

# 25

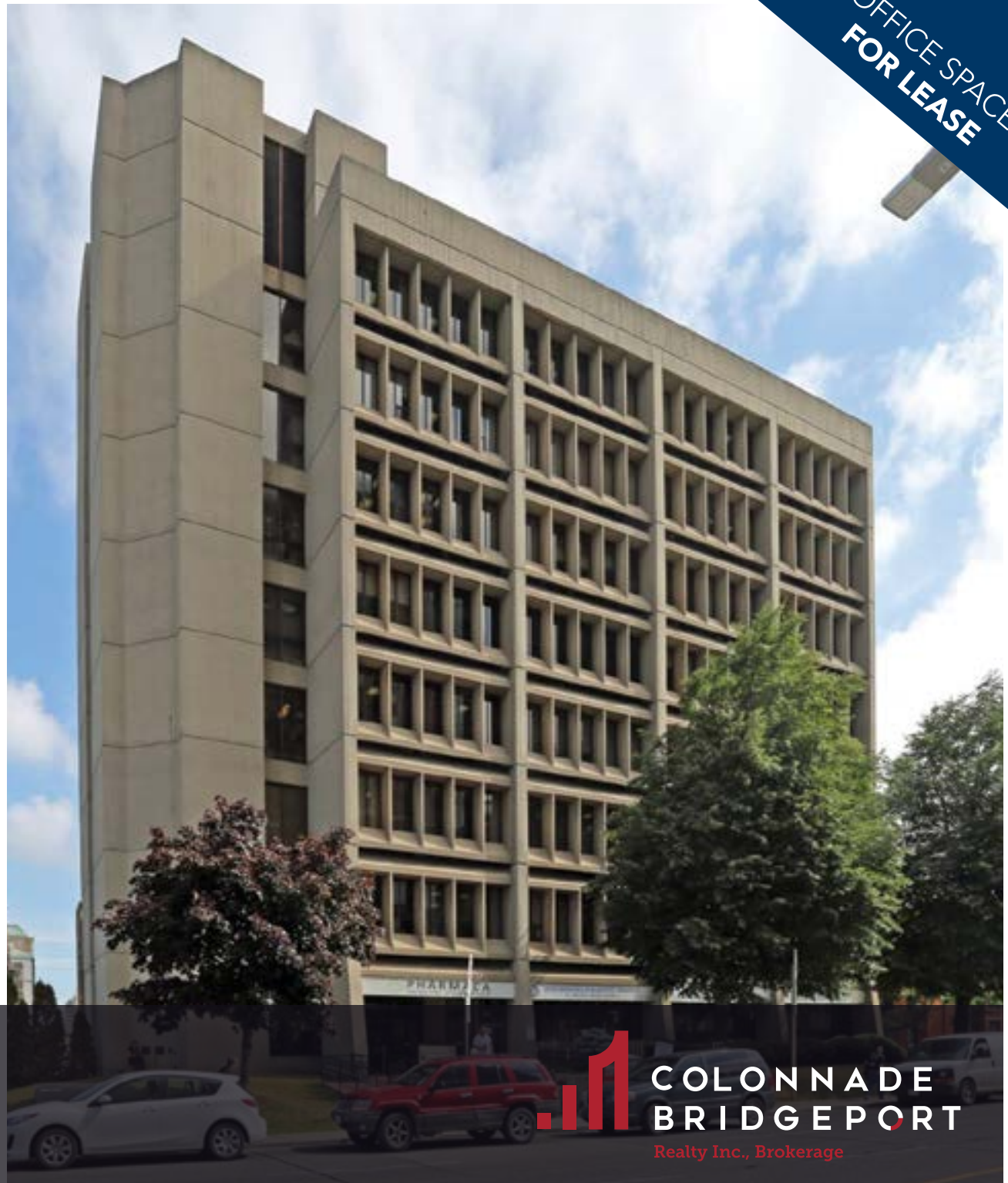
## CHARLTON AVENUE

Hamilton, Ontario

**Suite 301**  
**624 SF**

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OFFICE SPACE  
