

OFFICE SPACE
FOR LEASE

25

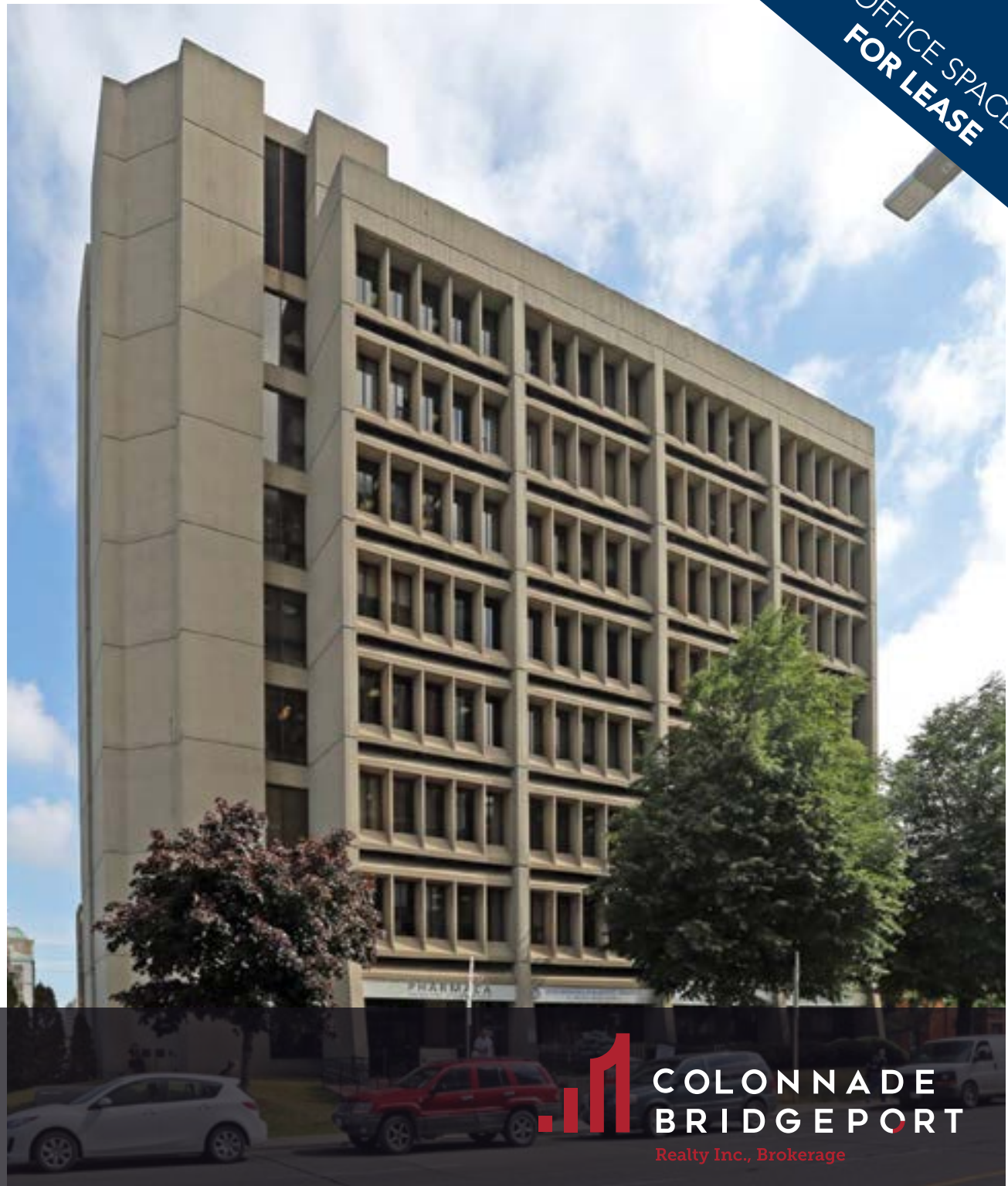
CHARLTON AVENUE

Hamilton, Ontario

Suite 807
776 SF

MICHELLE VIGNA

Leasing Manager and Sales Representative
Colonnade BridgePort Realty Inc., Brokerage
mvigna@colonnadebridgeport.ca
416.363.3063



