

DOWNTOWN HAMILTON OFFICE and COMMERCIAL SPACE FOR LEASE



FEATURES:

- Located in Hamilton Downtown- 5 mins east of City core
- Large floorplate, with variable sized office and commercial space available
- Shared truck level docks with freight elevator
- Occupied by educational and institutional Tenants
- Serviced by nearby public transit, and wheelchair accessible
- 2 passenger elevators
- Security system
- Fully sprinklered
- On-site parking

Available:

2nd Floor- up to 5585 SF of finished office, and divisible to 2873 & 2712.

-\$14/SF GROSS

4th Floor-open floor plate, 17,640 SF unimproved, tenant improvements in addition to base rent, -\$10/SF GROSS.

5th Floor- 2752 SF -3 large meeting rooms/classrooms + kitchenette

-\$14/SF GROSS

Basement— Approximately 10,000 SF of storage, as-is, \$5/SF GROSS

Parking available on a 1 space/1000 SF basis at additional charge. Rental & Operating Cost Escalations over term

FOR MORE INFORMATION, PLEASE CONTACT

Bruce Law, CCIM, SIOR, Broker

brucelaw@royallepage.ca

Dave Dunnet, Broker

davedunnet@royallepage.ca

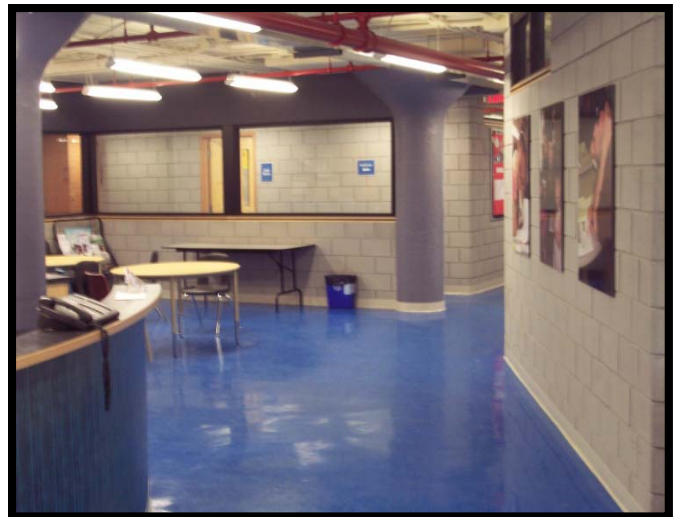
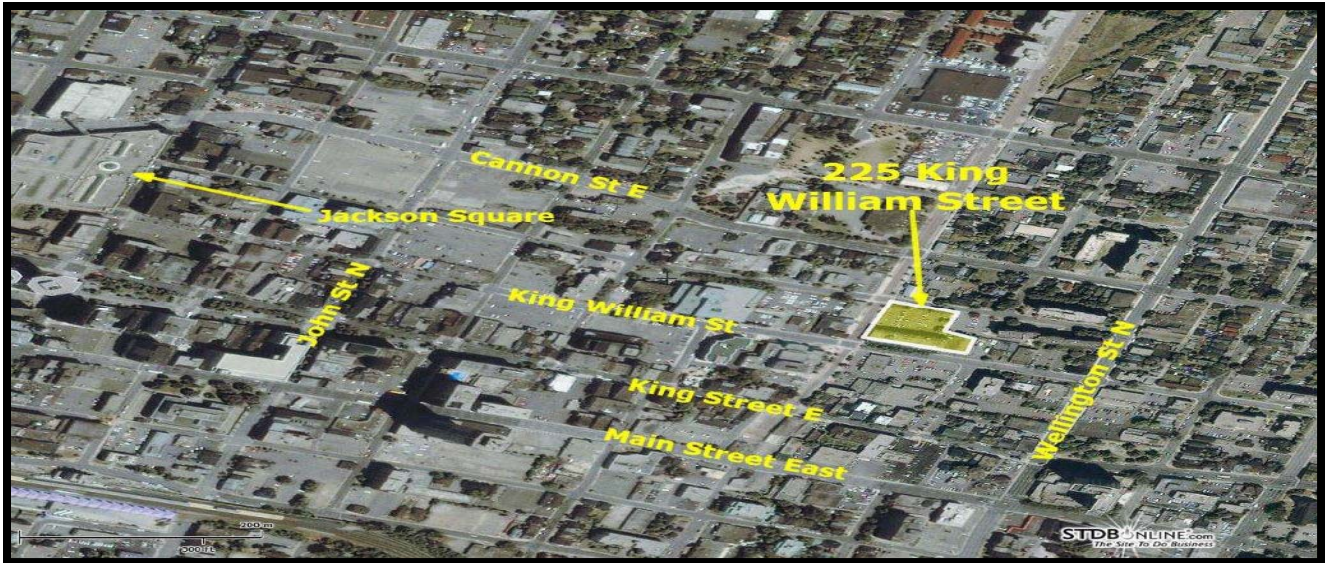
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