

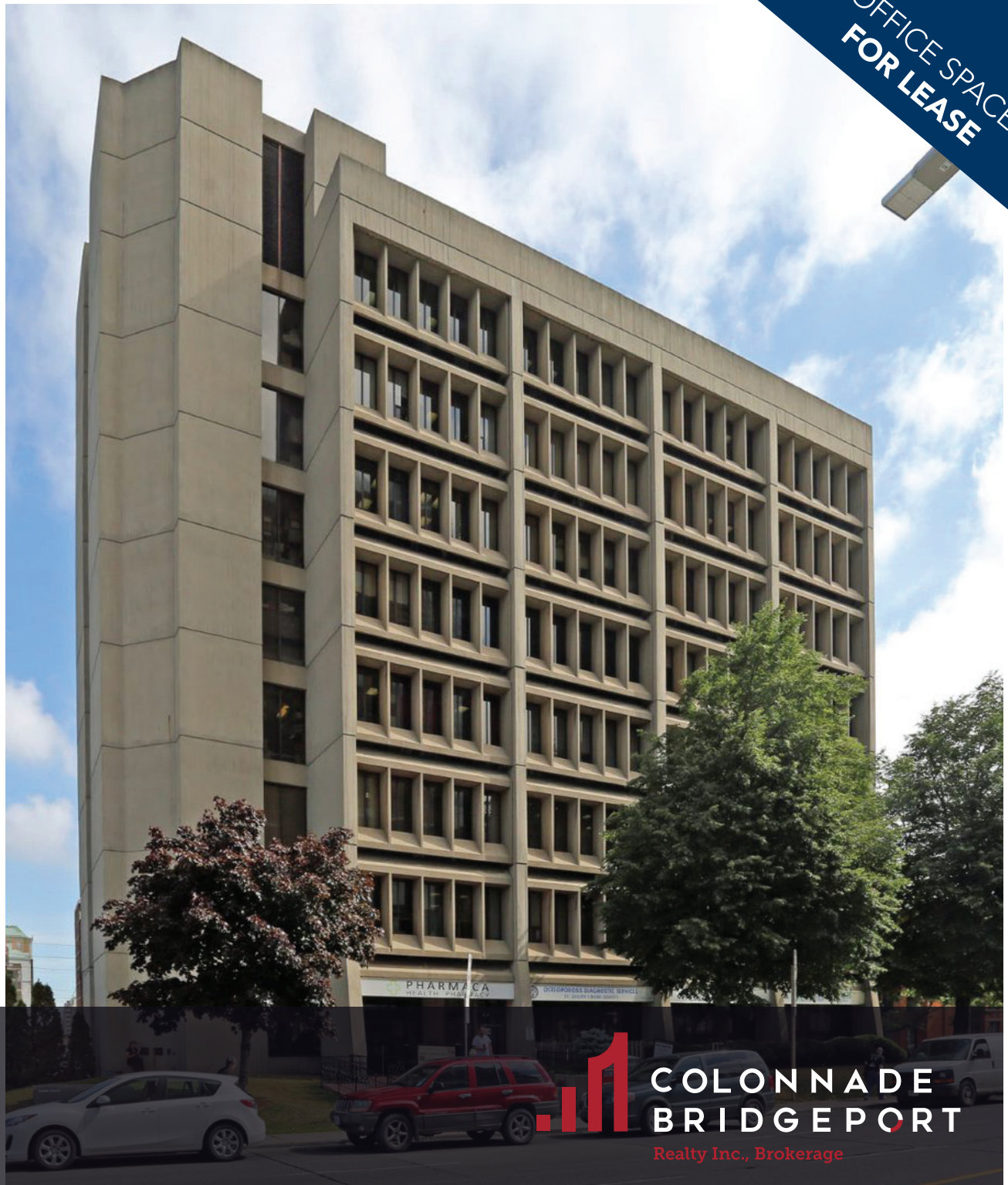
25 CHARLTON AVENUE

Hamilton, Ontario

Suite 102 - 1,494 SF

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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: \$17.26/SF

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

OPPORTUNITY

Suite 102 - 1,494 sq.ft.

Offers a versatile layout well suited for office, medical, or retail-oriented users. The space features a combination of private rooms and open areas, making it ideal for businesses seeking both operational efficiency and client interaction. Enhanced by generous ceiling height with convenient building access and direct exterior access to the suite.

- 10' 1½" ceiling height providing an open, comfortable work environment
- Efficient layout with private offices and support areas
- In-suite kitchenette for staff convenience
- Dedicated restroom
- Prominent exterior window line delivering natural light
- Direct exterior access convenient for client and staff circulation

HIGHLIGHTS

- ✓ Professional Medical Office Building
- ✓ Excellent Location steps away from St. Joseph's Hospital
- ✓ Build-to-quit 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 102

1,494 SF

