

25

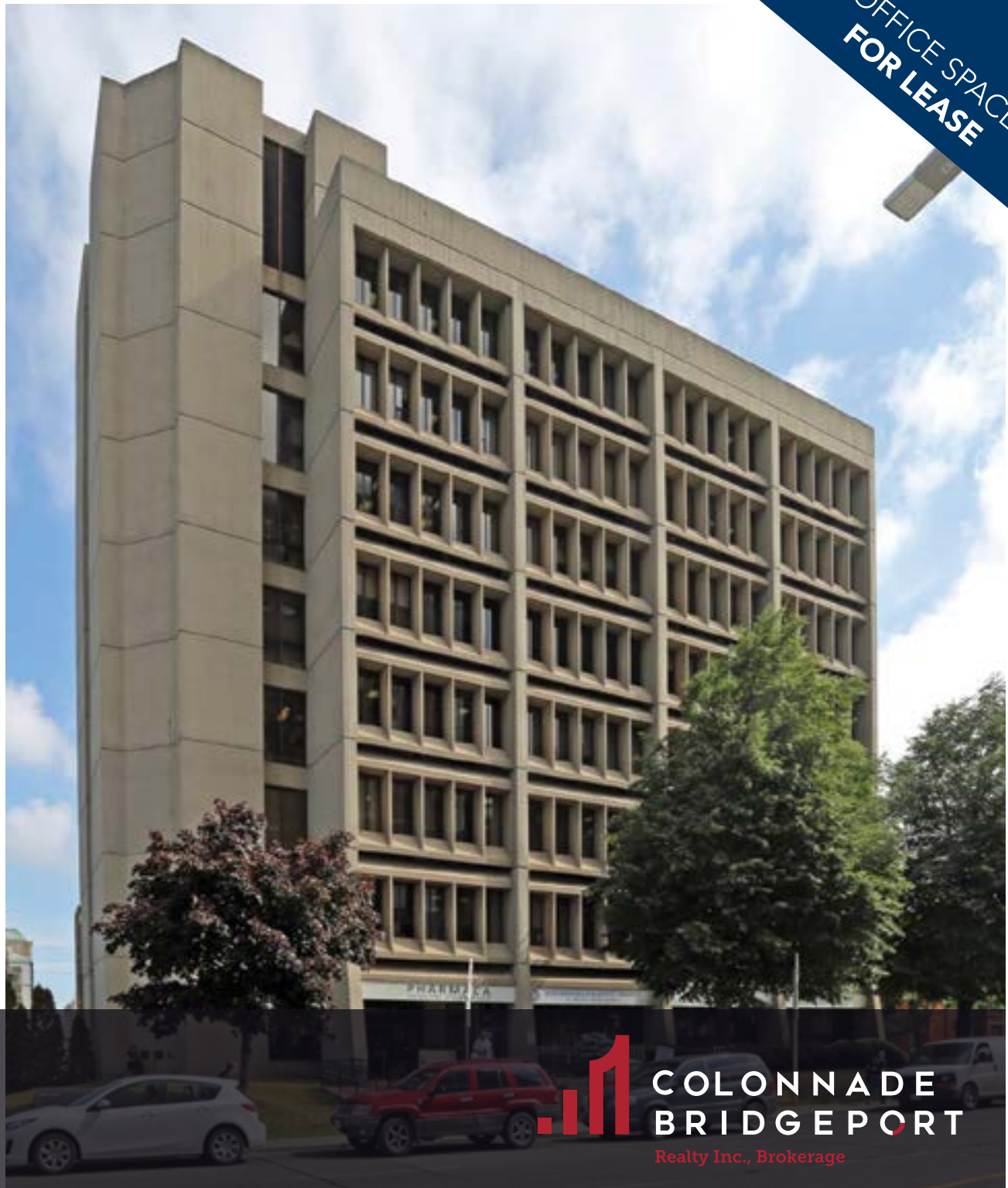
CHARLTON AVENUE

Hamilton, Ontario

Suite 500-504
3,189 sq.ft.

MICHELLE VIGNA

Leasing Manager and Real Estate Broker
Colonnade BridgePort Realty Inc., Brokerage
mvigna@colonnadebridgeport.ca
416.363.3063



OFFICE SPACE
FOR LEASE



**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

25 CHARLTON AVENUE

Hamilton, Ontario

LEASE DETAILS

Rental Rate: Please contact
Taxes & Operating: \$17.65/sq.ft.

