

OFFICE SPACE
FOR LEASE

25

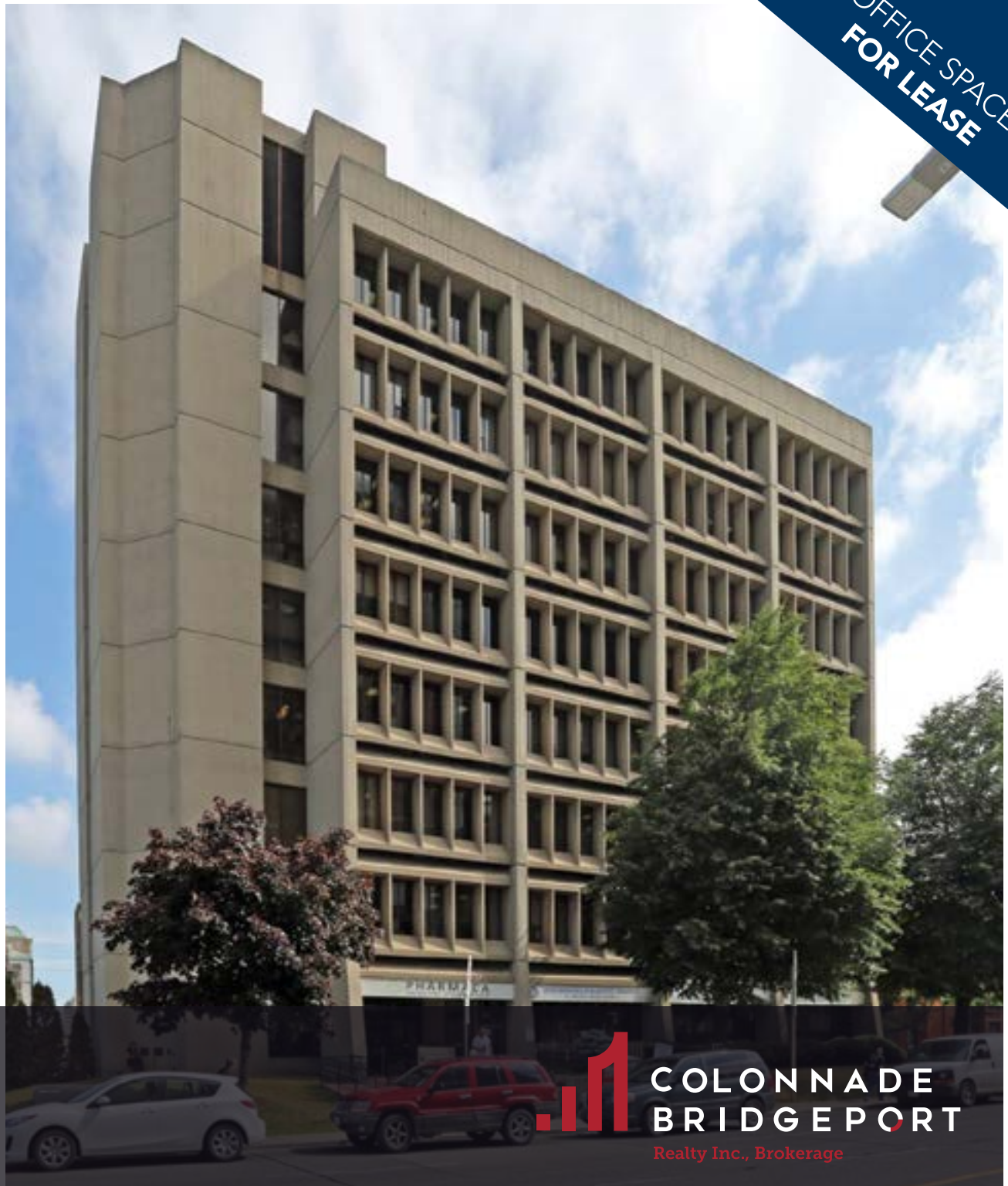
CHARLTON AVENUE

Hamilton, Ontario

Suite 304
1,192 sq.ft.

MICHELLE VIGNA

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**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

25 CHARLTON AVENUE

Hamilton, Ontario

LEASE DETAILS

Rental Rate: Please inquire

Taxes & Operating: \$17.65/sq.ft.

