



Industrial Strength. Creative Community.

N O W   L E A S I N G





## The Cotton Factory is the only place of its kind in the Hamilton area.

### Designing for Creativity

Studios and offices are designed to be visually attractive and welcoming work spaces that foster creativity. Original working windows were restored to introduce natural light and fresh air. Bright spaces and high ceilings inspire the creative process. Kitchenettes throughout the Cotton Factory allow tenants to get to know each other and lead to an exchange of ideas.

### Conveniently Located

The Cotton Factory is conveniently located just outside of the downtown core, making it easy for drivers to get in and out of the city. There is free parking for both tenants and their customers.

### Leasing Opportunities

There is a space for your business at the Cotton Factory. Join our community of over 70 tenants. There are new units being built in the Mill Building on the second and third floors that range from 1,000 to 10,000 square feet. The Cotton Factory will design a studio or office that meets your needs. Become a part of our community of photographers, architects, designers, marketers, painters, potters, textile artists and woodworkers.



## Services

- Recently installed 120/240V electrical service
- LED motion activated lighting.
- Pre-wired with Cat-6 IT cabling
- Internet with download speeds up to 120 Mbps
- WiFi for \$15 /month
- Pre-wired for a security system
- Entry phones at all major entrances
- Working windows for fresh air
- Air conditioning in new units
- Free parking for tenants and their clients
- Sobi bike station
- Close to public transit

## Some of our tenants include:

- OHM industrial designers inc. (Office - Engineers)
- Style Group (Studio - Photographer)
- Brush Boys Signwriting (Studio - Artisan)
- Shake-n-Make Collective (Studio - Artist)
- BlackBird Studios (Studio - Fashion)
- Muse Marketing Group (Office - Marketing)
- OMC Landscape Architecture (Office - Landscape Architect)
- TH & B Collective (Studio - Artist)



**We can build your dream.**





**There is nothing  
else quite like it.**

The Cotton Factory complex at 270 Sherman Avenue North is comprised of 6 buildings ranging from over 90,000 to just 680 square feet. The original structures were built in 1900 for the Imperial Cotton Company. At that time textile production was one of the largest industries in Hamilton. The Cotton Factory is transforming itself into a hub for people and businesses in the creative industries and strives to preserve the integrity of these unique heritage buildings.

**CottonFactory.ca/Leasing**  
**905.547.8256**

**Leasing@CottonFactory.ca**

**270 Sherman Avenue North**  
**Mill Building, Studio 301**  
**Hamilton, Ontario L8L 6N4**



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