

# 25

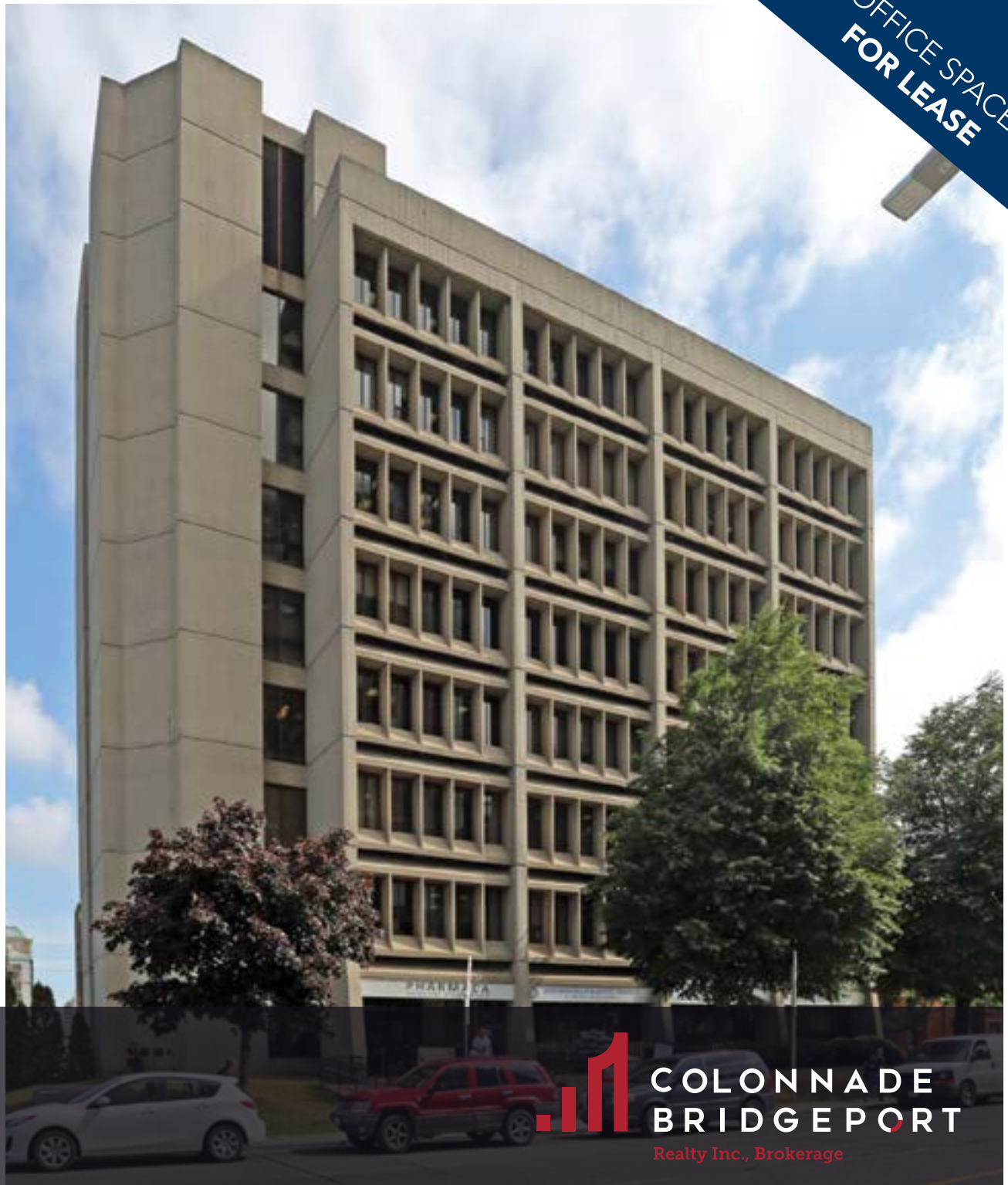
## CHARLTON AVENUE

Hamilton, Ontario

**Suite 202-206**  
**3,185 sq.ft.**

### MICHELLE VIGNA

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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