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

OPPORTUNITY

1,192 sq.ft

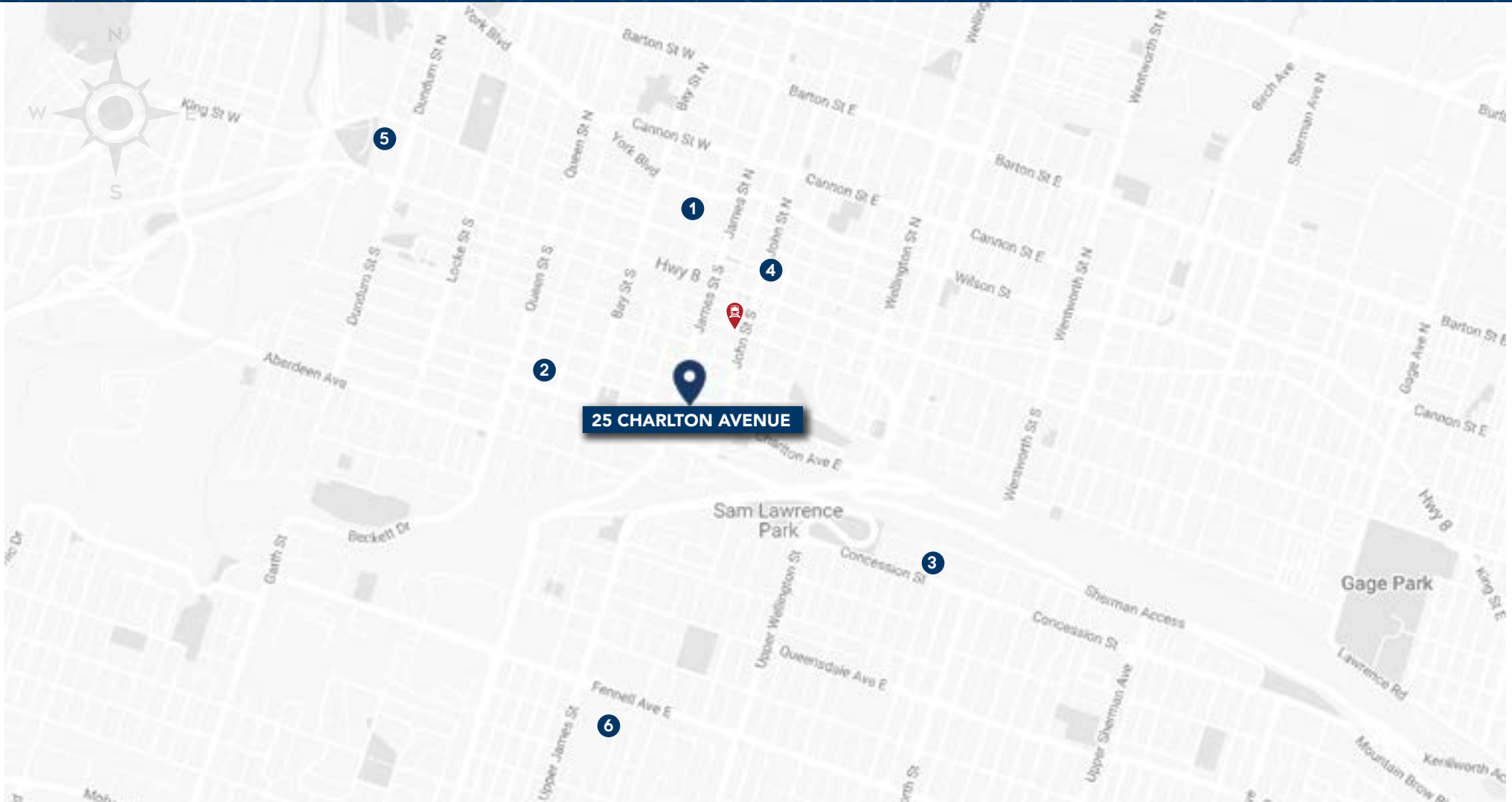
Improved office space with full kitchen, examine room, office, accessible washroom, storage and open area.

AVAILABLE NOW

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

AREA MAP



25 CHARLTON AVENUE

Hamilton, Ontario

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

25 CHARLTON AVENUE

Hamilton, Ontario

SUITE 304

1,192 sq.ft.

