

FOR SUBLEASE | FLEX SPACE

# 450 SHERMAN AVE N

HAMILTON, ON

 CUSHMAN & WAKEFIELD

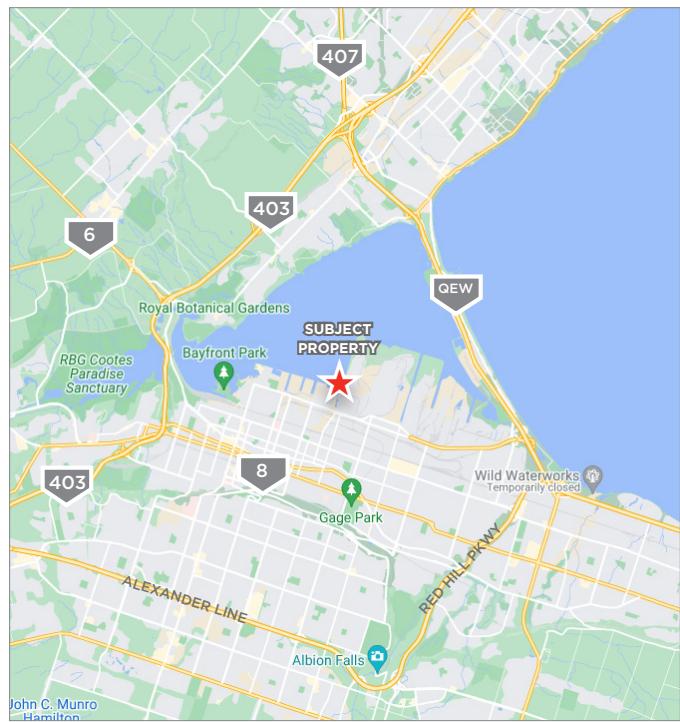


## UP TO 6 MONTHS RENT FREE

### OPPORTUNITY DETAILS

<b>TOTAL SIZE:</b>	4,133 SF
<b>LAYOUT CONFIGURATIONS:</b>	Private Offices - approx 1,100 SF Open Space - approx. 2,560 SF
<b>ZONING:</b>	M13
<b>CLEAR HEIGHT:</b>	9' to drop ceiling
<b>LOADING:</b>	Double door access at dock height
<b>PARKING:</b>	Ample stalls in front of unit
<b>LEASE RATE:</b>	<b>\$16.50 PSF Gross per Annum (excludes janitorial)</b>
<b>AVAILABILITY:</b>	Immediate
<b>FLEXIBLE TERM:</b>	12 months to 90 months

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



### CONTACT INFORMATION

#### WALTER SPOJA\*

Associate Vice President

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#### CUSHMAN & WAKEFIELD ULC, BROKERAGE

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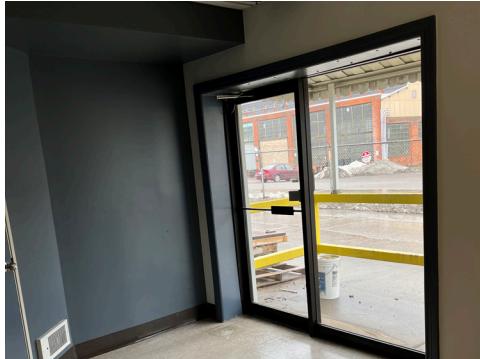
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## IMAGE GALLERY



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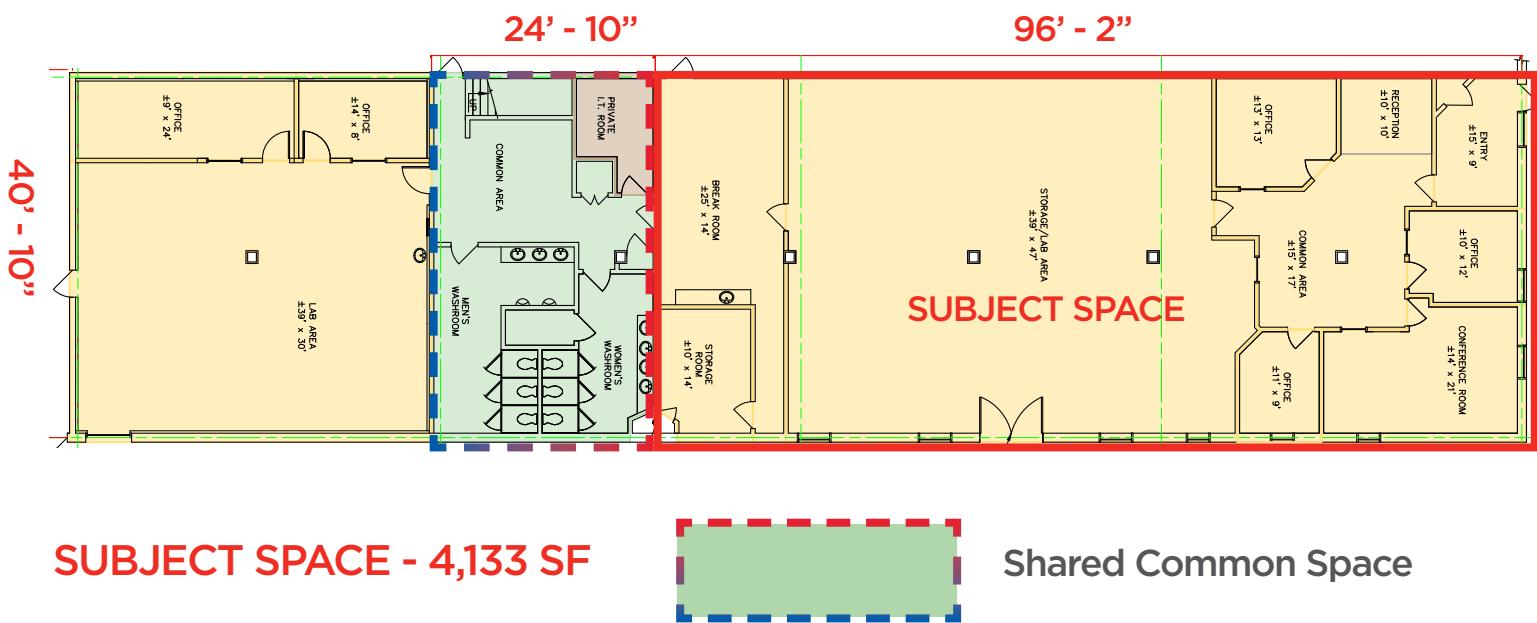
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## FLOORPLAN



