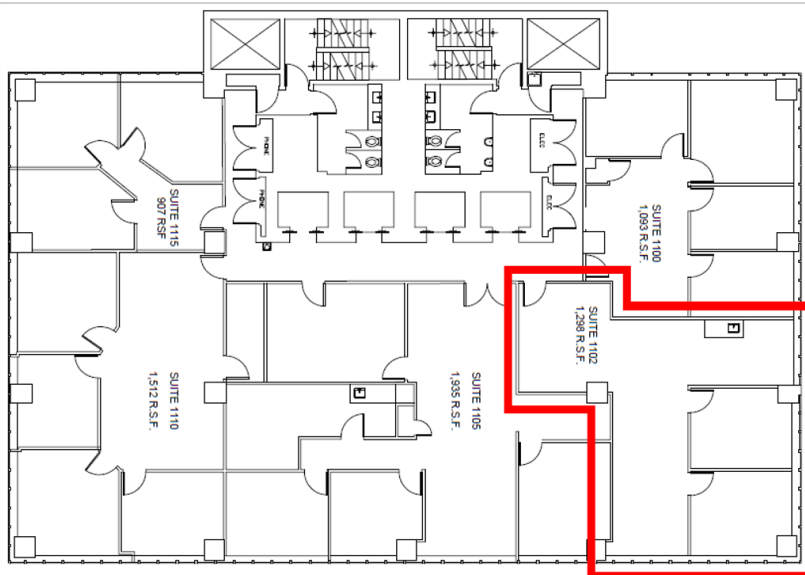
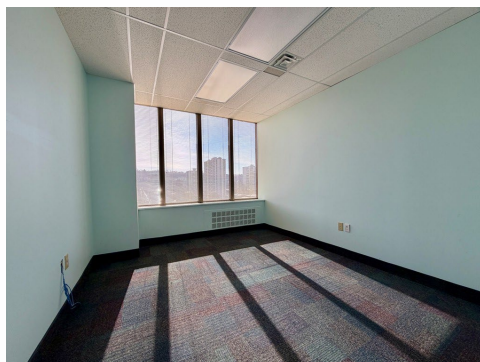
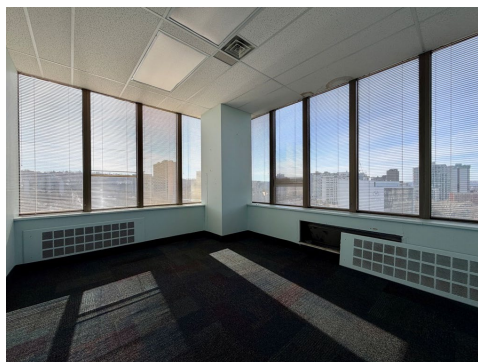


SUITE DETAILS

NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.25 psf
UNIT SIZE	1,298 sf
FLOOR	11 th

Bright, turnkey office suite.

This efficient space showcases two generously sized private offices; one a desirable corner office; a large kitchenette, and a welcoming reception area, all ready for immediate occupancy.



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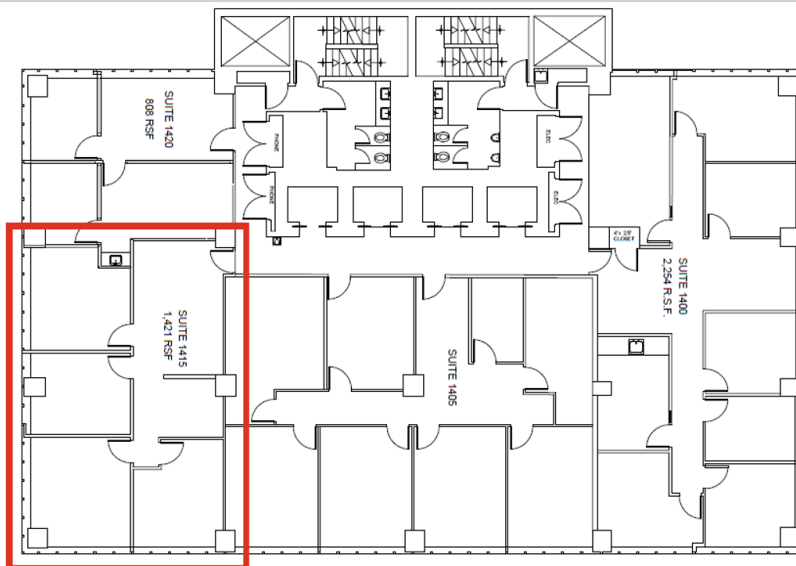


SUITE DETAILS

NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.25 psf
UNIT SIZE	1,421 sf
FLOOR	14 th

Comfortable and practical office suite.

