

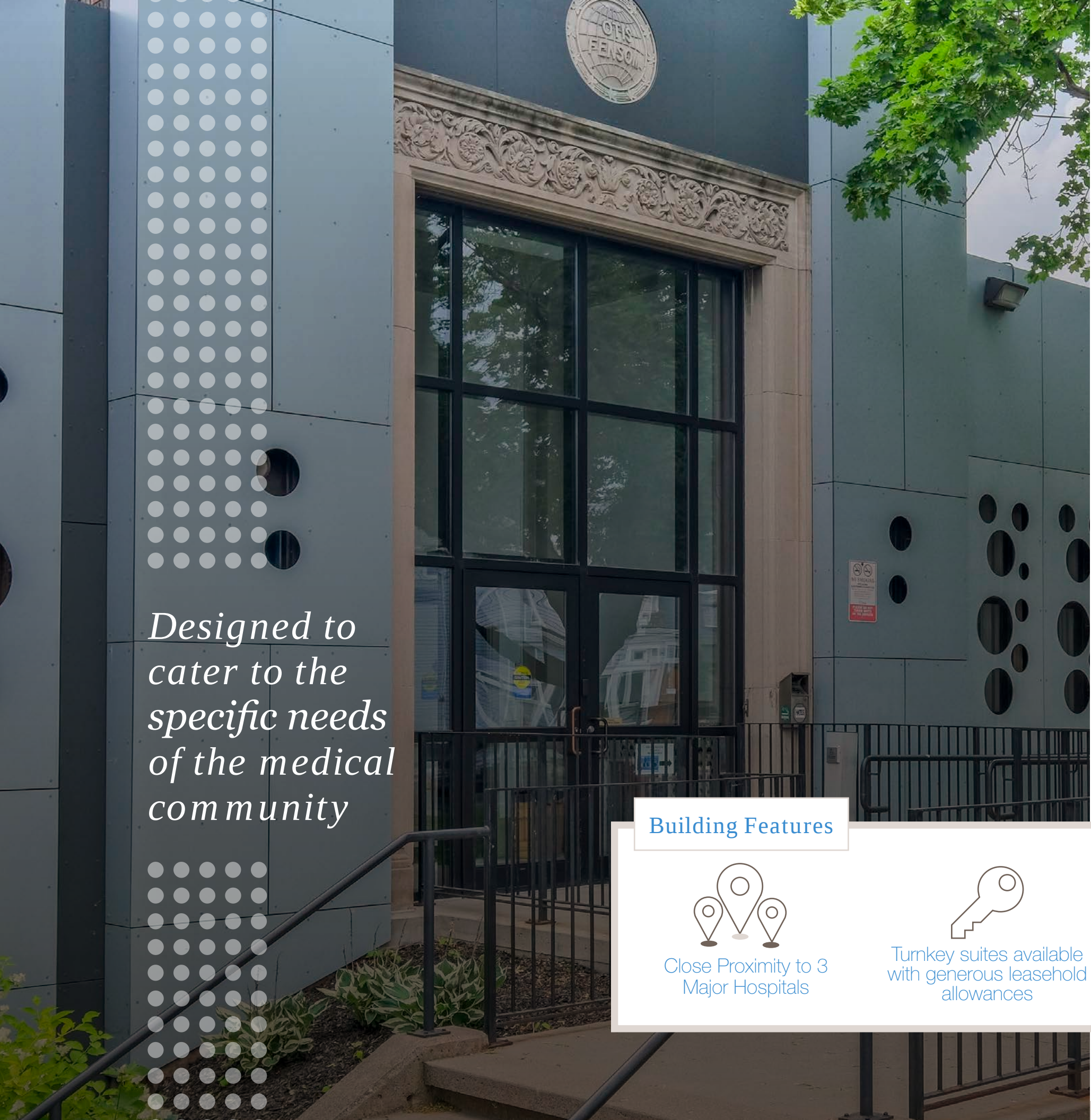
FOR LEASE

414 Victoria Avenue N

Hamilton Community Healthcare Centre

● ● ● ● ● 566 SF - 6,306 SF Available ● ● ● ● ●





Designed to cater to the specific needs of the medical community

Hamilton Community Healthcare Centre

414 Victoria Avenue N
Hamilton, Ontario

Hamilton Community Healthcare Centre is a medical use facility, spanning an expansive 48,000 square feet. Its strategic location adjacent to three major hospitals -Hamilton General Hospital, St. Joseph’s Healthcare Hamilton and McMaster Children’s Hospital -makes it an ideal hub for healthcare professionals and medical clinics. The building’s prime placement ensures convenient accessibility for patients, doctors, and medical staff, fostering a seamless healthcare experience. Its flexible space options and location make it the ideal choice for a wide range of medical services, thereby solidifying its position as a primary target market for healthcare providers in the region.

