

OFFICE SPACE
FOR LEASE

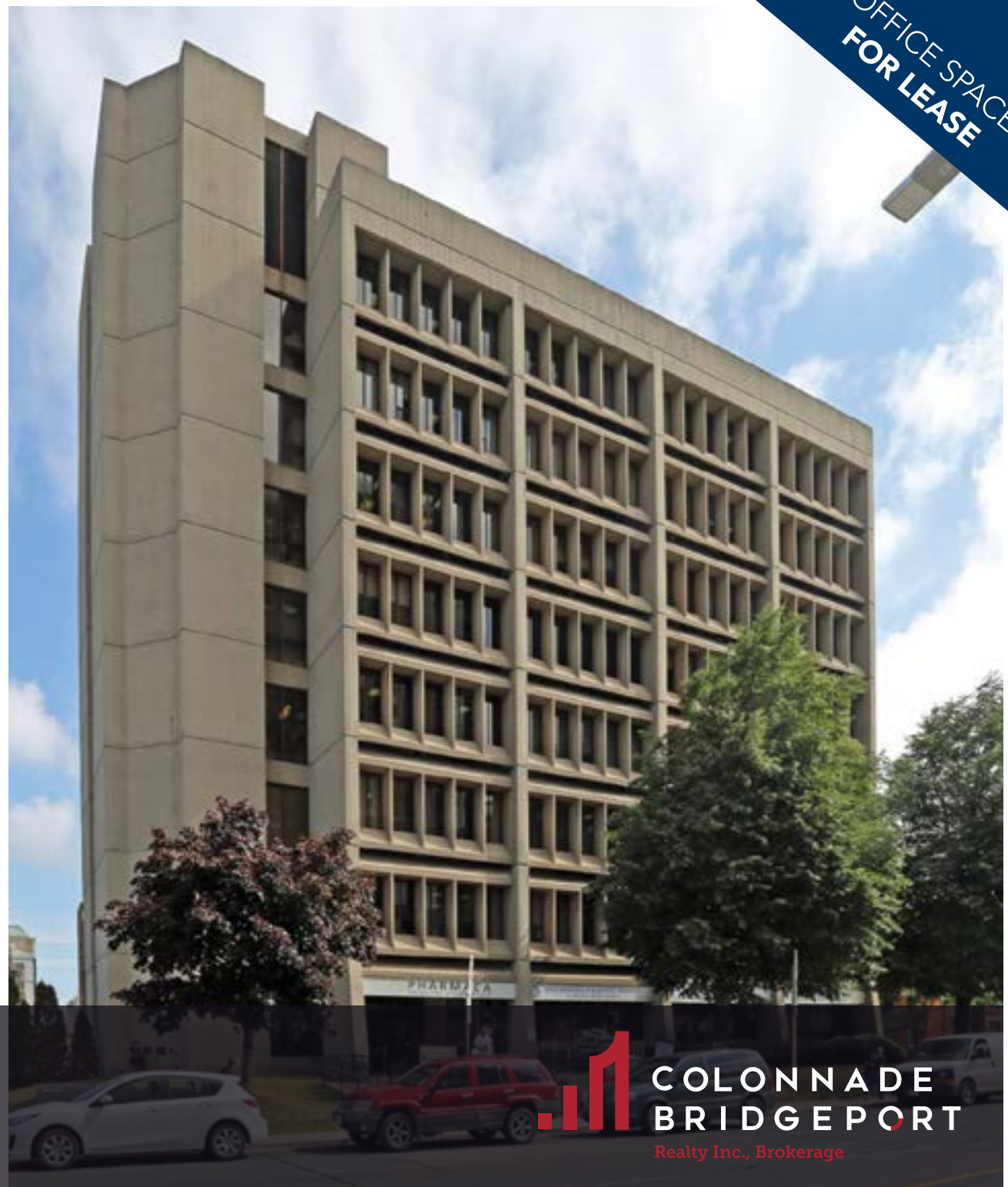
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CHARLTON AVENUE

Hamilton, Ontario

Suite 701
3,192 sq.ft.

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**COLONNADE
BRIDGEPORT**
Realty Inc., Brokerage

25 CHARLTON AVENUE

Hamilton, Ontario

LEASE DETAILS

Rental Rate: Please inquire

Taxes & Operating: \$17.26/sq.ft.

Operating costs, tax estimates and rental ranges are based on 2026 figures and are subject to change.

