

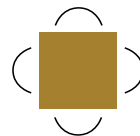
PREMIUM PROFESSIONAL OFFICE SUITE AVAILABLE FOR LEASE

1685 MAIN STREET WEST, HAMILTON, ONTARIO



Len Goudy

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DETAILS

1685 MAIN STREET WEST



Overview:

Exceptional second-floor professional office suite available in West Hamilton's bustling Main West Village. Featuring abundant natural light and an efficient layout, this space is turn-key and ideally suited for healthcare practitioners, wellness providers, or professional small businesses seeking a prime, high-traffic commercial location.

Key Highlights

Gross Lease Inclusions: Rate includes TMI, hydro, air-conditioning, and electricity (tenant is responsible for expenses directly related to the Tenant such as internet, phone, and the like)

Prime Accessibility: Situated at the gateway to Dundas, Ancaster, and West Hamilton; quick access to Highway 403 and HSR transit routes

McMaster Proximity: Less than 5 minutes to McMaster University & McMaster Children's Hospital

High-Traffic Co-Tenancy: Join a synergistic mix of medical, dental, pharmacy and accounting practices, alongside national retailers including Crunch Fitness, BarBURRITO, BioPed, Booster Juice, Stacked Pancake & Breakfast House, Little Caesars, Popeyes Louisiana Kitchen, Baskin-Robbins & Kernels Popcorn.

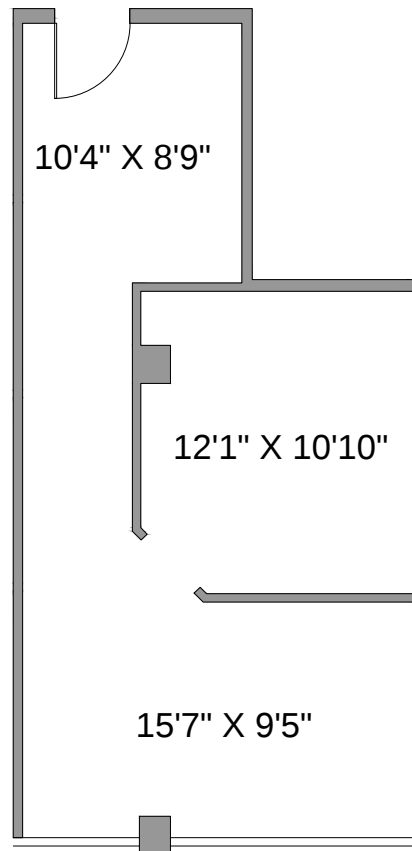
Ample Parking: Abundant on-site plaza surface parking for clients and staff

AVAILABLE UNIT DETAILS:

UNIT 202B	540 Sq. Ft. Rentable Area
RENT	\$30.00 PSF PA GROSS

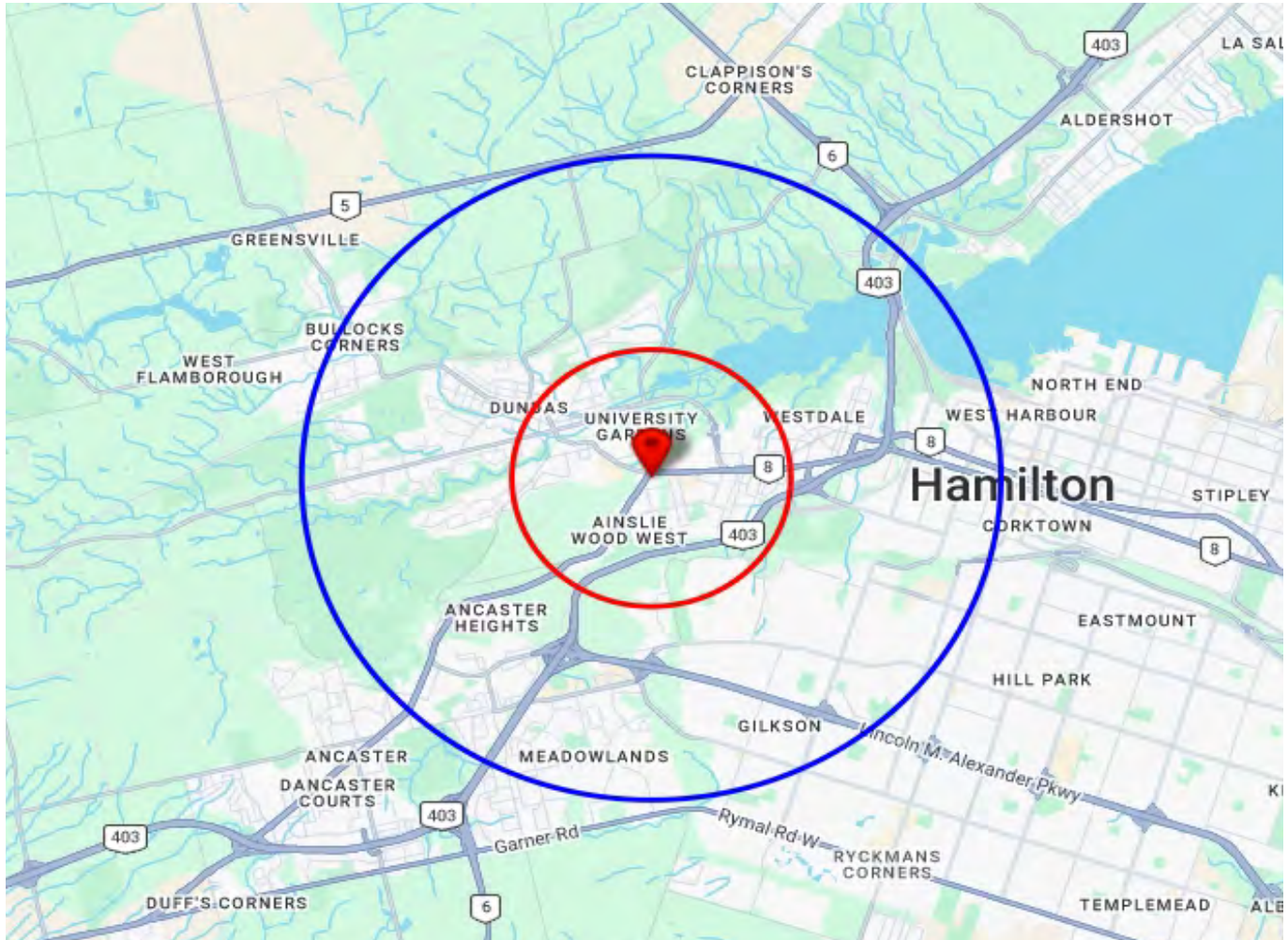
UNIT 202B FLOOR PLAN

1685 MAIN STREET WEST



TRADE AREA MAP

1685 MAIN STREET WEST



2025 Daytime Population	1685 Main St W, Hamilton, ON L8S 0A2 0 - 2 km		1685 Main St W, Hamilton, ON L8S 0A2 0 - 5 km	
		%		%
Total Estimated Population	19,693		140,614	
Total Daytime Population	15,983		122,832	
Daytime Population at Home	9,544	59.7%	67,053	54.6%
0 to 14 years	2,054	12.9%	18,301	14.9%
15 to 64 years	4,025	25.2%	25,739	21.0%
65 years and over	3,465	21.7%	23,013	18.7%
Daytime Population at Work	6,924	43.3%	56,870	46.3%
Work At Usual Place	4,466	27.9%	37,881	30.8%
Work Mobile	834	5.2%	6,877	5.6%
Work At Home	1,625	10.2%	12,112	9.9%