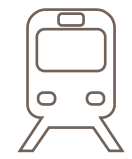
Building Features



Close Proximity to 3 Major Hospitals



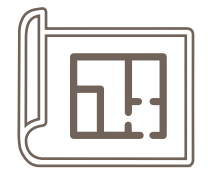
Turnkey suites available with generous leasehold allowances



Direct access to transit



Ample parking on site with convenient patient access



Flexible unit sizes

Property Overview

 **Net Rent**
Contact Listing Agent

Additional Rent
\$13.15 T&O (2026)

 **Availability**
30-60 Days

 **Elevator**
Public

 **Zoning**
M6

 **Storage**
Space Available
Onsite

 **Onsite Medical**
Full service pharmacy
and testing lab

 **Main Intersection**
Victoria Ave. N &
Barton St. E.

 **Walter Spoja***
Sales Representative
Vice President
C. 416.895.7092
wspoja@lennard.com

*Contact Listing
Agent for Additional
Information.*



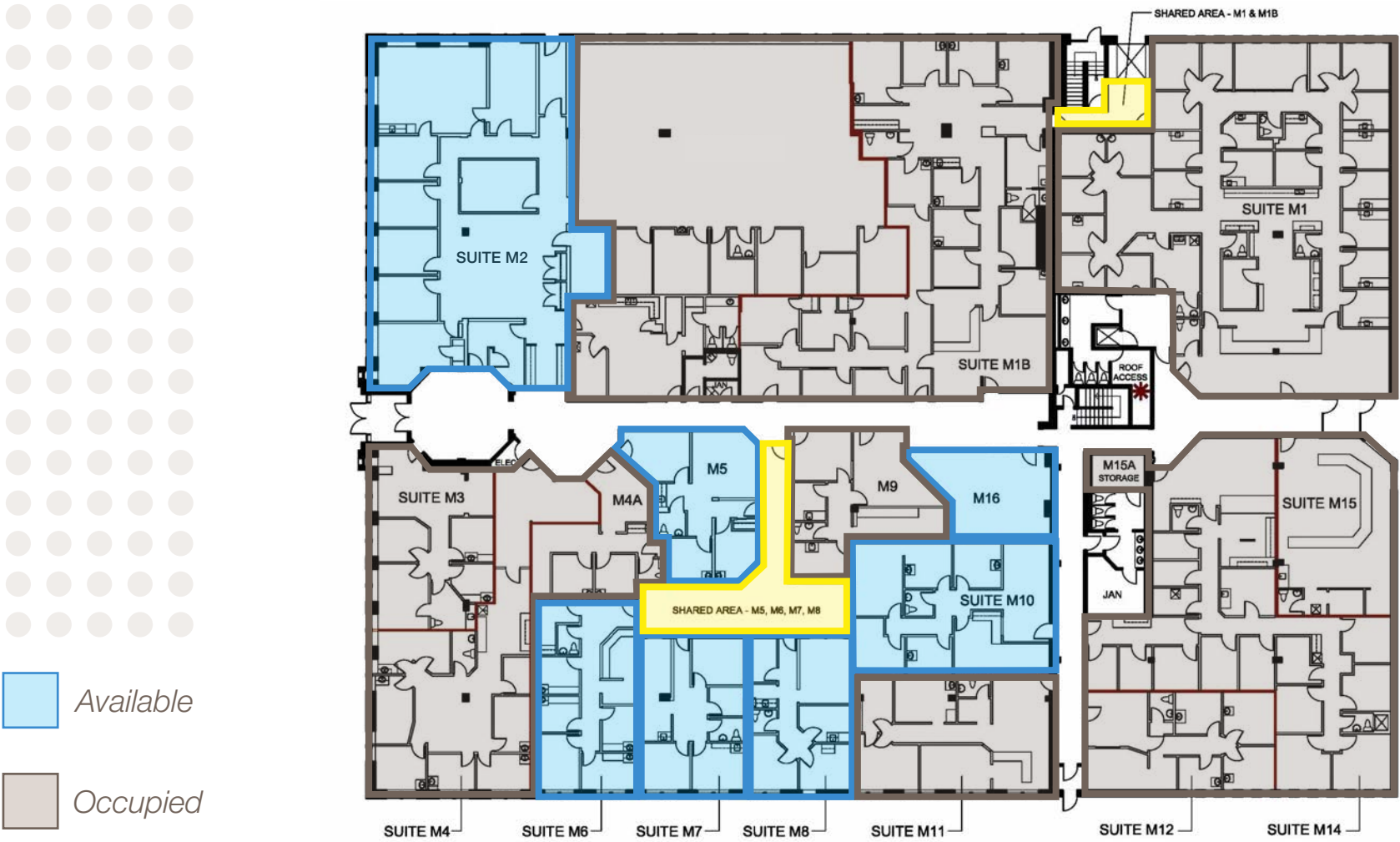
Available Space

Medical Offices

Suite M2	3,619 SF
Suite M5	1,062 SF
Suite M6	1,342 SF
Suite M7	1,096 SF
Suite M8	1,088 SF
Suite M6-M8	3,562 SF
Suite M10	1,420 SF
Suite M16	566 SF
Suite L1	3,347 SF
Suite L2	5,268 SF
Suite L4	534 SF

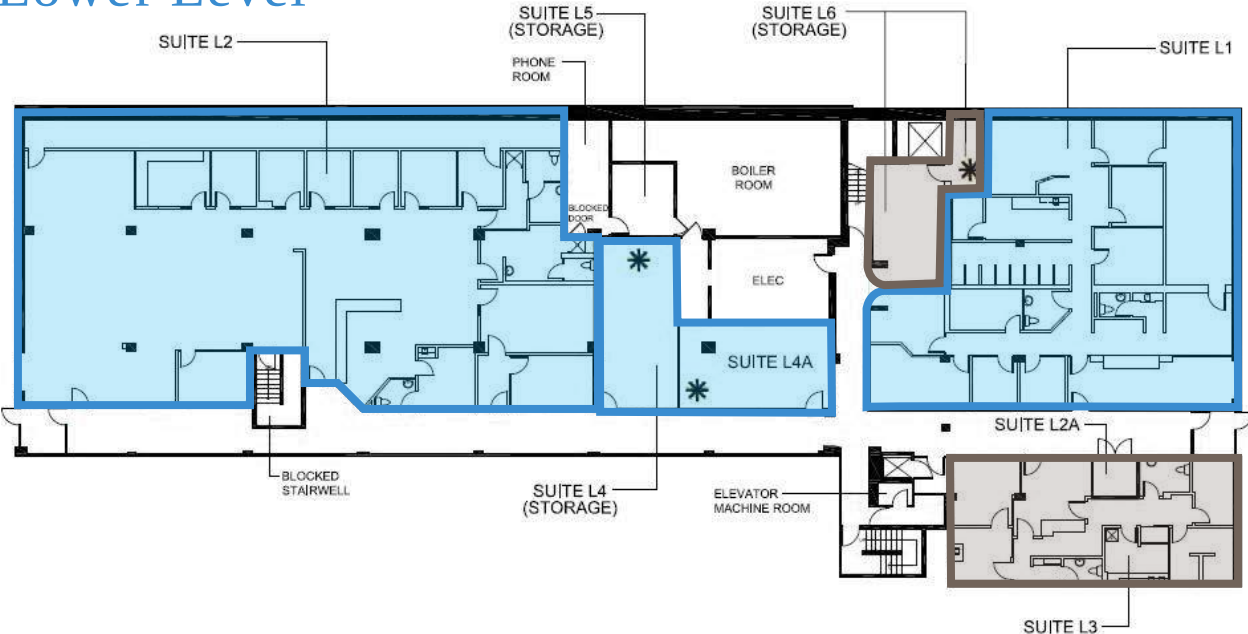
