



# WELCOME TO 84 YORK BOULEVARD

With it's location beside the newly redeveloped TD Coliseum, this site is one of the most exclusive and prime off-market sites currently available in the Province.

## WHY THIS SITE YOU MIGHT ASK?

This area has done more than simply transform the City of Hamilton, but the \$300,000,000 investment into the new TD Coliseum arena redevelopment by the world's leading entertainment venue developer, the Oak View Group, in partnership Live Nation, the world's largest concert promoter along with community entities and landowners in the surrounding area, the City just went from good to becoming absolutely great.





# **THE COUNTRY'S HOTTEST NEW NEIGHBOURHOOD – THE ENTERTAINMENT DISTRICT**

You will find everything you need within the Entertainment District, not to mention quite a bit of stuff you didn't even know you did.

Exciting shopping, dining, nightlife, boutique hotels, art galleries, and cultural events in the soon to be Entertainment District and the variety of entertainment options in the surrounding the neighborhoods.

Whether you're a fan of indoor and outdoor experiences, there is a collection of lively bars and lounges, and Hamilton's most celebrated cuisine.

# QUICK FACTS

## CULTURAL HUB

Downtown Hamilton Is A Vibrant Cultural Hub, Home To Galleries, Theaters, Music Venues, And Public Art. Its Preserved Heritage Buildings And Community-driven Programs Celebrate Both History And Creativity, Making It A Dynamic Centre For Culture And Connection.

## DINING DESTINATION

Downtown Hamilton is a true dining destination, offering award-winning restaurants, cozy cafés, and lively bars to suit every taste. From gourmet cuisine to casual bites, the emphasis on local ingredients and innovative flavors sets the scene apart. With its vibrant atmosphere and passion for food culture, dining downtown is always a memorable experience.

## PUBLIC PLACES

Downtown Hamilton Is Enriched With Vibrant Public Spaces That Bring Charm And Community Spirit To The City. Gore Park, With Its Historic Fountain, Trees, And Lawns, Serves As A Central Gathering Spot, While Nearby Plazas And Walkable Streets Invite Relaxation And Exploration. With Green Spaces, Public Art, And Community Events, Downtown Offers A Lively And Welcoming Atmosphere For All.



## HISTORIC CHARM

Downtown Hamilton's Charm Lies In Its Preserved Architecture And Rich Heritage. Victorian-era Homes, Historic Landmarks, And Cobblestone Streets Create A Nostalgic Atmosphere, While Cultural Initiatives Keep Its History Alive. Blending Heritage With Modern Vibrancy, The Area Remains A Unique And Timeless Destination.

## ECONOMIC HUB

Downtown Hamilton is the city's economic hub, home to a mix of local businesses, major corporations, and financial institutions. Ongoing investments in high-rises, offices, and infrastructure drive growth, while strong transit and highway connections ensure accessibility. Together, these factors make it a thriving centre of commerce and development.

## WALKABLE AND TRANSIT FRIENDLY

Downtown Hamilton Is One Of The City's Most Accessible Areas, With A Walk Score Of 100, Transit Score Of 86, And Bike Score Of 93. Whether On Foot, By Bus, Or On Two Wheels, Getting Around Is Seamless And Convenient.

# BE IN THE EPICENTRE OF THE EPICENTRE

With its strategic location, strong infrastructure, and diverse economy, Hamilton is the ideal hub for business growth and innovation.

## HAMILTON BY THE NUMBERS.

**4.9M**

A Skilled Workforce Within One  
Hour

**93%**

Conference Board of Canada:  
Diversified Economy Rating

**142M**

Access to Consumers in a Day's  
Reach

## QUESTION:

**WHY DO PEOPLE WANT LIVE & WORK IN HAMILTON?**

## ANSWER:

**HAMILTON IS A NATURALLY CONNECTED ECONOMIC POWERHOUSE:**

With an annual economic output of \$37.6 billion, Hamilton accounts for roughly 2% of Canada's GDP—a remarkable contribution from a city on the rise. Strategically located in the heart of Southern Ontario, the Greater Hamilton Area is Ontario's third-largest economic centre, drawing on a talent pool of more than 2 million skilled workers within a one-hour radius.

Hamilton's economic strength is built on a diverse foundation: advanced manufacturing, cutting-edge technology, digital media, and health sciences innovation. The city fosters growth through dedicated business parks, revitalized improvement areas, and robust R&D incentives, all designed to attract investment and stimulate innovation.