**3,185 sq.ft - Half floor**

**AVAILABLE NOW**

## HIGHLIGHTS

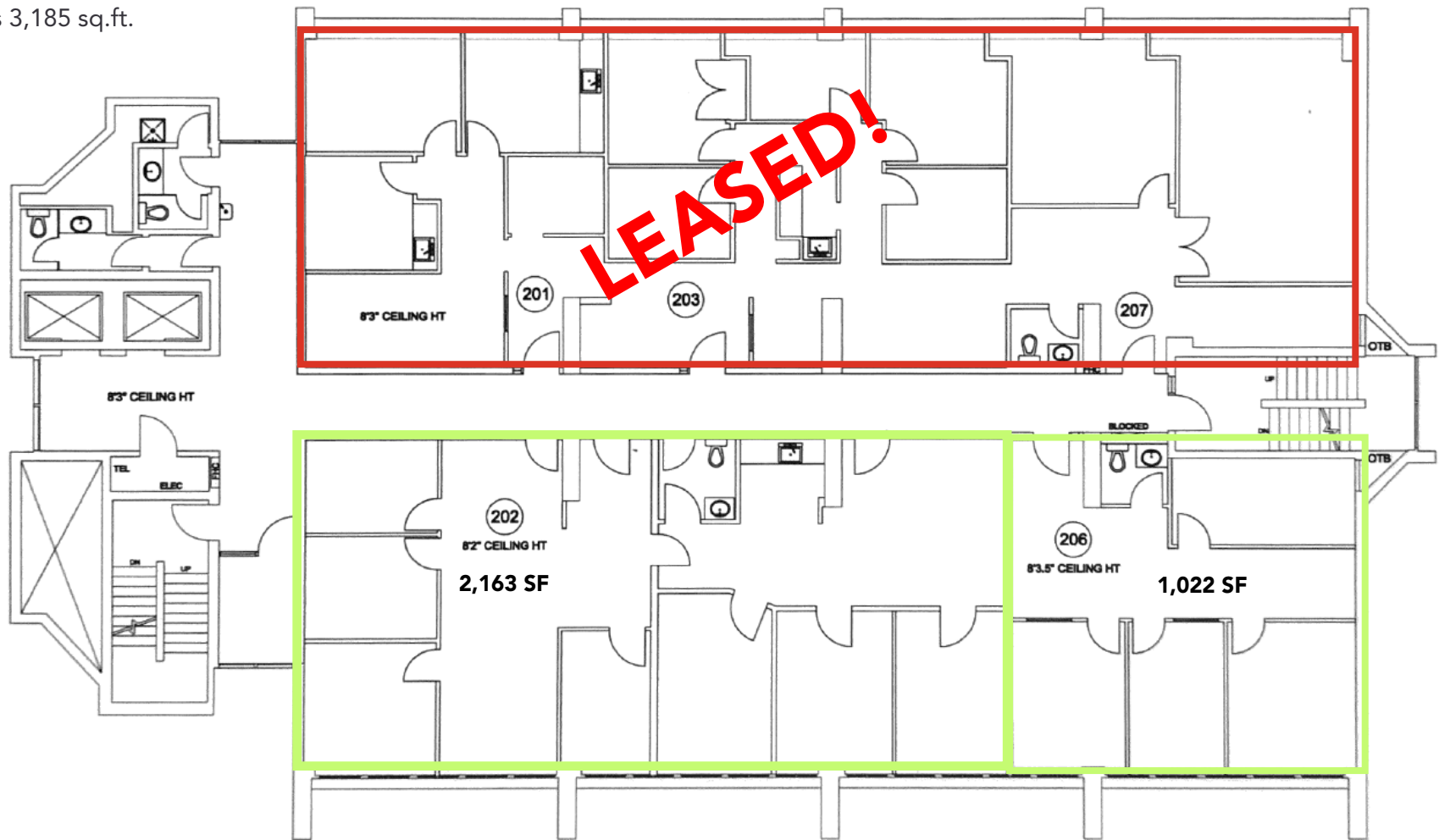
- ✓ Professional medical office building
- ✓ Excellent location steps away from St. Joseph's Hospital
- ✓ Units available from 550 sq.ft. and contiguous up to 1,786 sq.ft.
- Build-to-suit and move-in ready suites available
- Custom lease packages available with attractive rates and incentives
- ✓ On-site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