The layout offers four private offices, including a sought-after corner office, and a welcoming reception area.



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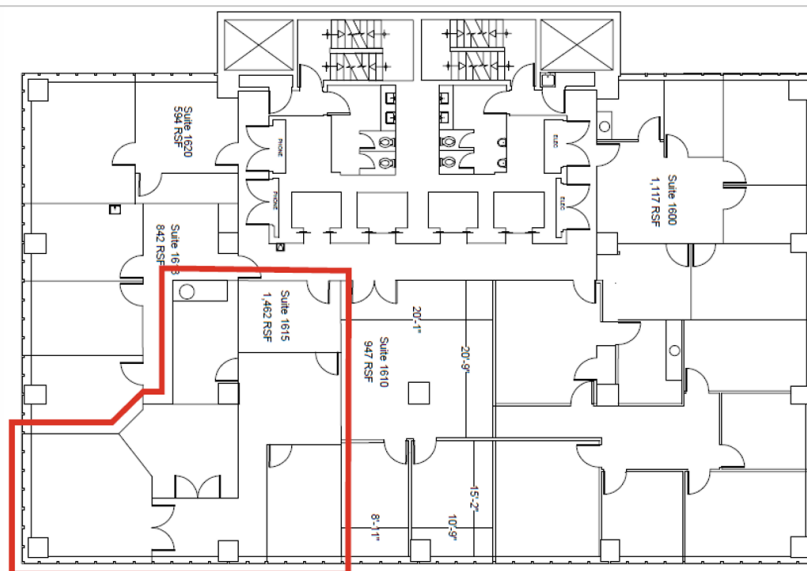
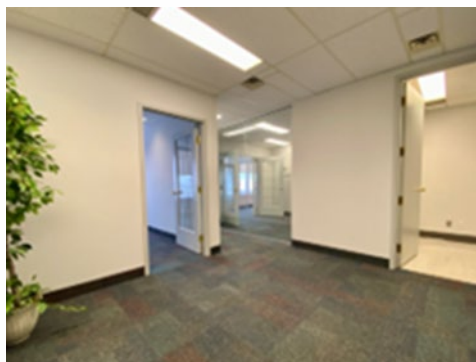
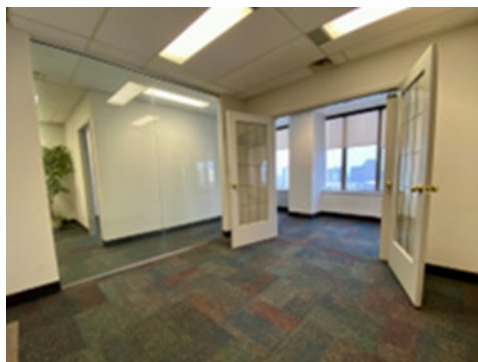


SUITE DETAILS

NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.25 psf
UNIT SIZE	1,462 sf
FLOOR	16 th

This 1,462-square-foot northwest corner suite offers panoramic city views, providing an inspiring workspace for your team.

The suite is thoughtfully designed with high-quality buildouts, including a welcoming reception area, a functional kitchenette, and three versatile offices to accommodate various business needs.



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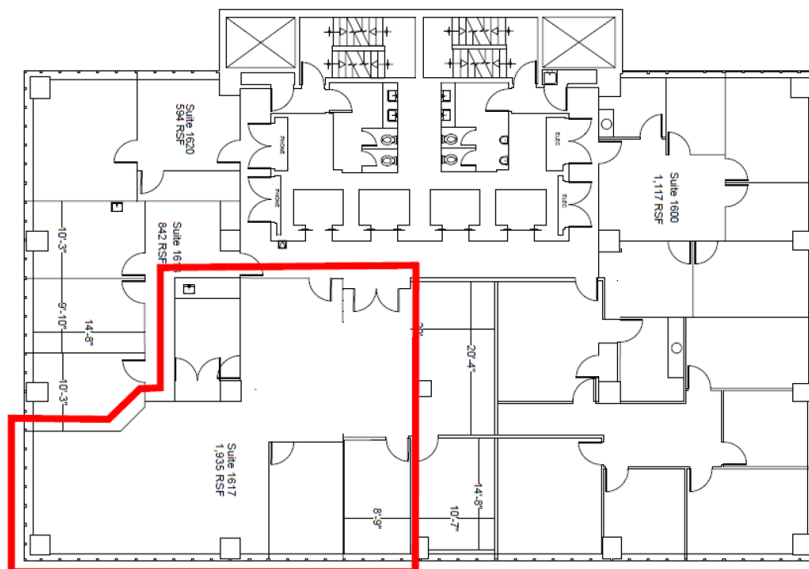
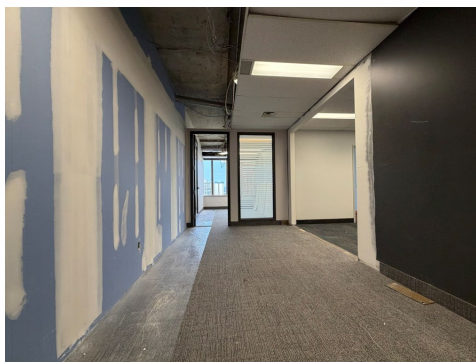
SUITE DETAILS

NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.25 psf
UNIT SIZE	1,935 sf
FLOOR	16 th

Flexible office suite.

This adaptable space features two private offices, two separate entrances, and an enclosed kitchenette with a storage closet and running water, plus the opportunity to create a corner office or boardroom.

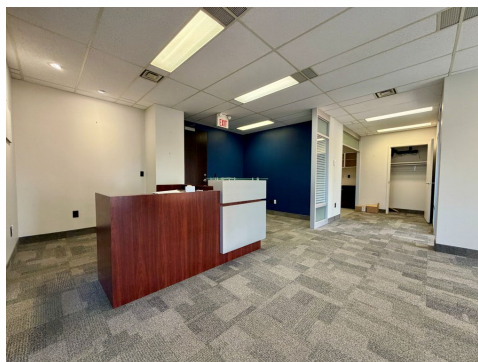
The landlord is open to providing a tenant improvement allowance to help tailor the space to your needs.



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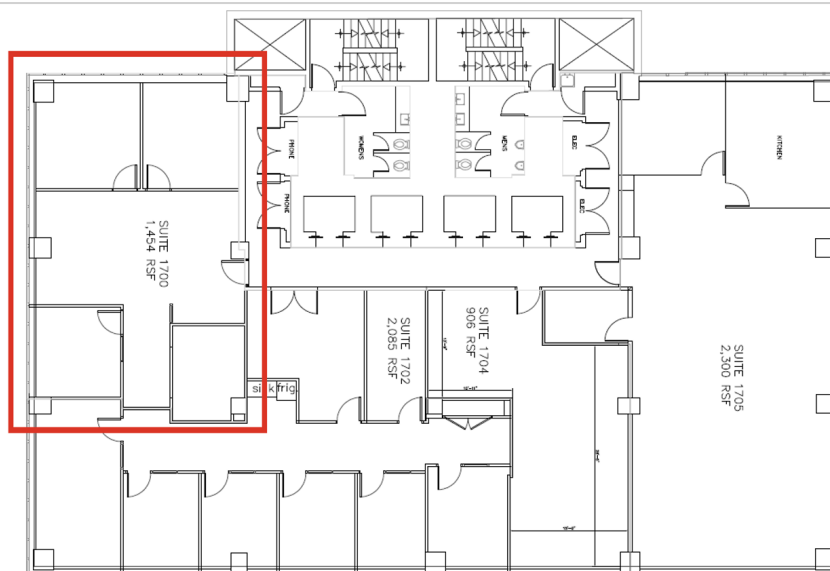


SUITE DETAILS

NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.25 psf
UNIT SIZE	1,454 sf
FLOOR	17 th

Thoughtfully built-out office suite.

This attractive space features a finished reception area, a bullpen area, three private offices; one a corner office; an enclosed kitchenette / lunchroom, and a handy storage closet.



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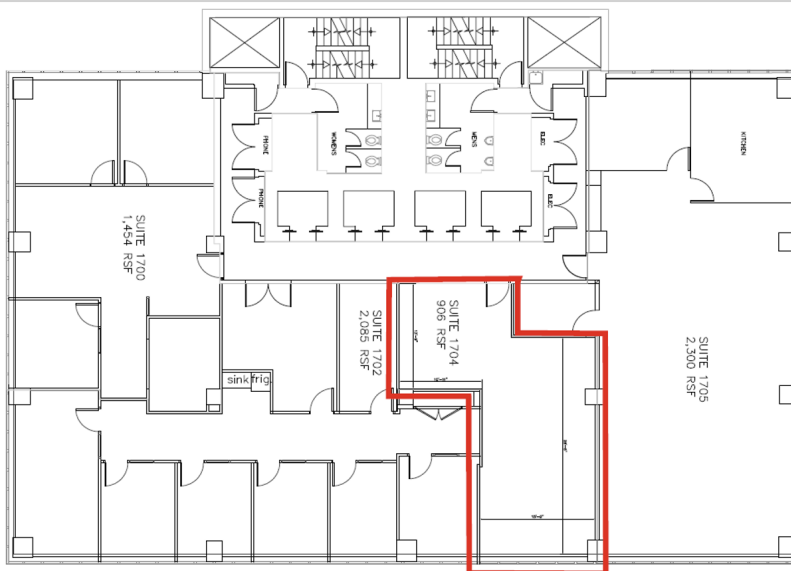