FOR LEASE

**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

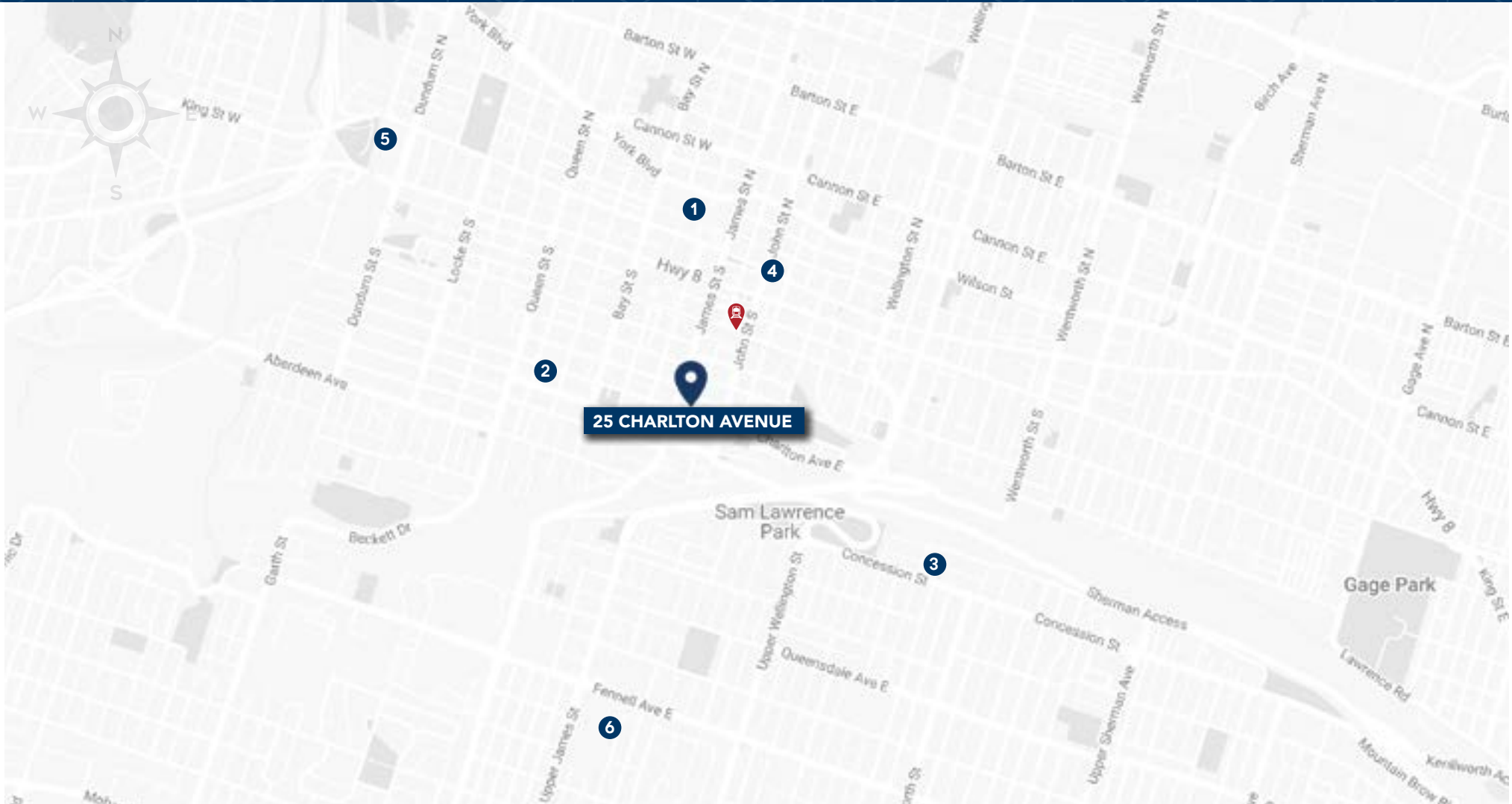
624 SF

**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 301

624 SF

