



235 James Street N

Hamilton, ON

743 SF ground-floor space available for
lease

 **CUSHMAN &
WAKEFIELD**
Waterloo Region

WELCOME TO 235 JAMES STREET N

AVAILABLE FOR LEASE IS A 743 SF GROUND-floor space located along the vibrant James Street North, offering high visibility and foot traffic in the heart of downtown. Zoned D2 Downtown Mixed Use Pedestrian Focus, this unit is suitable for a variety of uses including office, personal services, and retail. Positioned below two floors of office space being converted to residential. This property combines visibility and convenience for optimal success.



Details

SIZE	743 sf
NET RENT	\$3,000 per month net
ADDITIONAL RENT	\$1,413.11 per month (2024)
TERM	5-10 years
AVAILABILITY	Immediate

Highlights

- Ground-floor space located on James Street North
- D2 Downtown Mixed Use Pedestrian Focus zoning
- Located below two floors of soon-to-be residential space
- 500 m from West Harbour GO Station and Central Park
- Bus stop located half a block away
- High visibility and convenience








NEIGHBOURHOOD OVERVIEW

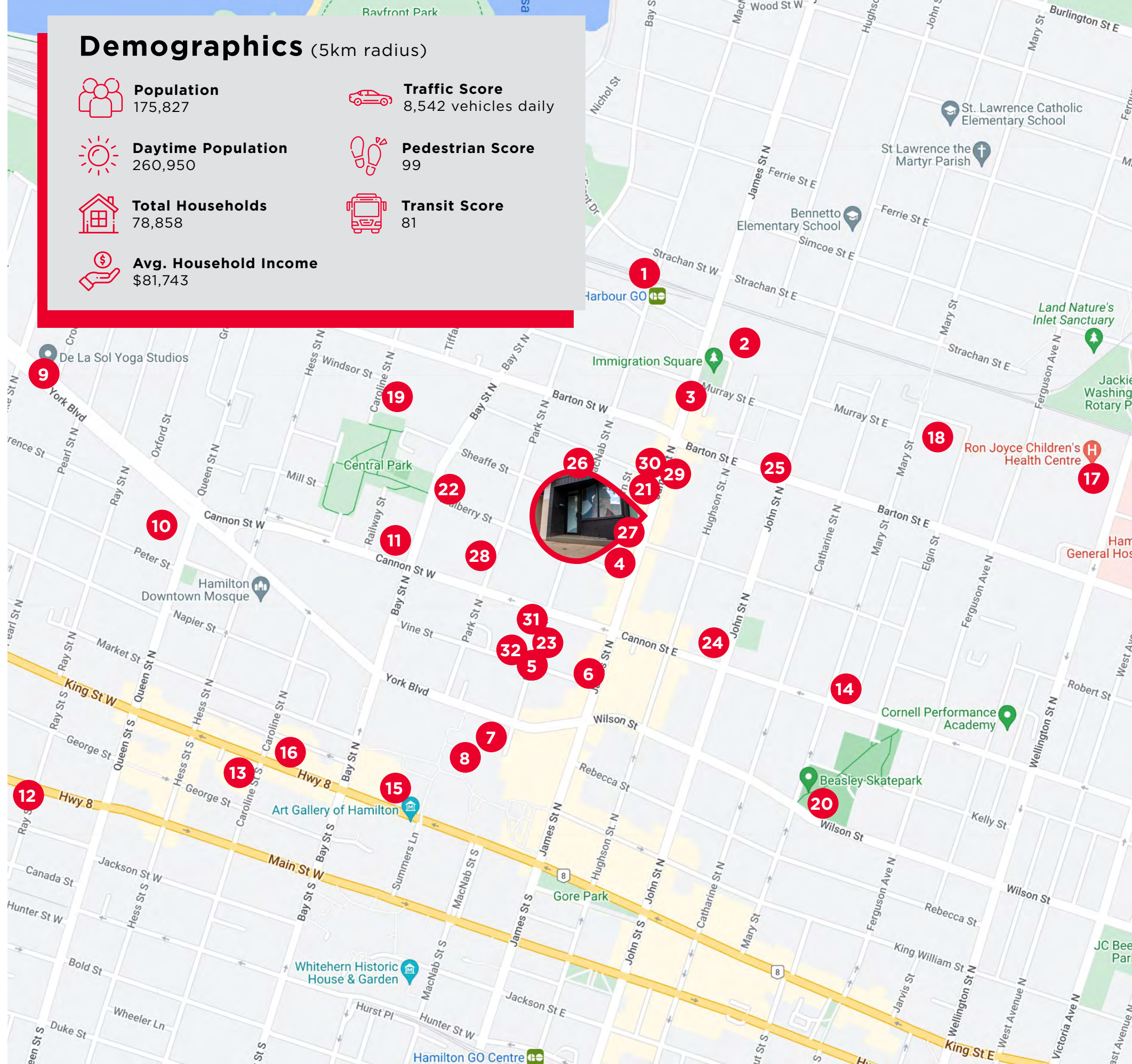
THIS PRIME 743 SF GROUND-FLOOR SPACE OFFERS excellent accessibility, located just 500 meters from the West Harbour GO Station, with a bus stop conveniently situated half a block away. Surrounded by key attractions such as Central Park, FirstOntario Centre, and Jackson Square Shopping Mall. The space benefits from high visibility and foot traffic, making it an ideal choice for a variety of business needs. Positioned in the heart of downtown, it provides both convenience and exposure, ensuring businesses have everything they need to thrive in a bustling urban environment.