Multiple medical suites available within a premier 48,000 SF facility dedicated to medical, health, and beauty services — offering a professional environment and strong complementary tenancy.

Ground Floor



- Available
- Occupied
- Shared Area

Lower Level



*Designed
to suit your
medical
practice
needs*



New Ownership

Implemented Property
Upgrades



New resurfaced
parking lot &
improved parking
system



Renovated
common areas



Improved
accessibility and
new barrier free
washroom



Improved interior
signage and
wayfinding



Area Amenities



Food

- 1. The Harbour Diner
- 2. The Dirty South
- 3. Martello
- 4. Loaded Pierogi
- 5. Saltlick Smokehouse
- 6. Mesa
- 7. Dundas Verdes
- 8. Caro on James
- 9. Born & Raised
- 10. Mother's Vietnamese Kitchen
- 11. A&W
- 12. Go Tango
- 13. La Luna
- 14. Fragoso Seafood
- 15. Fisticuffs
- 16. O Cantinho Churrasqueira
- 17. 1-876 Bar & Grill
- 18. Motel Restaurant
- 19. Allure Lounge
- 20. BAB Korean BBQ
- 21. 541 Eatery
- 22. August 8
- 23. The Mule
- 24. Earth to Table
- 25. The North Fork
- 26. Black Forest Inn
- 27. La Bodeguita



