

FOR SUBLEASE | FLEX SPACE

# 450 SHERMAN AVE N

HAMILTON, ON

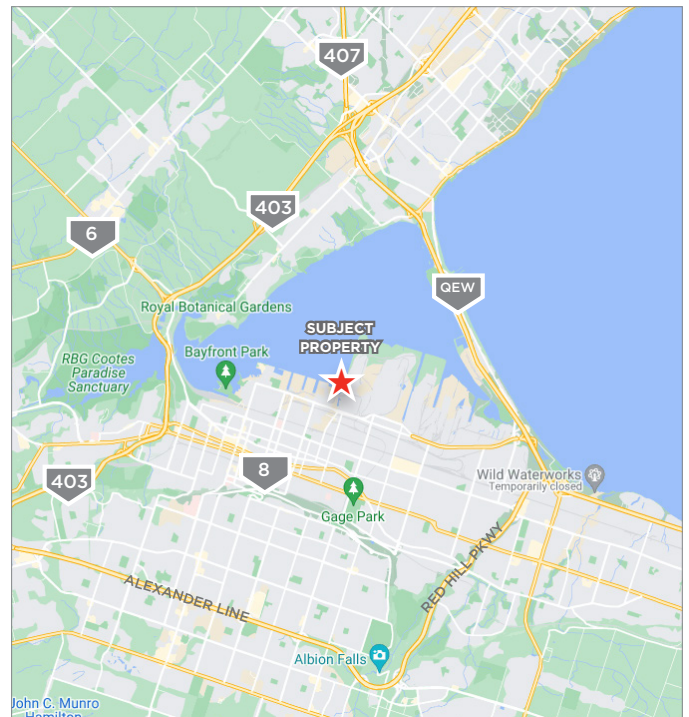


UP TO 6 MONTHS RENT FREE

OPPORTUNITY DETAILS

TOTAL SIZE:	4,133 SF
LAYOUT CONFIGURATIONS:	Private Offices - approx 1,100 SF Open Space - approx. 2,560 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:	<b>\$16.50 PSF Gross per Annum</b> (excludes janitorial)
AVAILABILITY:	Immediate
FLEXIBLE TERM:	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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## IMAGE GALLERY



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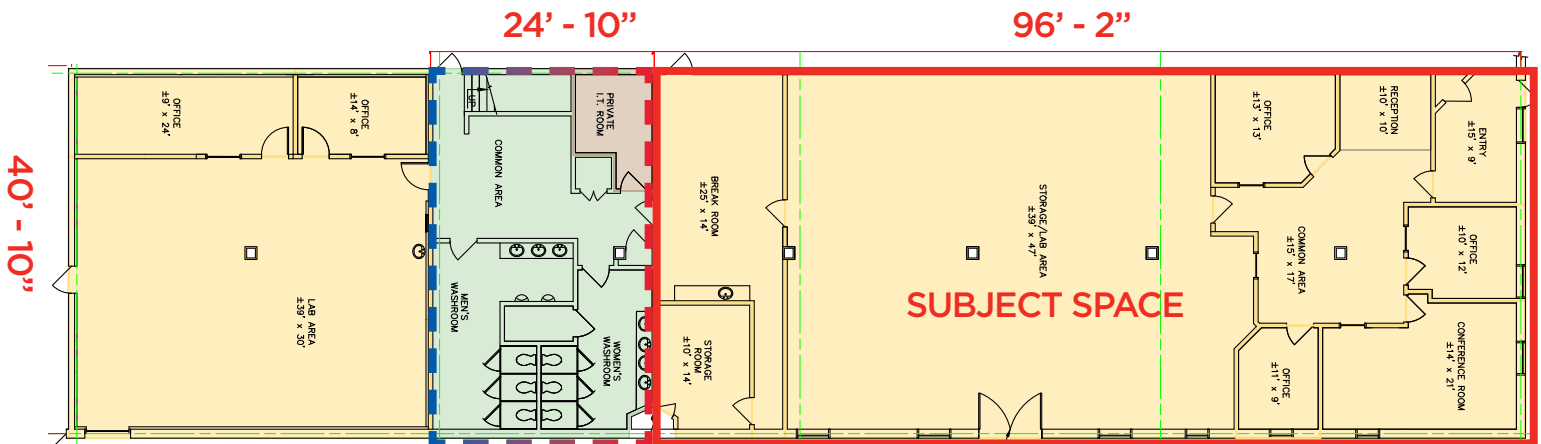
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## FLOORPLAN