DEMOGRAPHICS

1685 MAIN STREET WEST

2025 Demographic Snapshot	1685 Main St W, Hamilton, ON L8S 0A2 0 - 2 km		1685 Main St W, Hamilton, ON L8S 0A2 0 - 5 km	
		%		%
Total Population				
2020 estimated	18,167		129,583	
2025 estimated	19,693		140,614	
2030 Projected	20,713		146,863	
% Pop. Change (2020-2025)	8.4%		8.5%	
% Pop. Change (2025-2030)	5.2%		4.4%	
2025 Total Population by Age	19,693		140,614	
0 to 4 years	752	3.8%	5,874	4.2%
5 to 19 years	2,150	10.9%	19,914	14.2%
20 to 24 years	2,238	11.4%	11,362	8.1%
25 to 34 years	3,910	19.9%	23,719	16.9%
35 to 44 years	2,260	11.5%	18,739	13.3%
45 to 54 years	1,761	8.9%	15,312	10.9%
55 to 64 years	2,101	10.7%	16,638	11.8%
65 to 74 years	2,199	11.2%	15,235	10.8%
75 years & over	2,323	12%	13,821	10%
Median Age	38.2		39.7	
2025 Total Census Families	4,241		34,589	
Average Persons Per Family	2.8		3.0	
Total Couples	3,393	80.0%	28,404	82.1%
Without children at home	1,923	45.3%	13,922	40.3%
With children at home	1,470	34.7%	14,482	41.9%
Lone-parent families	849	20.0%	6,185	17.9%
Children Per Census Family	0.9		1.1	
2025 Educational Attainment (15 years+)	16,715		118,984	
Less than a bachelor degree	9,783	58.5%	71,231	59.9%
Bachelor degree & higher	6,932	41.5%	47,753	40.1%
2025 Households	8,783		56,699	
Persons per household	2.13		2.42	
Average household income	\$ 110,073		\$ 138,671	
2025 Occupied Dwellings	8,783		56,699	
Owned dwellings	4,055	46.2%	32,385	57.1%
Rented dwellings	4,728	53.8%	24,314	42.9%

DEMOGRAPHICS

1685 MAIN STREET WEST

2025 Estimates Visible Minority	1685 Main St W, Hamilton, ON L8S 0A2 0 - 2 km		1685 Main St W, Hamilton, ON L8S 0A2 0 - 5 km	
		%		%
2025 Household Population by visible minority groups	18,738	%base	137,229	%base
Total visible minority population	5,375	28.7%	41,712	30.4%
Chinese	1,178	6.3%	6,134	4.5%
South Asian	1,731	9.2%	9,664	7.0%
Black	843	4.5%	7,113	5.2%
Filipino	175	0.9%	2,427	1.8%
Latin American	228	1.2%	3,073	2.2%
Southeast Asian	169	0.9%	1,741	1.3%
Arab	535	2.9%	4,844	3.5%
West Asian	213	1.1%	2,530	1.8%
Korean	72	0.4%	1,389	1.0%
Japanese	46	0.2%	493	0.4%
Visible minority, n.i.e.	76	0.4%	642	0.5%
Multiple visible minorities	108	0.6%	1,661	1.2%
Not a visible minority	13,363	71.3%	95,517	69.6%

2028 Projections Visible Minority	1685 Main St W, Hamilton, ON L8S 0A2 0 - 2 km		1685 Main St W, Hamilton, ON L8S 0A2 0 - 5 km	
		%		%
2028 Household Population by visible minority groups	19,200	%base	140,412	%base
Total visible minority population	5,809	30.3%	44,995	32.0%
Chinese	1,276	6.6%	6,579	4.7%
South Asian	1,894	9.9%	10,569	7.5%
Black	889	4.6%	7,471	5.3%
Filipino	187	1.0%	2,606	1.9%
Latin American	246	1.3%	3,316	2.4%
Southeast Asian	180	0.9%	1,843	1.3%
Arab	582	3.0%	5,302	3.8%
West Asian	238	1.2%	2,875	2.0%
Korean	74	0.4%	1,497	1.1%
Japanese	48	0.2%	511	0.4%
Visible minority, n.i.e.	80	0.4%	668	0.5%
Multiple visible minorities	116	0.6%	1,757	1.3%
Not a visible minority	13,391	69.7%	95,417	68.0%