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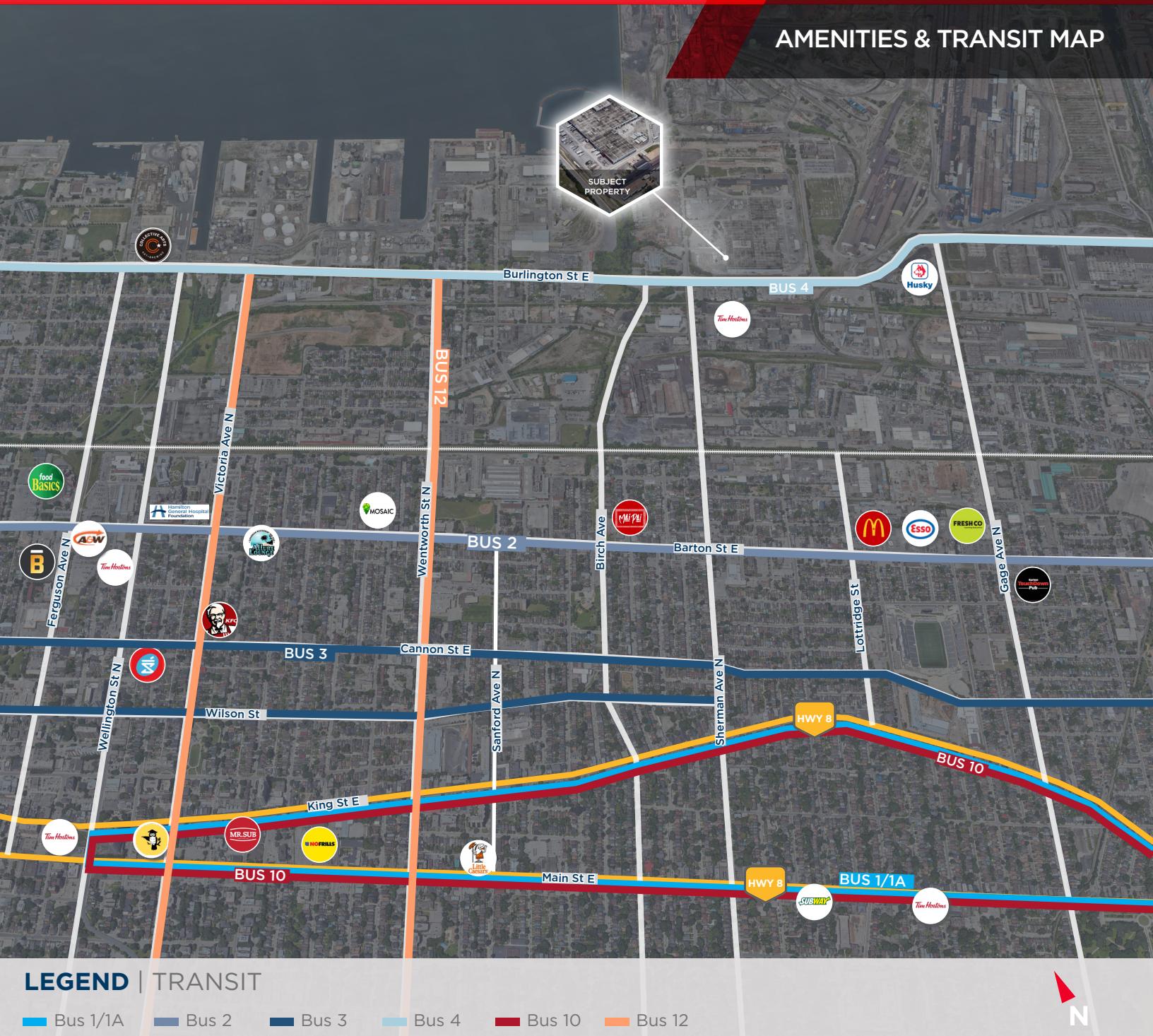
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## AMENITIES & TRANSIT MAP



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