OPPORTUNITY

3,192 sq.ft

AVAILABLE JULY 1, 2026

HIGHLIGHTS

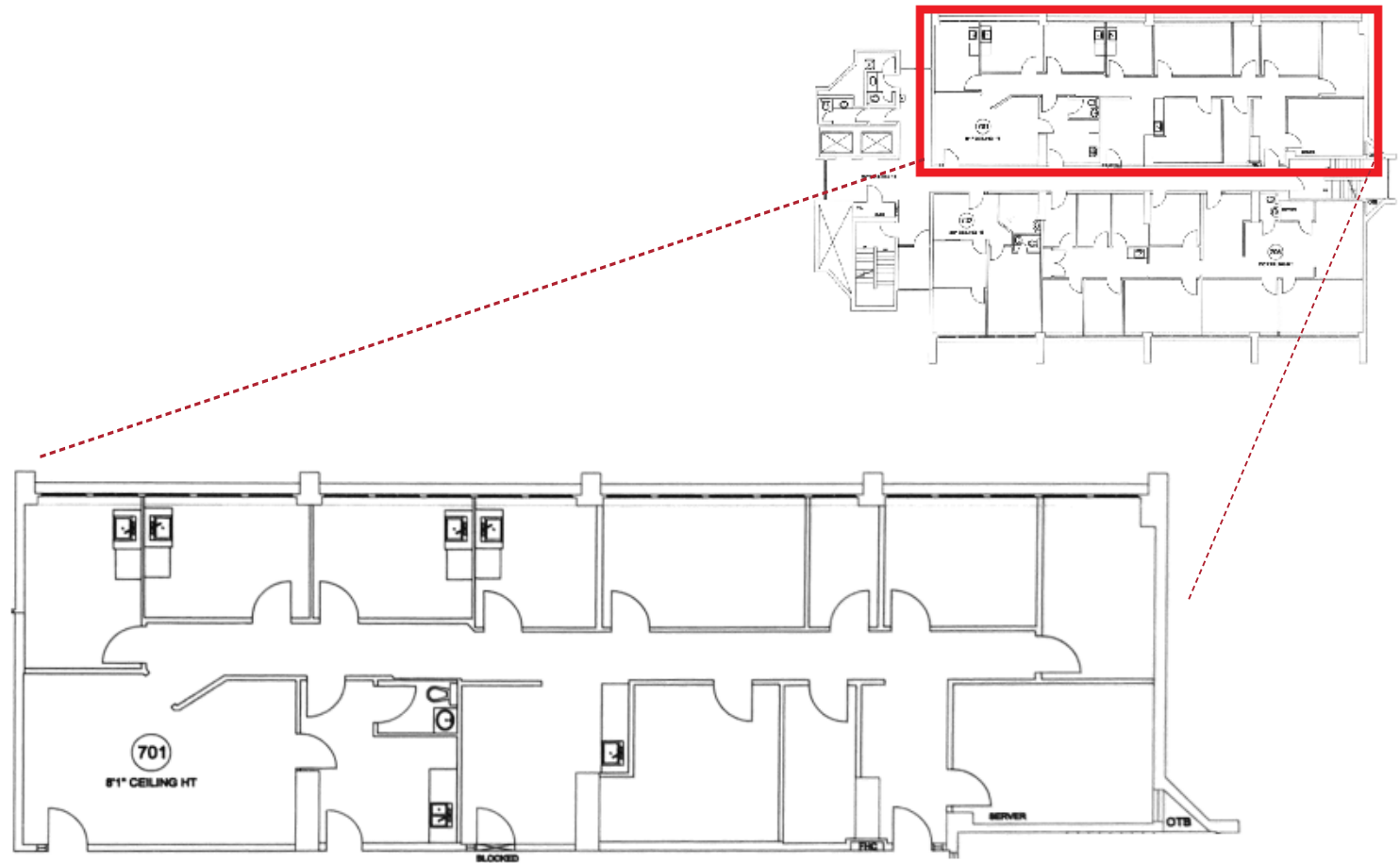
- ✓ Professional medical office building
- ✓ Excellent location steps away from St. Joseph's Hospital
- ✓ Units available from 436 sq.ft. up to full-floor 6,448 sq.ft.
- Build-to-suit and move-in ready suites available
- Custom lease packages available with attractive rates and incentives
- ✓ On-site surface pay parking lot
- Easy access to public transit (bus stop - James at Charlton, Hamilton GO)
- Synergistic mix of clinical specialties affords referral opportunities among tenants
- On-site eatery for convenience and many more restaurants and amenities within walking distance