Drinks

- 1. Collective Arts Brewing
- 2. Galley Pump
- 3. Mosaic
- 4. Maipai
- 5. Wally's World
- 6. Carlton Tavern
- 7. The Venue
- 8. Ed's Sports Bar
- 9. Corktown Irish Pub
- 10. Lionshead
- 11. 33 Bowen
- 12. The Judge
- 13. The Pheasant Plucker
- 14. The Brain Bar
- 15. Farside
- 16. Our Corner
- 17. Fisher's Pier



Coffee

- 1. Synonym
- 2. Steelettown Garage Co
- 3. Mullberry Coffee House
- 4. Smalls Coffee
- 5. Market Cafe
- 6. Messa
- 7. Relay Coffee
- 8. Starbucks
- 9. Stairway Cafe
- 10. Cherry Birch General
- 11. One For All Coffee
- 12. Cafe Oranje
- 13. Good As Cold Brew
- 14. Edmerald Coffee
- 15. Two Cougars & A Cafe

Public Transportation

- 1

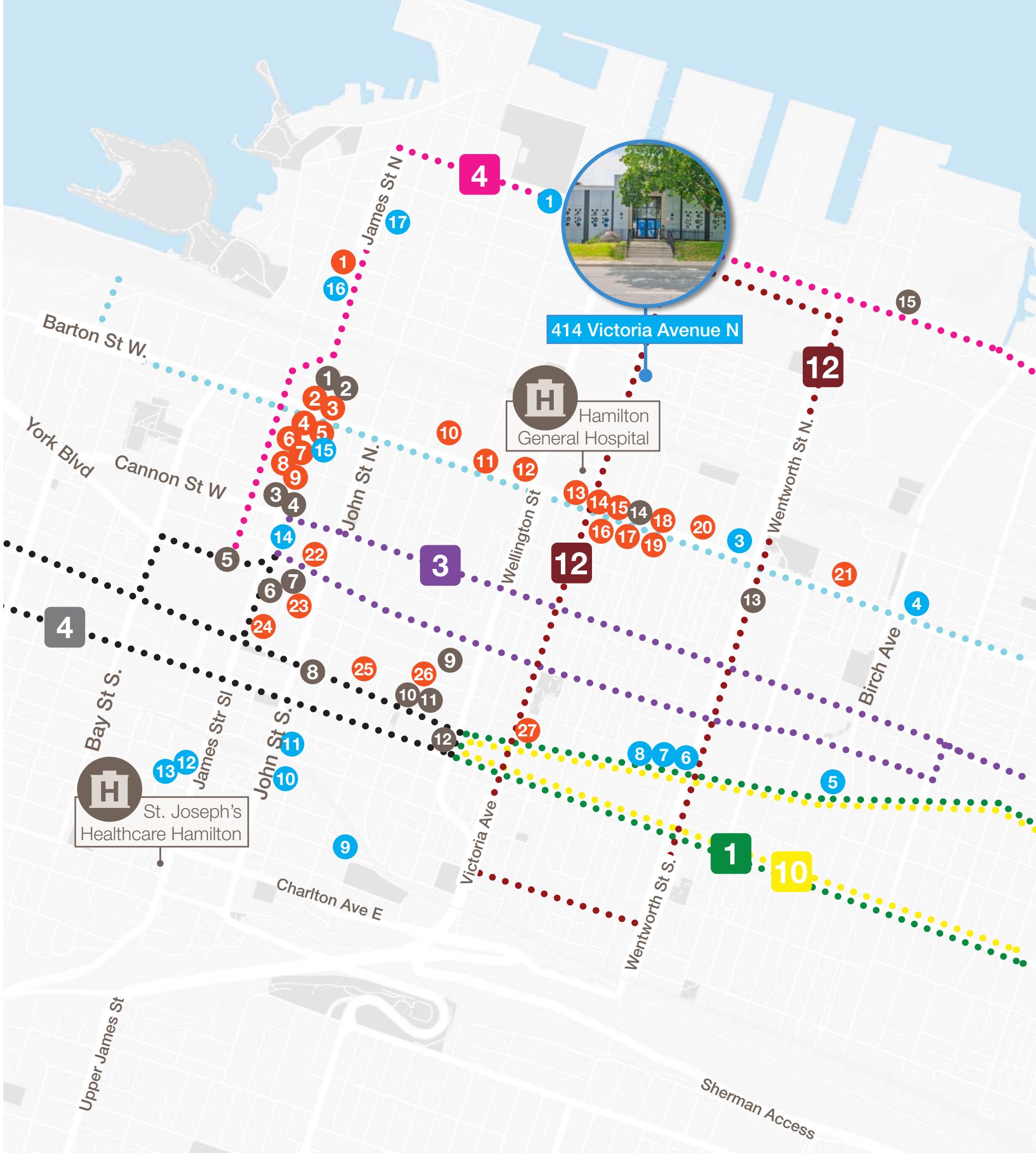
4
- 3

10
- 4

12

Proximity to
Hamiltons
Best Hospitals

Hamilton General Hospital	2 mins	600m
St. Joseph Heathcare Hamilton	10mins	3.4km
McMaster Childrens Hospital	16 mins	7km





Hamilton's World-Class Healthcare Network

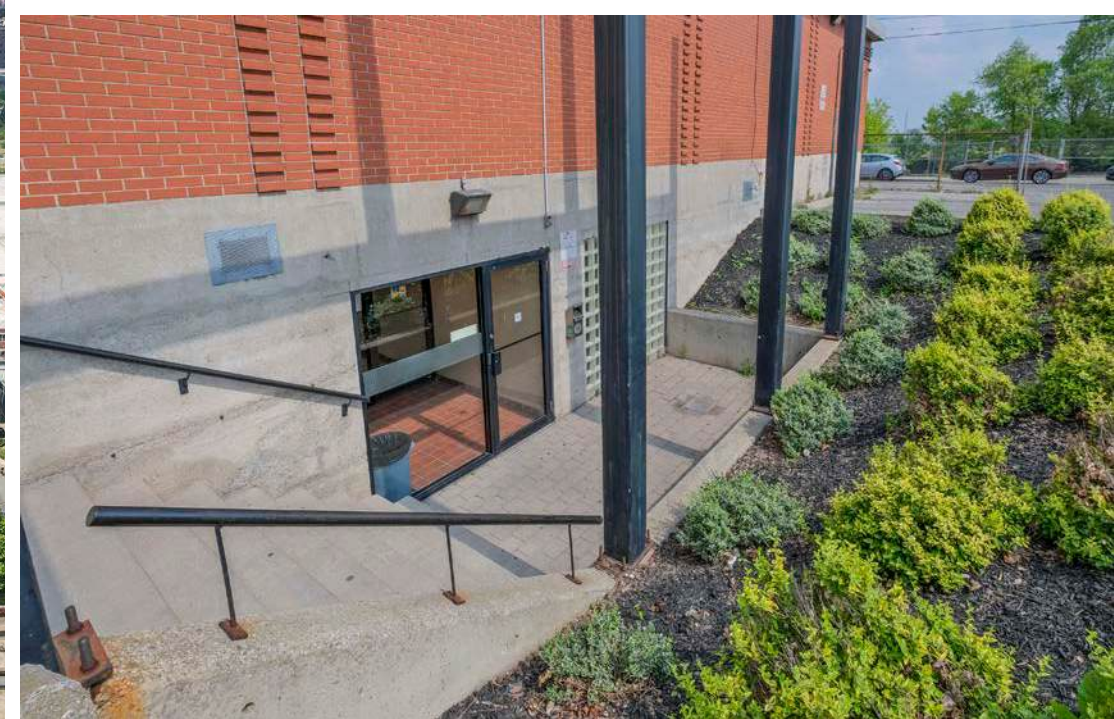


This area boasts world-class healthcare institutions, including Hamilton Health Sciences and St. Joseph's Healthcare, renowned for their exceptional patient care and advanced medical research. These institutions provide an extensive range of medical services, from specialized surgeries to comprehensive diagnostic capabilities, attracting top medical talent to the region.

Hamilton's healthcare network extends beyond hospitals, encompassing numerous medical clinics, specialized practices, and rehabilitation centers. This diverse network ensures accessibility to a wide range of medical services, fostering collaboration and opportunities for partnerships within the industry.

In addition to its strong healthcare infrastructure, Hamilton offers a supportive business environment for medical practitioners. The city's economic development agencies and local government provide resources and incentives to encourage medical business growth. Funding opportunities, research collaborations, and mentorship programs are available to support the development of innovative healthcare solutions and technologies.





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