Operating costs, tax estimates and rental ranges are based on 2025 figures and are subject to change.

OPPORTUNITY

Suite 500 - 2,086 sq.ft.
Suite 504 - 1,103 sq.ft.

**Half of 5th Floor - contiguous
to 3,189 sq.ft**

AVAILABLE NOW

HIGHLIGHTS

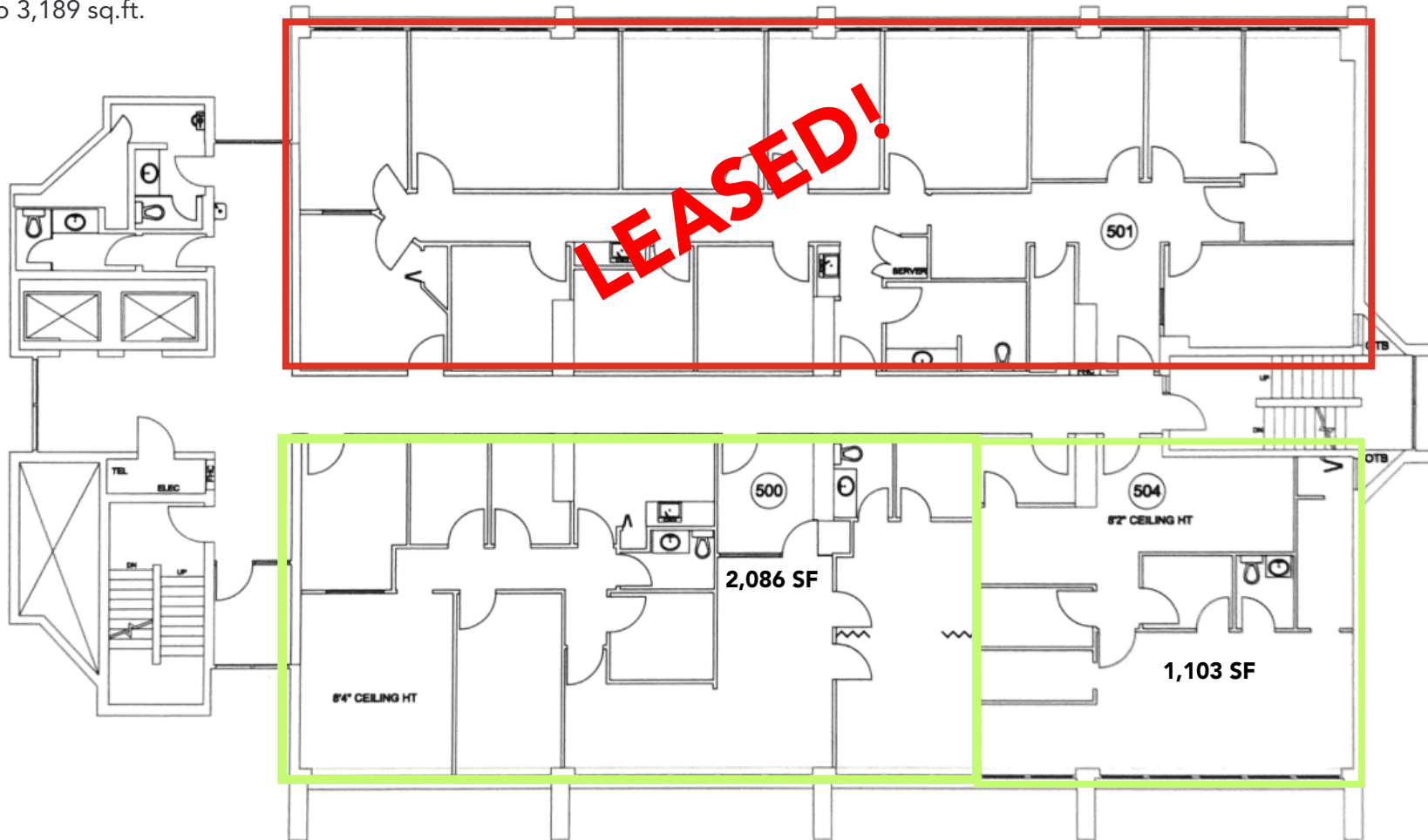
- ✓ Professional medical office building
- ✓ Excellent location steps away from St. Joseph's Hospital
- ✓ Units available from 550 sq.ft. and contiguous up to 1,786 sq.ft.
- Build-to-suit and move-in ready suites available
- Custom lease packages available with attractive rates and incentives
- ✓ On-site 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