Neighbourhood Amenities

- | | |
|-----------------------------|--------------------------------|
| 1. West Harbour GO | Health Centre |
| 2. Liuna Station | 18. Food Basics |
| 3. Synonym | 19. Bridgeworks |
| 4. Mulberry Coffeehouse | 20. Beasley Skatepark |
| 5. Banh Mi Hue | 21. Mesa |
| 6. Cowabunga+ | 22. Mulberry Wellness |
| 7. Hamilton Farmers' Market | 23. Hamilton Theatre Inc |
| 8. Jackson Square | 24. Pane Del Sole |
| 9. De La Sol Yoga Studios | 25. The District Tapas + Bar |
| 10. B & T Foods | 26. The Robodrome |
| 11. Tim Hortons | 27. Caro on James |
| 12. MySweeTooth | 28. The Gasworks |
| 13. Staybridge Suites | 29. Saltlick Smokehouse |
| 14. Pring Guesthouse | 30. Loaded Pierogi |
| 15. Starbucks | 31. Alves Meats & Variety |
| 16. A&W | 32. Hamilton Downtown Pharmacy |
| 17. Ron Joyce Children's | |

Demographics (5km radius)

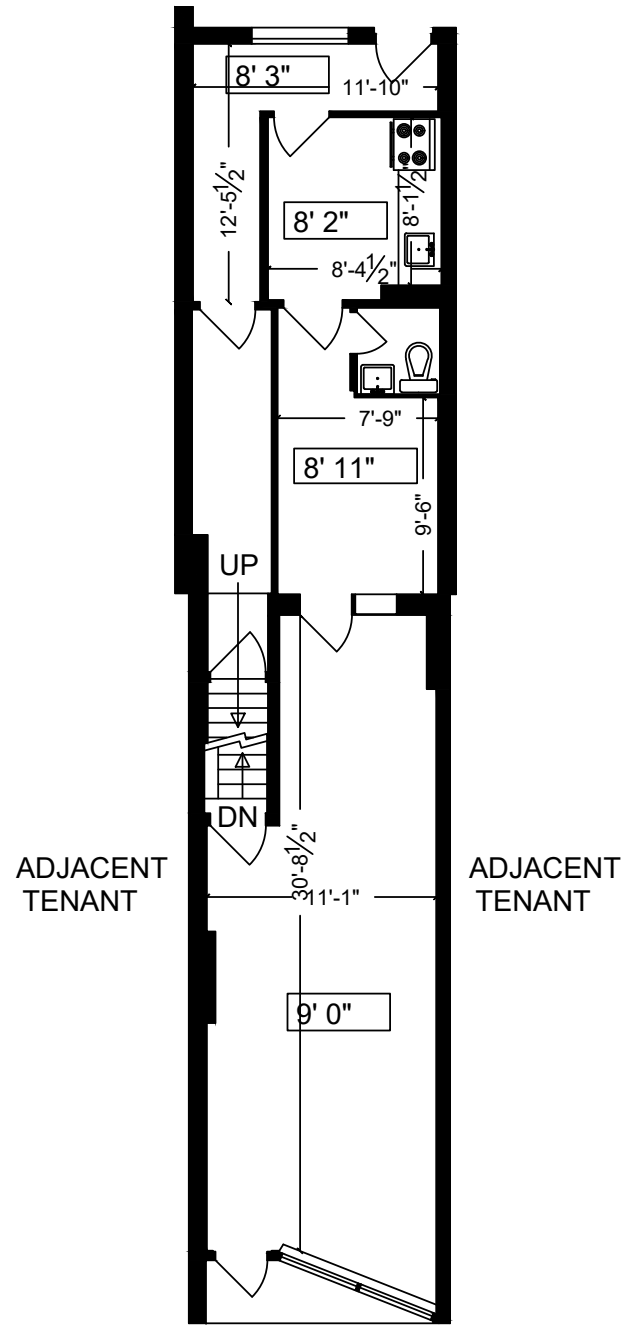
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|--|--|
|  Population
175,827 |  Traffic Score
8,542 vehicles daily |
|  Daytime Population
260,950 |  Pedestrian Score
99 |
|  Total Households
78,858 |  Transit Score
81 |
|  Avg. Household Income
\$81,743 | |



