

OFFICE SPACE  
FOR LEASE

# 25

## CHARLTON AVENUE

Hamilton, Ontario

**Suite 307**

**1,387 SF**

**(contiguous to 306)**

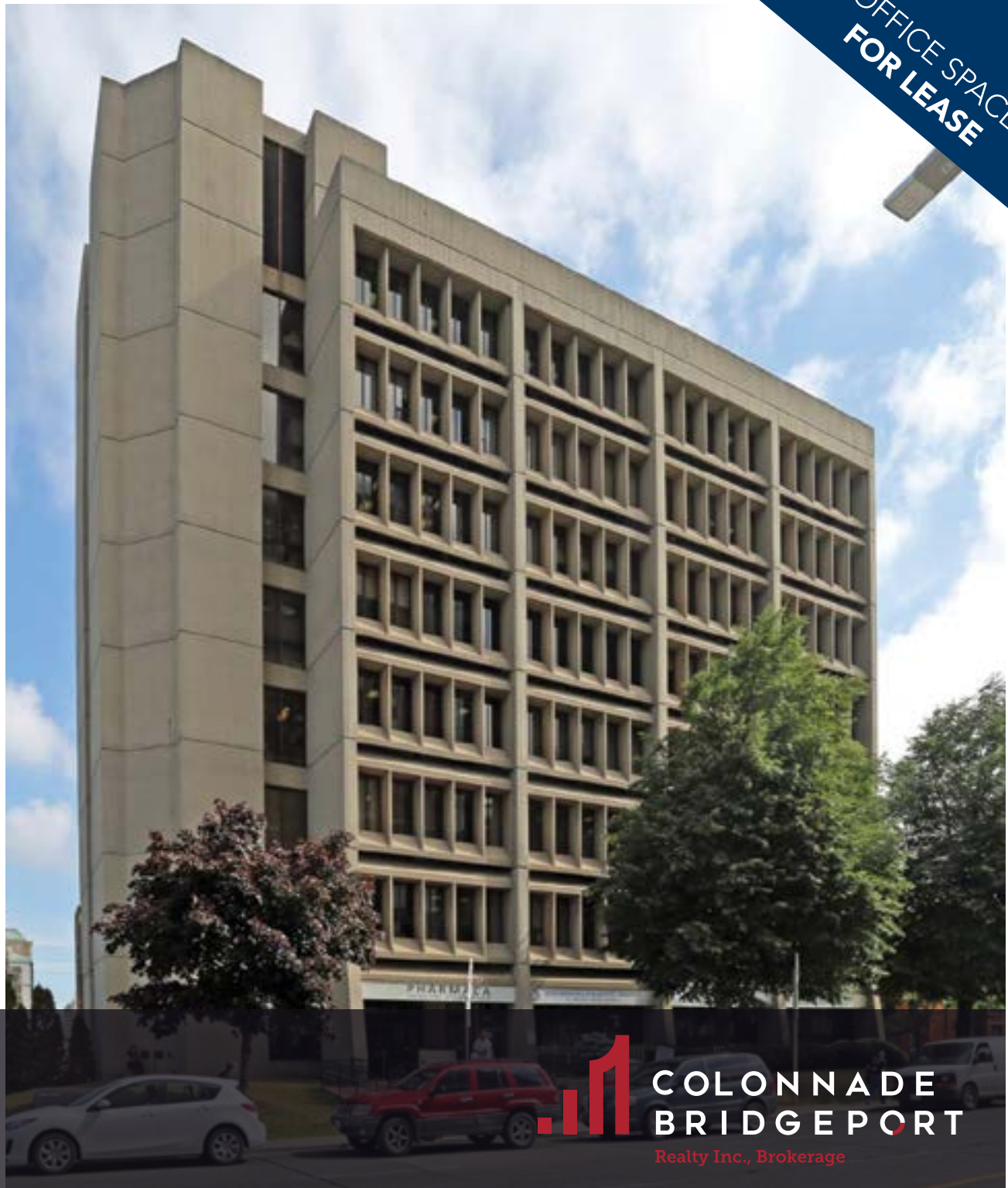
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# 25 CHARLTON AVENUE