25 CHARLTON AVENUE

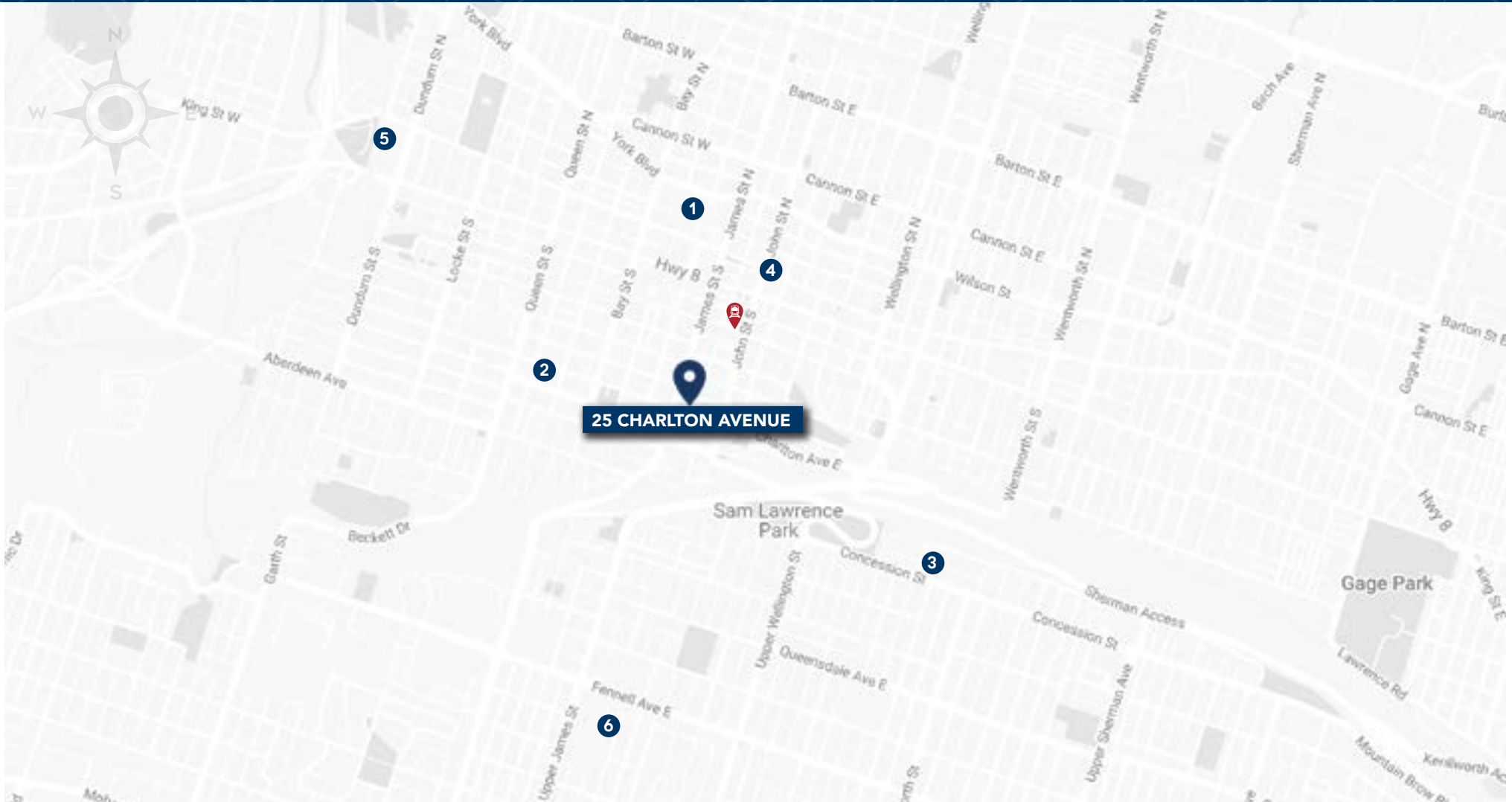
Hamilton, Ontario

SUITE 500-504

Contiguous to 3,189 sq.ft.



AREA MAP



25 CHARLTON AVENUE

Hamilton, Ontario

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