**COLONNADE
BRIDGEPORT**

Realty Inc., Brokerage

25 CHARLTON AVENUE

Hamilton, Ontario

LEASE DETAILS

Rental Rate: Please inquire

Taxes & Operating: \$17.26/SF



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



OPPORTUNITY


Suite 807 - 776 SF

AVAILABLE NOW

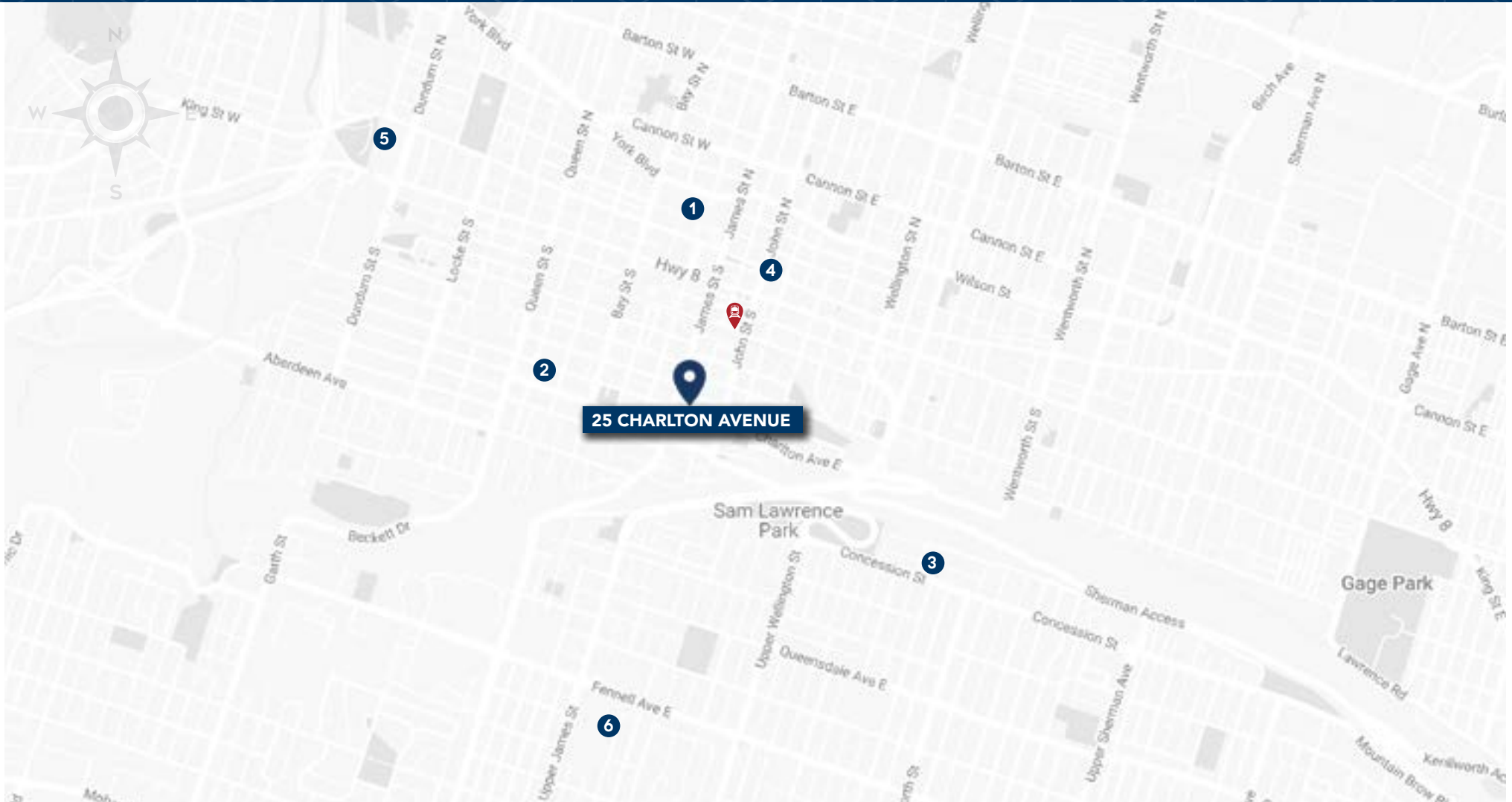
HIGHLIGHTS

-  Professional medical office building
-  Excellent location steps away from St. Joseph's Hospital

-  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 807

776 SF