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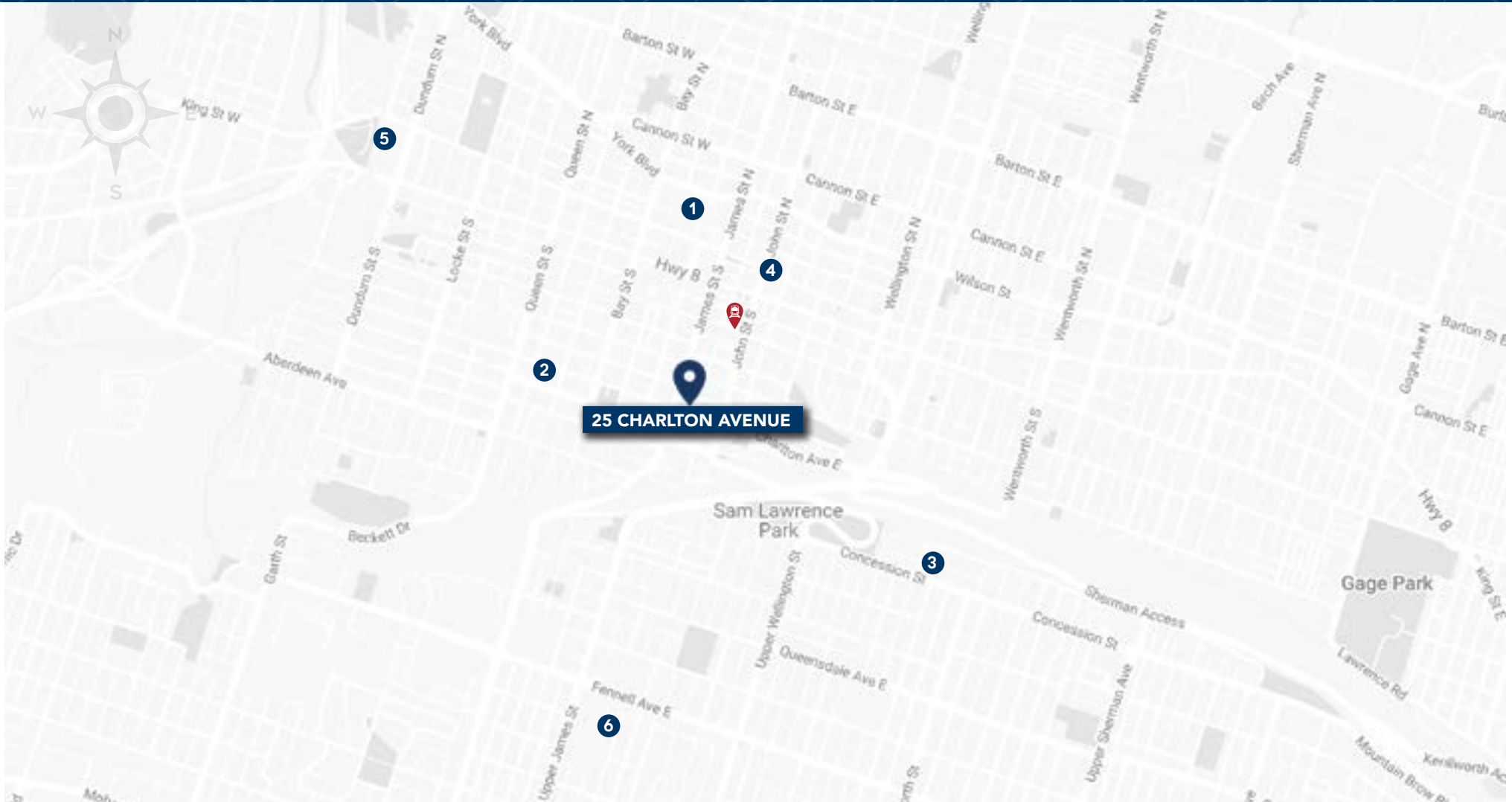
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AREA MAP



25 CHARLTON AVENUE

Hamilton, Ontario

- 1 Jackson Square
- 2 Durrand Coffee
- 3 Tim Hortons
- 4 Starbucks
- 5 Fortinos
- 6 Walmart