Boasting international recognition as the #1 Mid-Sized North American City of the Future for both connectivity and business friendliness, Hamilton offers investors a rare combination of stability, scalability, and opportunity.

# OUR SECTORS

## MANUFACTURING

Hamilton's manufacturing sector is a cornerstone of the local economy, combining a rich industrial heritage with modern innovation. Spanning steel, automotive, aerospace, and food processing, it thrives on a skilled workforce, advanced technologies, and sustainable practices. Supported by robust infrastructure and a strategic location near major markets, Hamilton continues to be a resilient and dynamic manufacturing hub.



## AGRIBUSINESS AND FOOD/BEVERAGE PROCESSING

Hamilton's agribusiness and food & beverage sector blends rich agricultural roots with modern innovation. Supported by strong infrastructure, skilled talent, and a strategic location, it drives growth, sustainability, and investment.



## LIFE SCIENCES

Hamilton's life sciences sector is a powerhouse of healthcare and biotech innovation. Anchored by McMaster University, Mohawk College, Hamilton Health Sciences, and St. Joseph's Healthcare, it thrives on collaboration between research facilities, biotech firms, and healthcare providers—turning scientific breakthroughs into real-world health solutions.

## GOODS MOVEMENT

Discover Hamilton — the ultimate North American gateway. With seamless highway, rail, port, and Canada's largest overnight cargo airport, Hamilton offers unmatched connectivity and a strategic location for business growth.

## FINANCE, INSURANCE

Hamilton's FIRE sector is a fast-growing driver of the city's economy. Downtown attracts leading firms with modern office spaces and strong ties to McMaster University and Mohawk College, while more than a dozen coworking hubs support entrepreneurs and start-ups building their future in Hamilton.

## TOURISM

Hamilton is a tourism powerhouse, blending vibrant culture, acclaimed dining, and stunning natural beauty. From the Niagara Escarpment's trails and 150+ waterfalls to walkable waterfronts and world-class attractions, the city offers unforgettable experiences just minutes from downtown. Ideally located between Toronto and Niagara, Hamilton provides easy access to a market of over 9 million people.



## ICT & DIGITAL MEDIA

Hamilton's tech sector is vibrant, fast growing, and driven by innovation. Home to startups and established firms alike, the city offers top research institutions, skilled talent, and strong infrastructure. Collaboration and investment continue to fuel growth, making Hamilton a hub for IT and digital media.

## CREATIVE INDUSTRIES

Hamilton is a vibrant hub for creative industries, from film and music to visual arts and digital media. This thriving community of artists and innovators drives economic growth, attracts investment, and strengthens the city's cultural identity.



# LOCATION

Hamilton's prime location in Ontario's Golden Horseshoe provides seamless access to major markets across Canada and the United States.

Hamilton's proximity to key transportation hubs—including highways, railways, international airports, and the Hamilton–Oshawa Port Authority—makes it a prime location for business and logistics. With a labour force of 4.9 million within one hour and access to 142 million consumers within a day's drive, Hamilton offers unmatched opportunities for investment and growth."

**52**

**kilometres to Toronto Pearson International Airport**

**28**

**universities and colleges are with approximately a 1 hour commute to Hamilton**

**68**

**kilometres to downtown Toronto**

# PROXIMITY

Hamilton is strategically located within the economically vibrant Golden Horseshoe region, offering businesses unparalleled access to major Canadian and U.S. cities.

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## DOWNTOWN TORONTO

Hamilton is located just 70 kilometres (43 miles) from downtown Toronto, offering easy access by car or transit. Businesses and residents enjoy the advantages of Canada's largest city while benefiting from Hamilton's distinctive community and lifestyle.



## LARGE LABOUR POOL

Hamilton's diverse and dynamic workforce draws from a labour pool of nearly 4.9 million people within a day's drive. The city's talent pipeline is further strengthened by leading post-secondary institutions that supply a steady stream of skilled graduates to meet employer needs