**SUBJECT SPACE - 4,133 SF**



**Shared Common Space**

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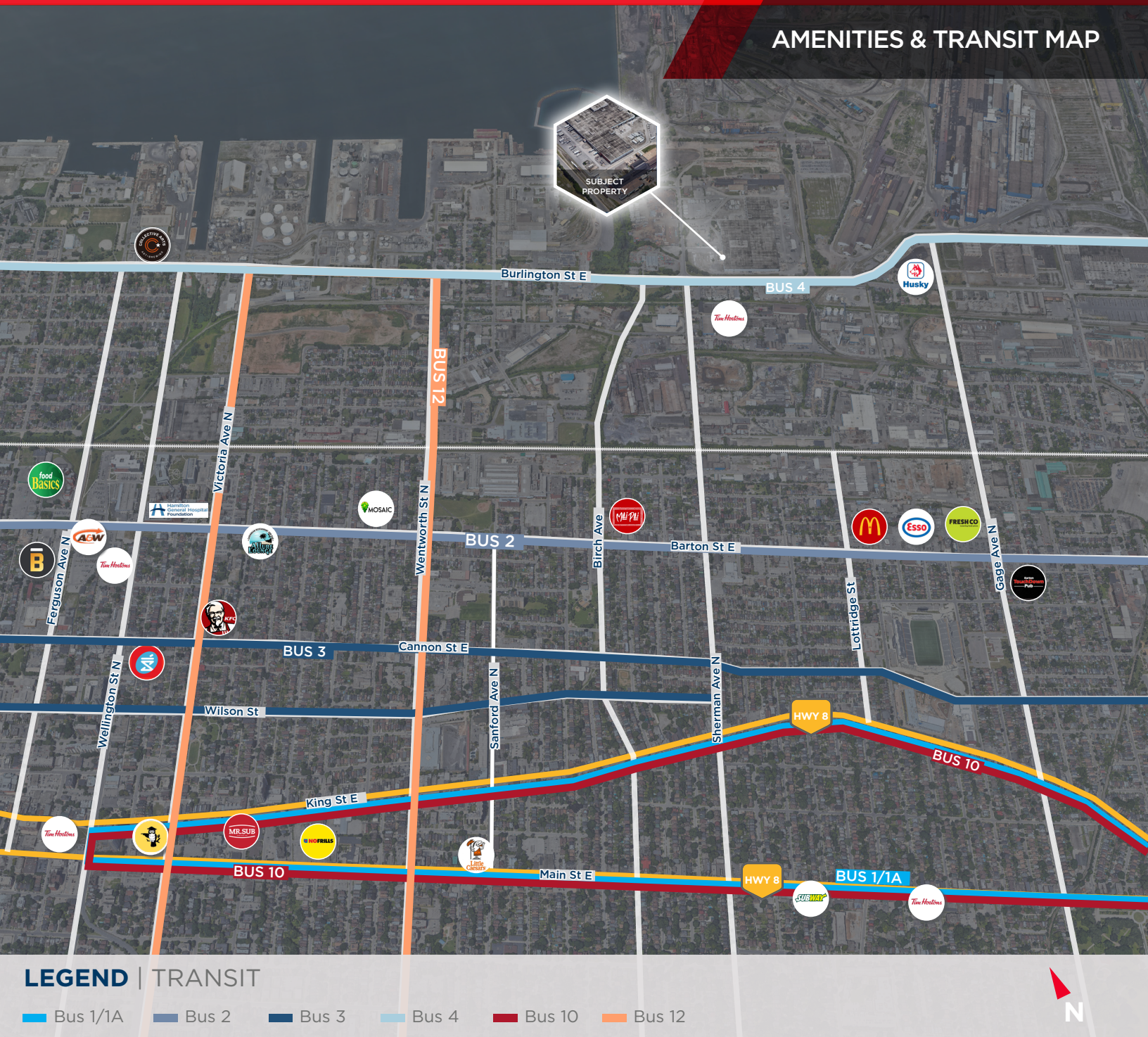
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## AMENITIES & TRANSIT MAP



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