

FOR LEASE

55 Bay Street North
Hamilton, ON



SPACE TYPE | RETAIL/OFFICE

AVAILABLE SPACE | Total 2,324 SF (604 SF & 1,720 SF)

RENTAL RATE | NEGOTIABLE

FEATURES

- Two retail/office units totaling 2,324 square feet (Unit 7-604 square feet and Unit 8-1,720 square feet) available for lease on the ground floor of the Sir Isaak Brock Building
- Opportunity to lease units separately
- Parking available
- Located in a high-traffic area in Downtown Hamilton, close to several residential condominiums and apartments.
- Walking distance from Jackson Square—large retail complex home to approximately 150 stores including Nations Fresh Foods, Starbucks Coffee Company, Tim Hortons and a handful of others.
- Easy access to Highway 403

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SIR ISAAK BROCK BUILDING

The 55 Bay Street, Sir Isaac Brock building is located across from the First Ontario Centre in the downtown core of Hamilton, within an institutional block of government offices in Lloyd D Jackson Square. The building was constructed in 2003 and is 26,945 m2 in size.

This Government of Canada Building (GOCB) building is ten (10) stories, reinforced concrete construction with granite exterior panels and curtain wall glass. The large exterior entrance courtyard is complete with garden areas and oversized granite benches which leads to the main entry point of the building. The oversized lobby area is a multi-functional area including the waiting area for Citizenship and Immigration Court, and individual department functions. This facility has 24/7 security services provided by Commissionaires.



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UNIT # | 7

RENTABLE AREA | 604 SF

Small unit situated directly adjacent to Unit 8.
Previously occupied by a financial institution.



UNIT # | 8

RENTABLE AREA | 1,720 SF

Situated next to the Napier Street building entrance. Unit 8 is currently improved with dining furniture and commercial kitchen equipment. Great opportunity for a variety of uses including but not limited to a restaurant or coffee shop.



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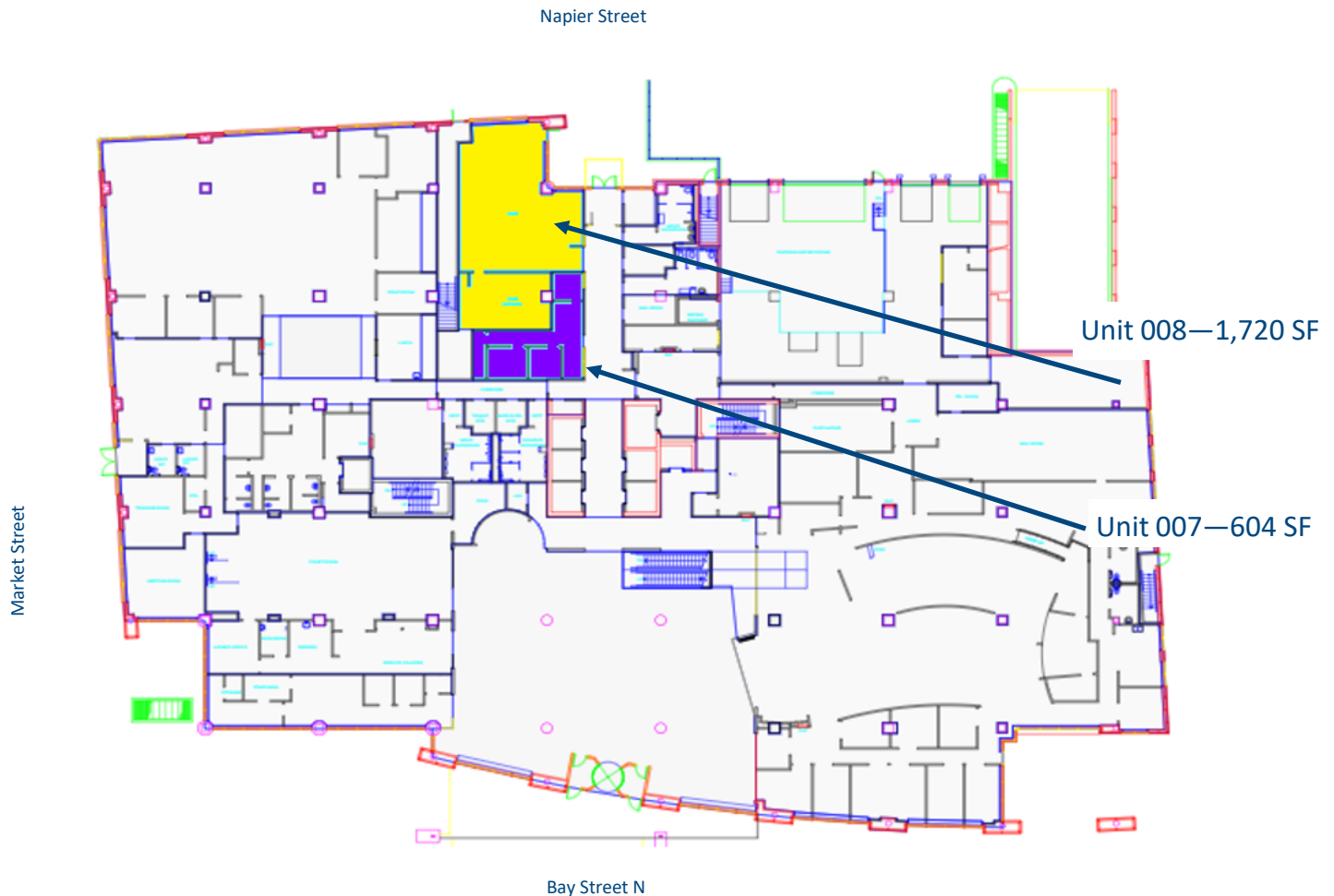