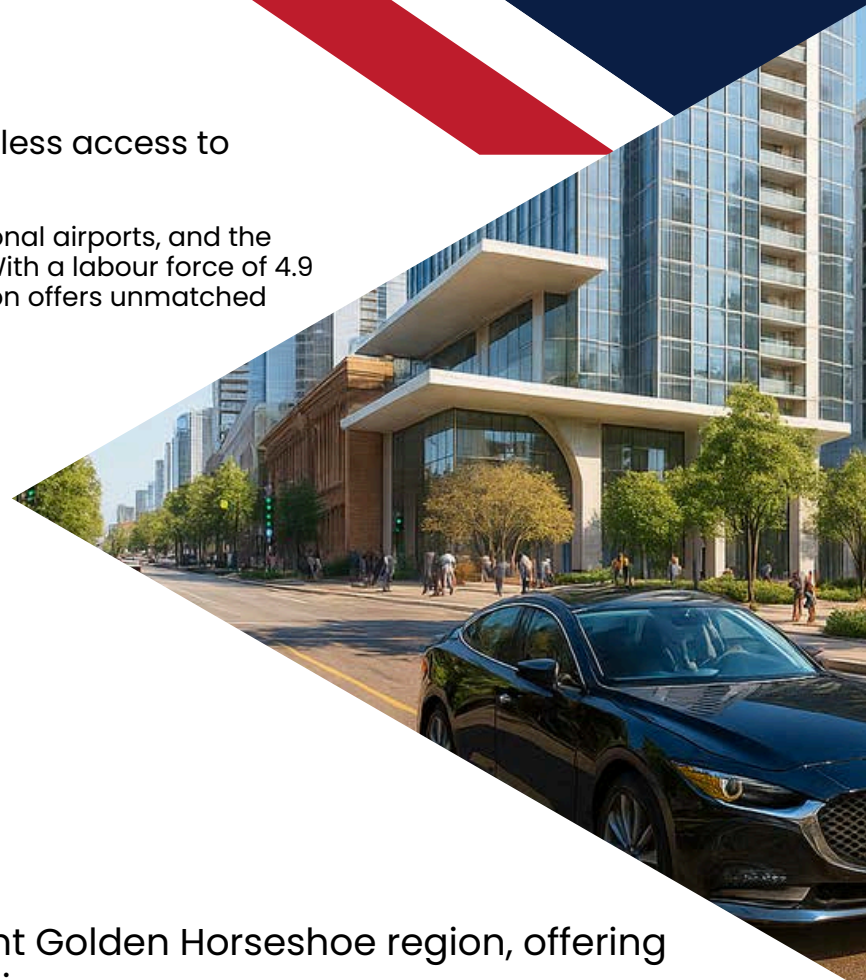
## POST-SECONDARY EDUCATION

Hamilton is home to McMaster University, Mohawk College, and Redeemer University, with 24 additional colleges and universities located within a 90-minute drive. These institutions play a vital role in cultivating a skilled workforce, driving economic growth, and fostering innovation.



## AIRPORT PROXIMITY

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### US BORDER

Hamilton is close to several U.S. border crossings, including Niagara Falls, the Peace Bridge in Fort Erie, and the Windsor Detroit gateways, providing convenient access for trade and travel

## ONE OF THE MOST ACCESSIBLE MARKETS IN THE COUNTRY



### JOHN C. MUNRO HAMILTON INTERNATIONAL AIRPORT

Canada's largest overnight express cargo airport and e-commerce hub operates 24/7 with no curfew, featuring dual runways of 10,000 and 6,000 feet.



### PORT OF HAMILTON

The busiest Canadian port on the Great Lakes offers multi-modal connectivity with direct rail access and onsite transload facilities, handling commodities such as steel, agri-food, and bulk cargo.



### FREIGHT AND PASSENGER RAIL

Hamilton's rail and freight network includes two Class 1 railways—CPKC and CN—along with seamless connections to major highways such as the 400-series, QEW, and Highway 6.



### HIGHWAY 401

Highway 401, one of North America's busiest routes, is a vital transportation corridor in Ontario, linking major cities and ensuring efficient regional connectivity. It is easily accessible from Hamilton via Highway 6.



### QUEEN ELIZABETH WAY

The QEW, a major Ontario highway linking Toronto with the Niagara Peninsula and Buffalo, New York, carries high traffic volumes and is easily accessible from Hamilton.



### PUBLIC TRANSPORTATION

HSR and GO Transit link Hamilton to the GTHA, while the new 14-km LRT from McMaster University to Eastgate Square will boost connectivity and efficiency



**IF HAMILTON'S WAS A STOCK,  
NOW IS THE TIME TO BUY!**

**INVEST IN HAMILTON. INVEST IN  
THE FUTURE.**

84 York Boulevard & 89 Park Street North is not just real estate—it's a gateway to Hamilton's next chapter as an entertainment, cultural, and economic magnet.

Tap into unrivaled connectivity, a bold entertainment vision, and enduring economic moment.

