

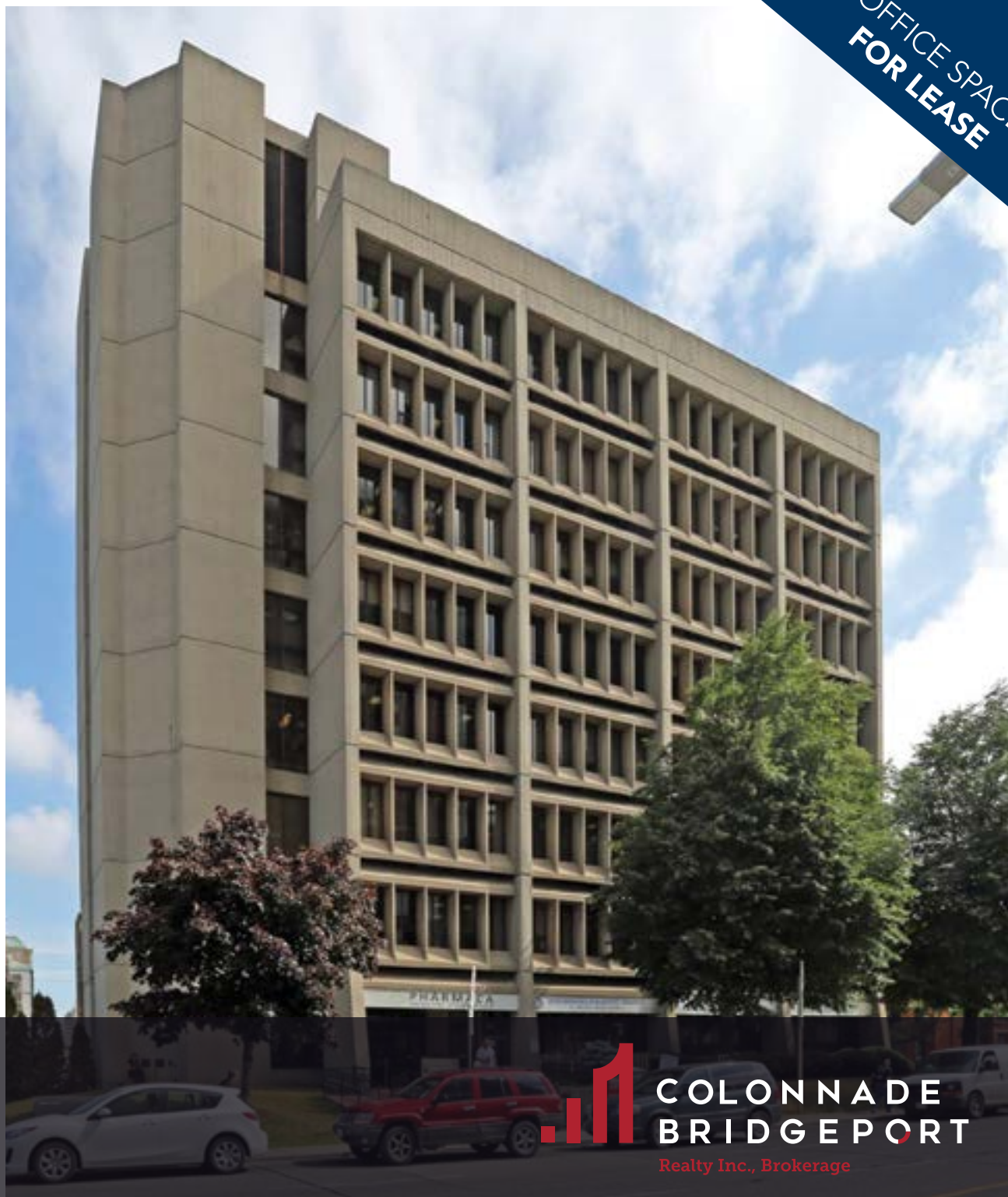
25 CHARLTON AVENUE

Hamilton, Ontario

Suite 806
466 sq.ft.

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**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

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Hamilton, Ontario

LEASE DETAILS

Rental Rate: \$20.00/sq.ft.

Taxes & Operating: \$14.21/sq.ft.

Operating costs, tax estimates and rental ranges are based on 2023 figures and are subject to change.