SUITE DETAILS

NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.25 psf
UNIT SIZE	906 sf
FLOOR	17 th

Versatile open-concept office suite.

This efficient space offers a large reception area and a flexible open floor plan ready to suit a variety of uses, with tenant improvement allowances available to customize the layout.



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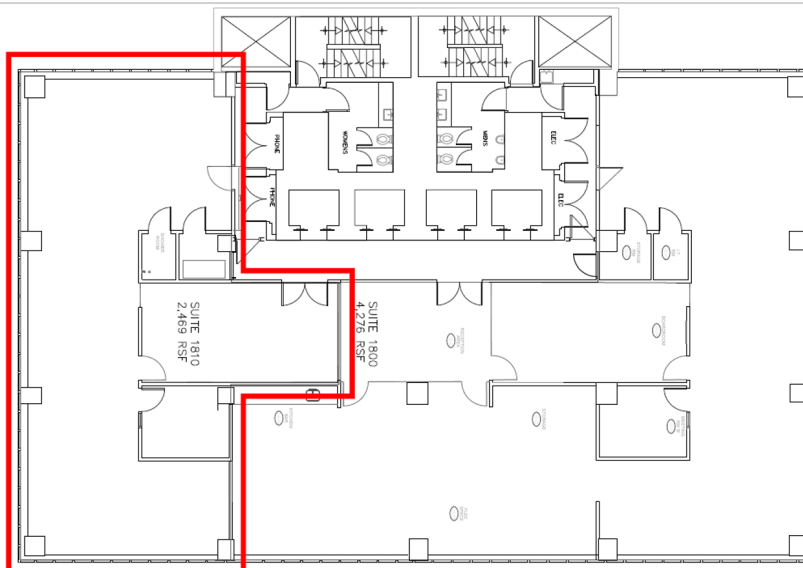
SUITE DETAILS

NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.25 psf
UNIT SIZE	2,469 sf
FLOOR	18 th

Striking loft-style office suite.

Featuring exposed ceilings, new lighting, and a cool industrial aesthetic, this distinctive space includes an expansive reception area, a large private office, a shower room, and a storage closet.

Tenant improvement allowances are available to make the space your own.



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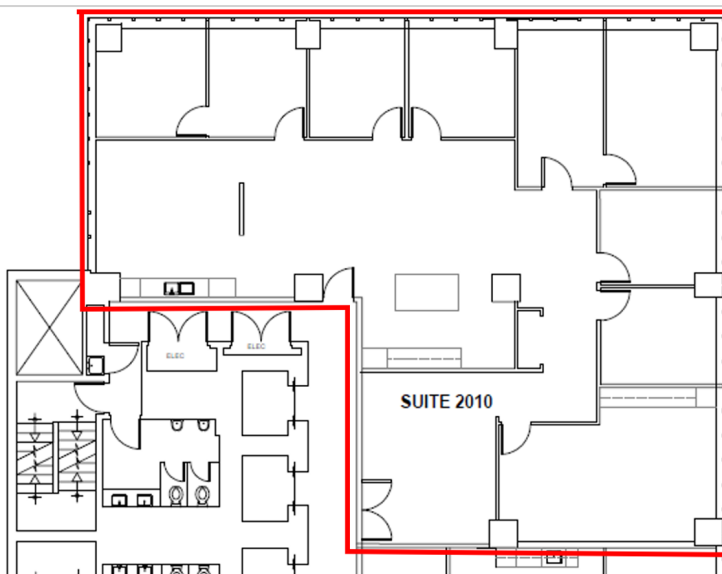
SUITE DETAILS

NET LEASE RATE	\$12.00 psf
T.M.I. (2025)	\$16.25 psf
UNIT SIZE	3,423 sf
FLOOR	20 th

Beautiful, recently updated turnkey office space, offering great views.

Bright, move-in-ready suite features large reception area, spacious boardroom with glass doors, built-in shelving with mini fridge, and generous kitchenette with built in appliances and cupboards.

Layout offers 5 private offices, including 2 corner offices featuring antechambers.



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