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

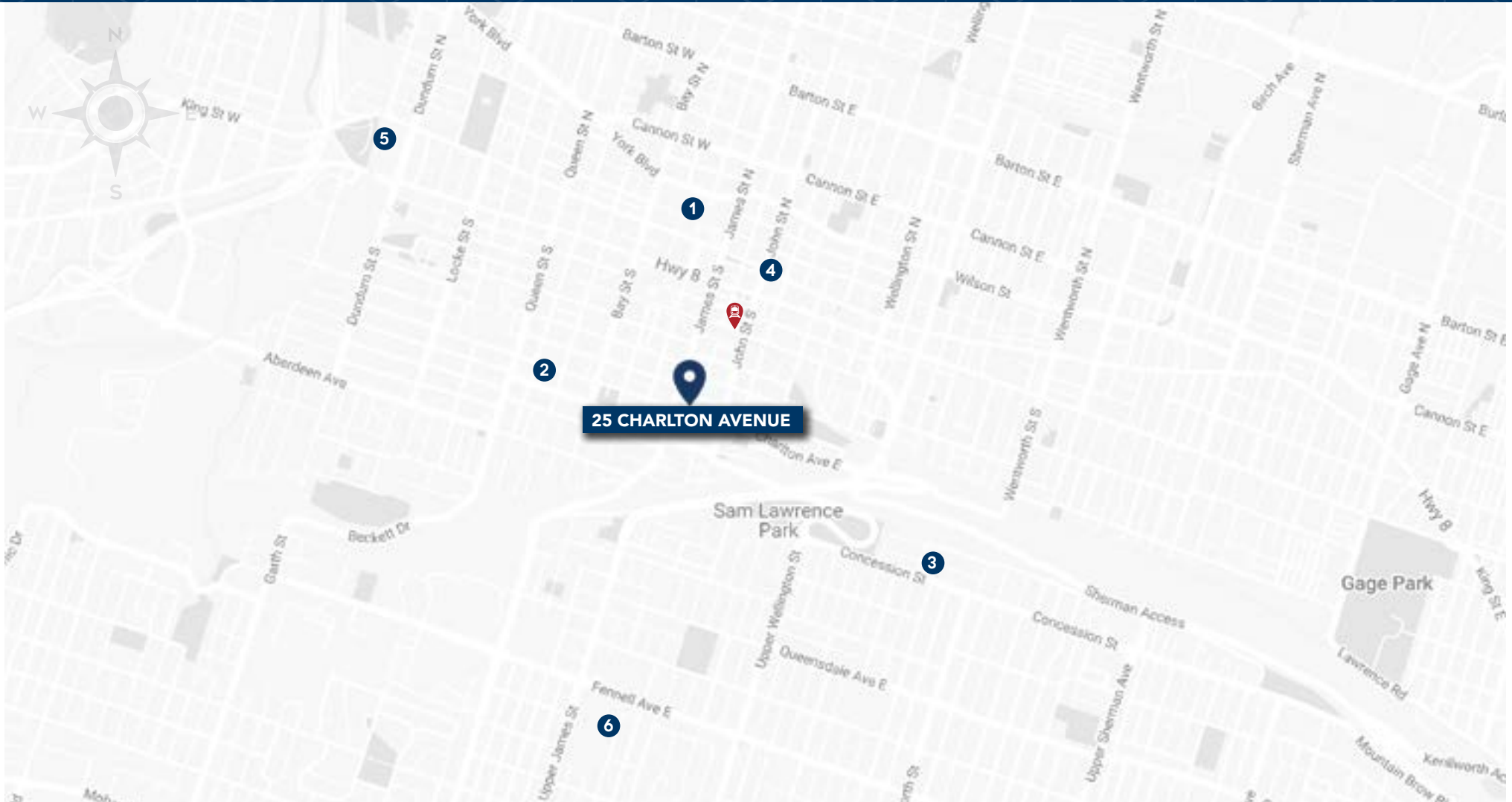
1,387 SF

**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 307

(contiguous to 306) - 1,387 SF