OPPORTUNITY

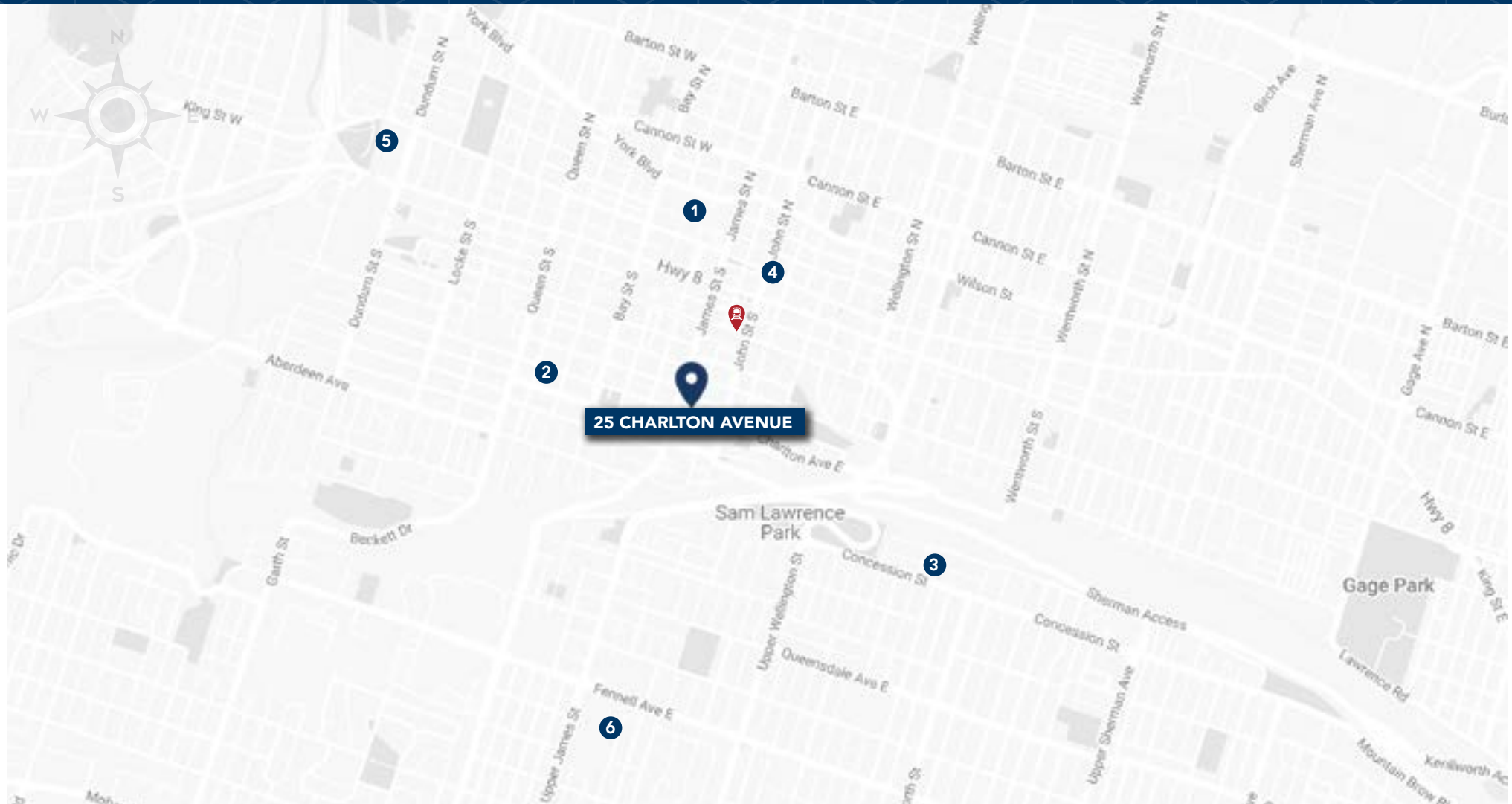
466 sq.ft

AVAILABLE NOW

HIGHLIGHTS

- ✓ Professional medical office building
- ✓ Excellent location steps away from St. Joseph's Hospital
- ✓ Units available from 550 sq.ft. and contiguous up to 1,786 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

AREA MAP



25 CHARLTON AVENUE
Hamilton, Ontario

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

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