

FOR SUBLEASE | FLEX LAB/OFFICE
450 SHERMAN AVE N
HAMILTON, ON



RATE REDUCTION

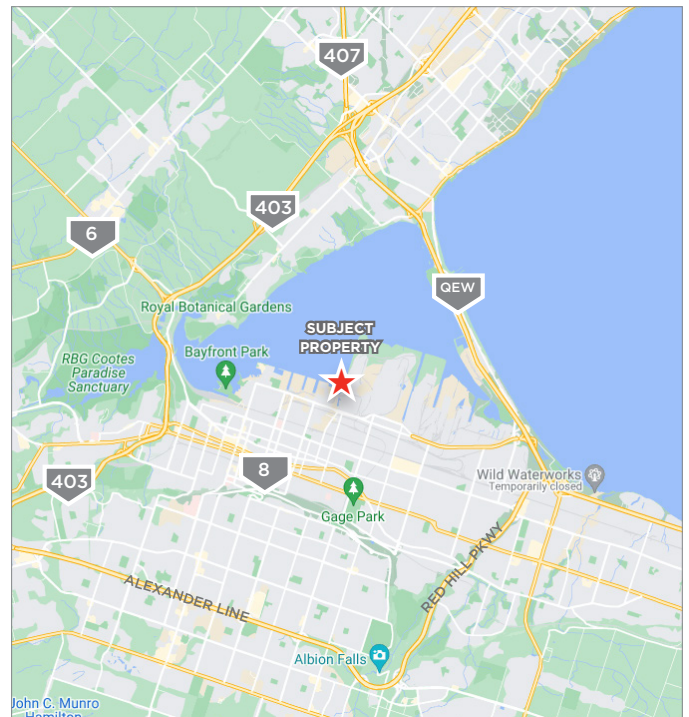
RECENTLY RENOVATED



OPPORTUNITY DETAILS

TOTAL SIZE:	5,904 SF
POTENTIAL CONFIGURATIONS:	1,771 SF 4,133 SF 5,904 SF
ZONING:	M13
CLEAR HEIGHT:	9' to drop ceiling
LOADING:	Double door access at dock height
PARKING:	Ample stalls in front of unit
LEASE RATE:	\$16.50 PSF Gross per Annum (excludes janitorial)
AVAILABILITY:	Immediate
FLEXIBLE TERM:	12 months to 10 years

- Suitable for many uses - office, lab, high tech. services, port related support services
- Recently renovated and move in condition
- Flexible lease term and variable size configurations
- Ground floor accessible space.
- Potential to increase the size by including 2nd floor space leased direct with landlord
- Options for outside storage yard space for storage



CONTACT INFORMATION

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IMAGE GALLERY



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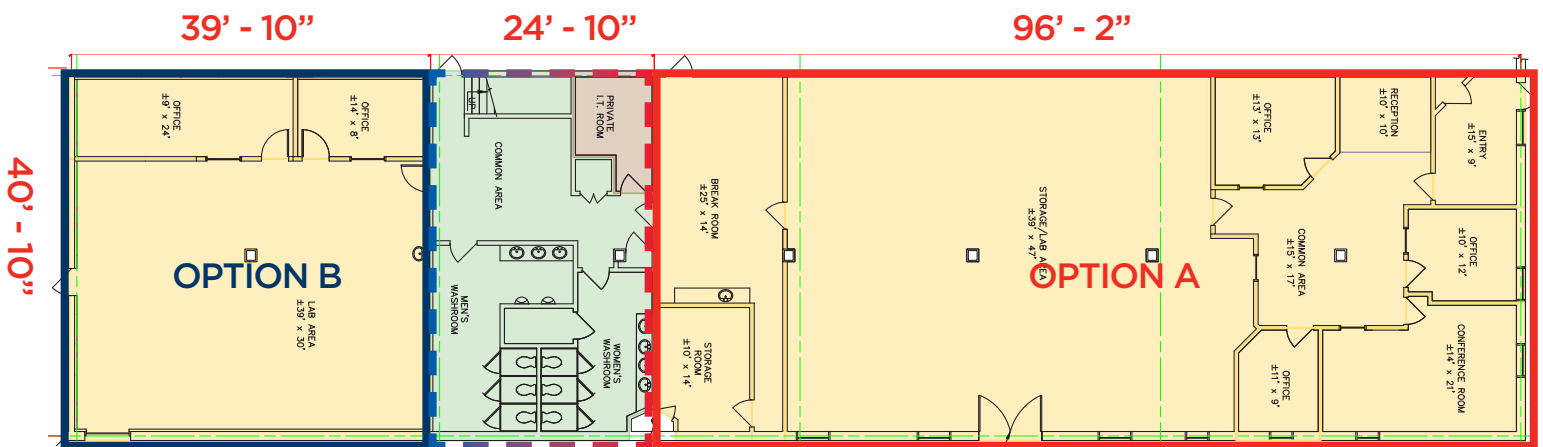
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FLOORPLAN