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FLOOR PLAN



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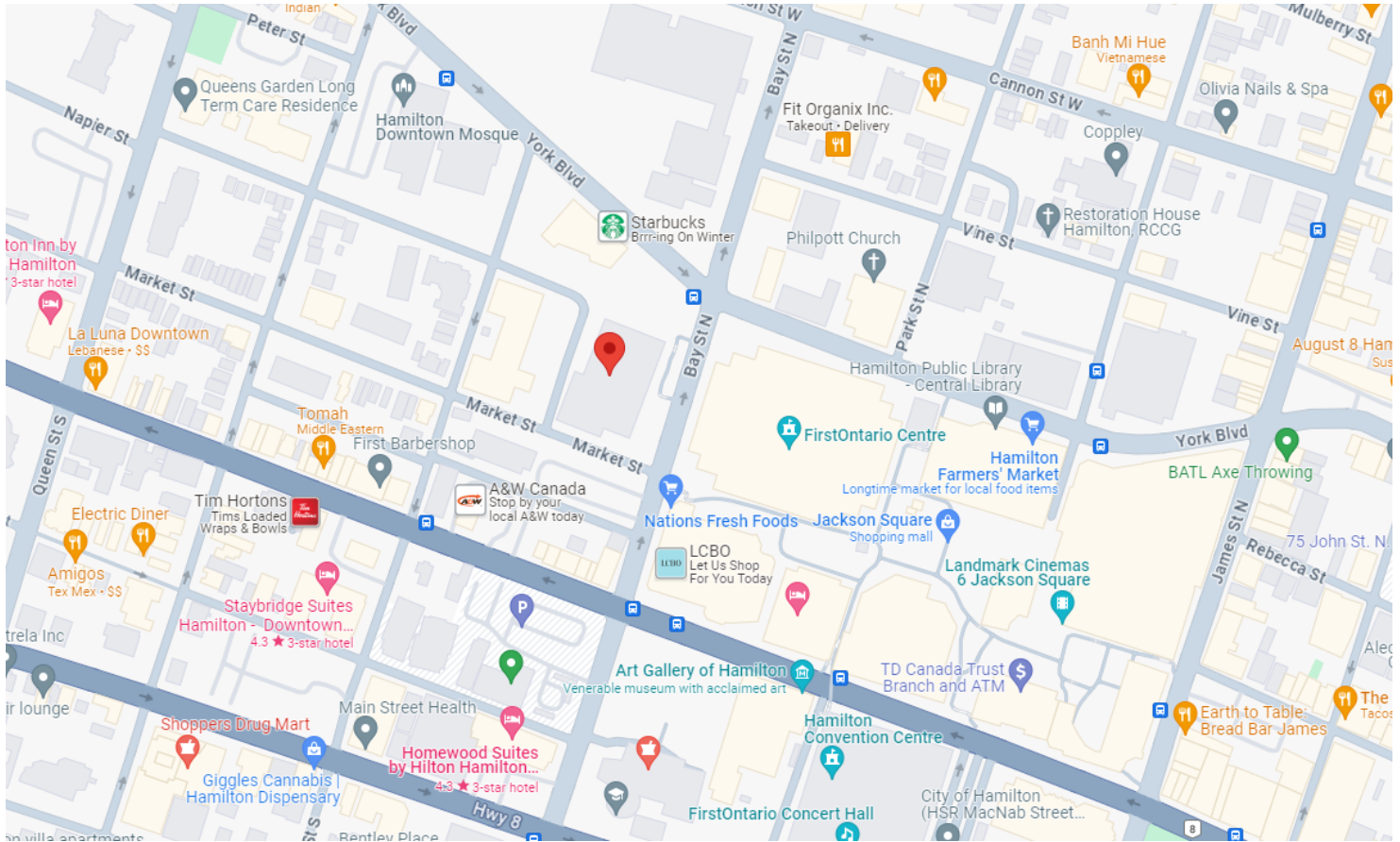


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LOCATION



FOR MORE INFORMATION PLEASE CONTACT:

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