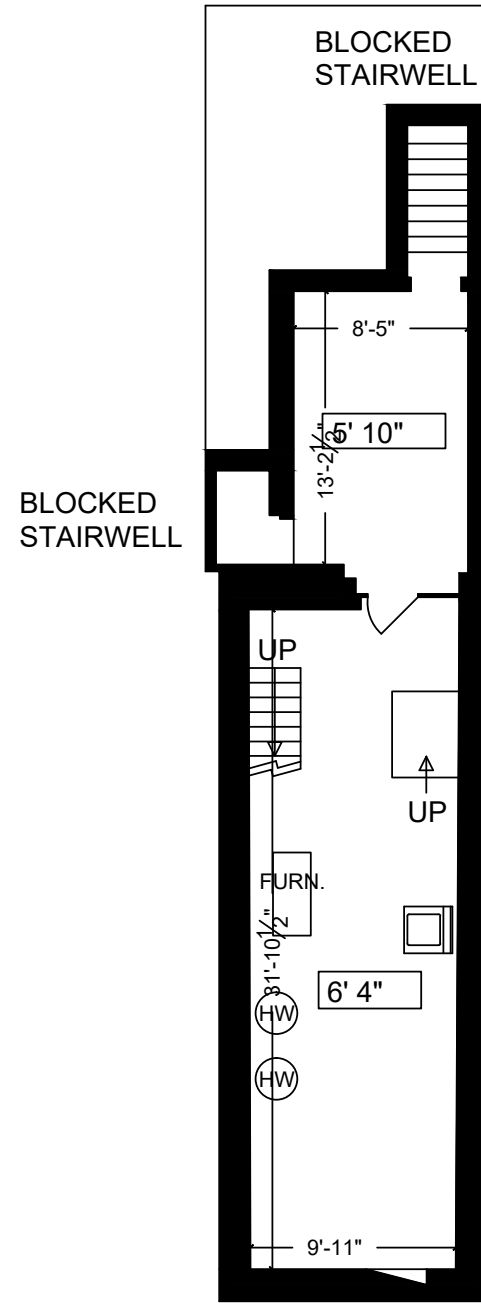
Floor Plans



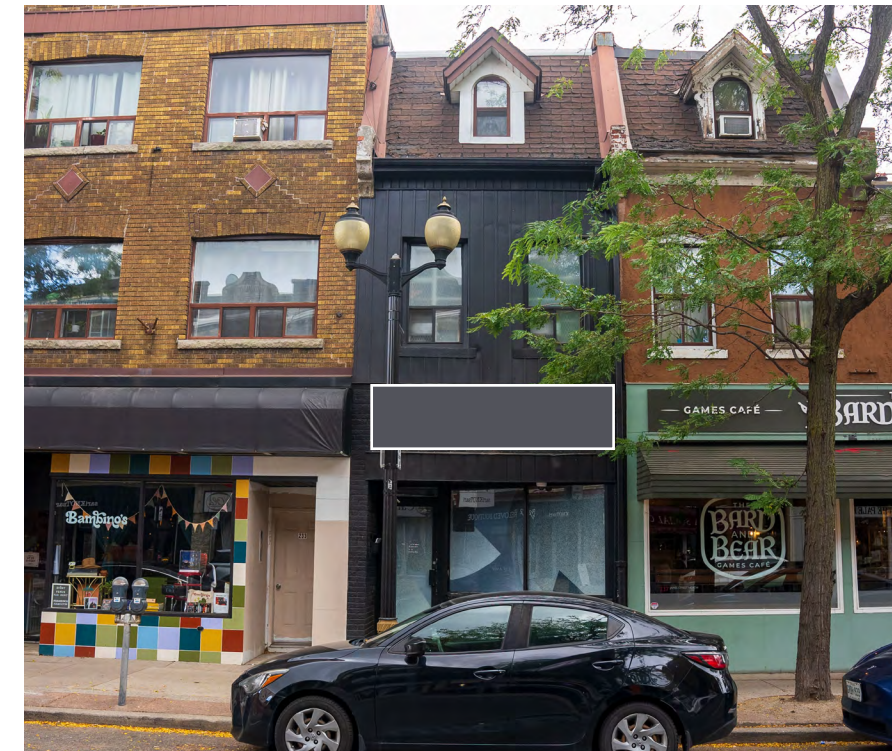
take a tour



FIRST FLOOR



LOWER LEVEL





**CUSHMAN &
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Waterloo Region

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