OPTION A - 4,133 SF

OPTION B - 1,771 SF

OPTION A & B - 5,904 SF



Shared Common Space

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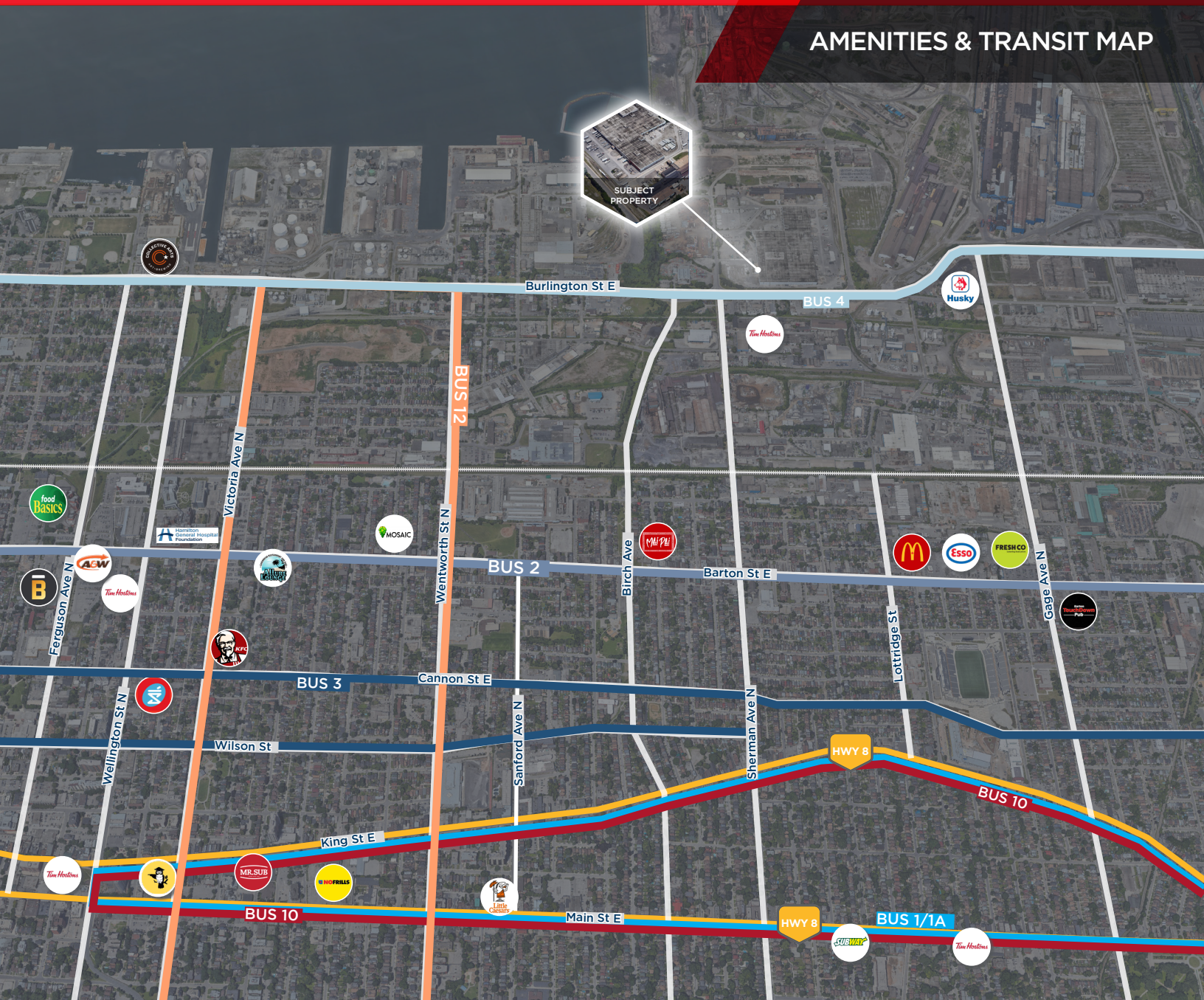
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AMENITIES & TRANSIT MAP



LEGEND | TRANSIT

- Bus 1/1A
- Bus 2
- Bus 3
- Bus 4
- Bus 10
- Bus 12



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