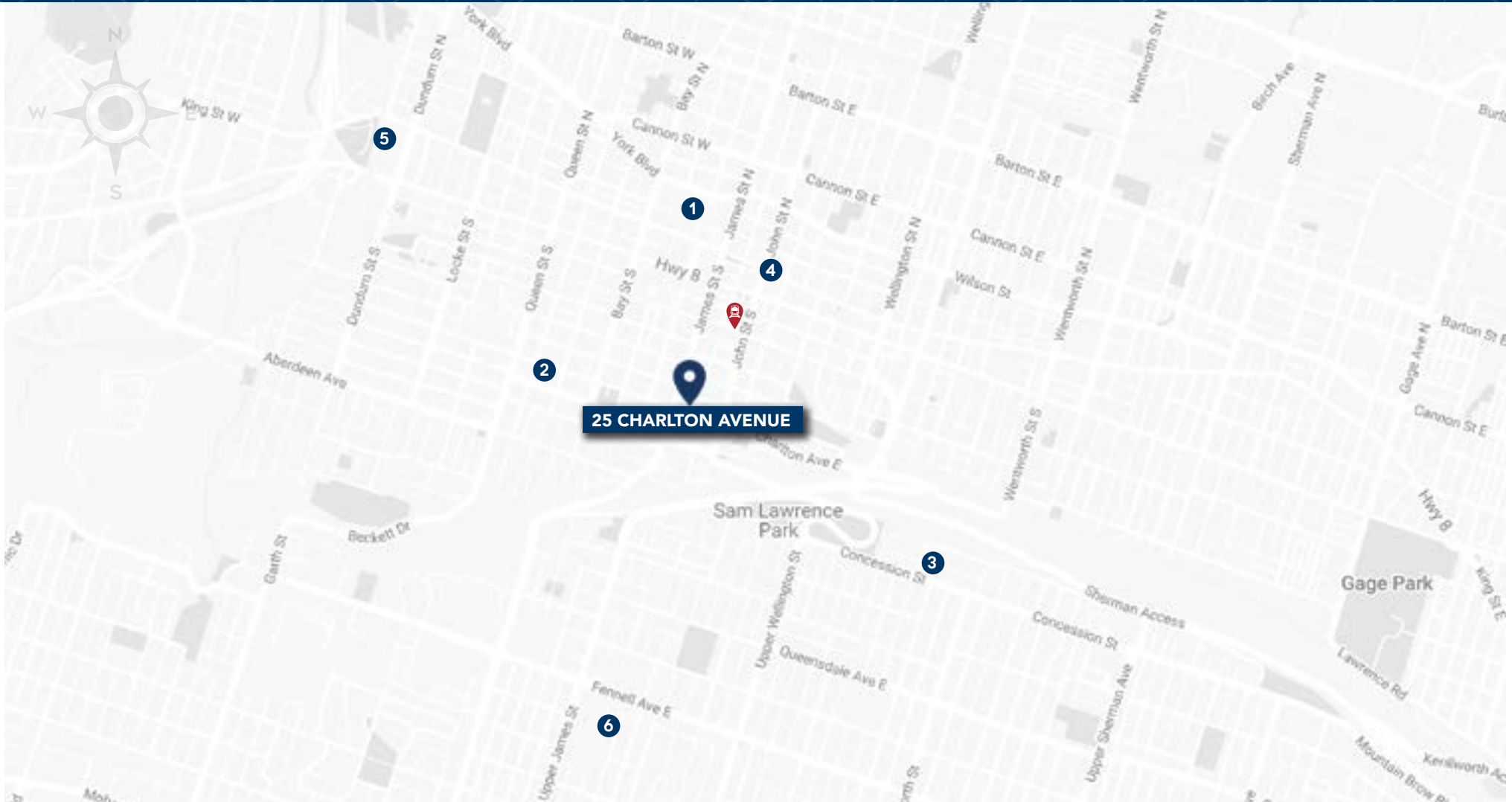
Hamilton, Ontario

## SUITE 202-206

Contiguous 3,185 sq.ft.



# AREA MAP



## 25 CHARLTON AVENUE

Hamilton, Ontario

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