

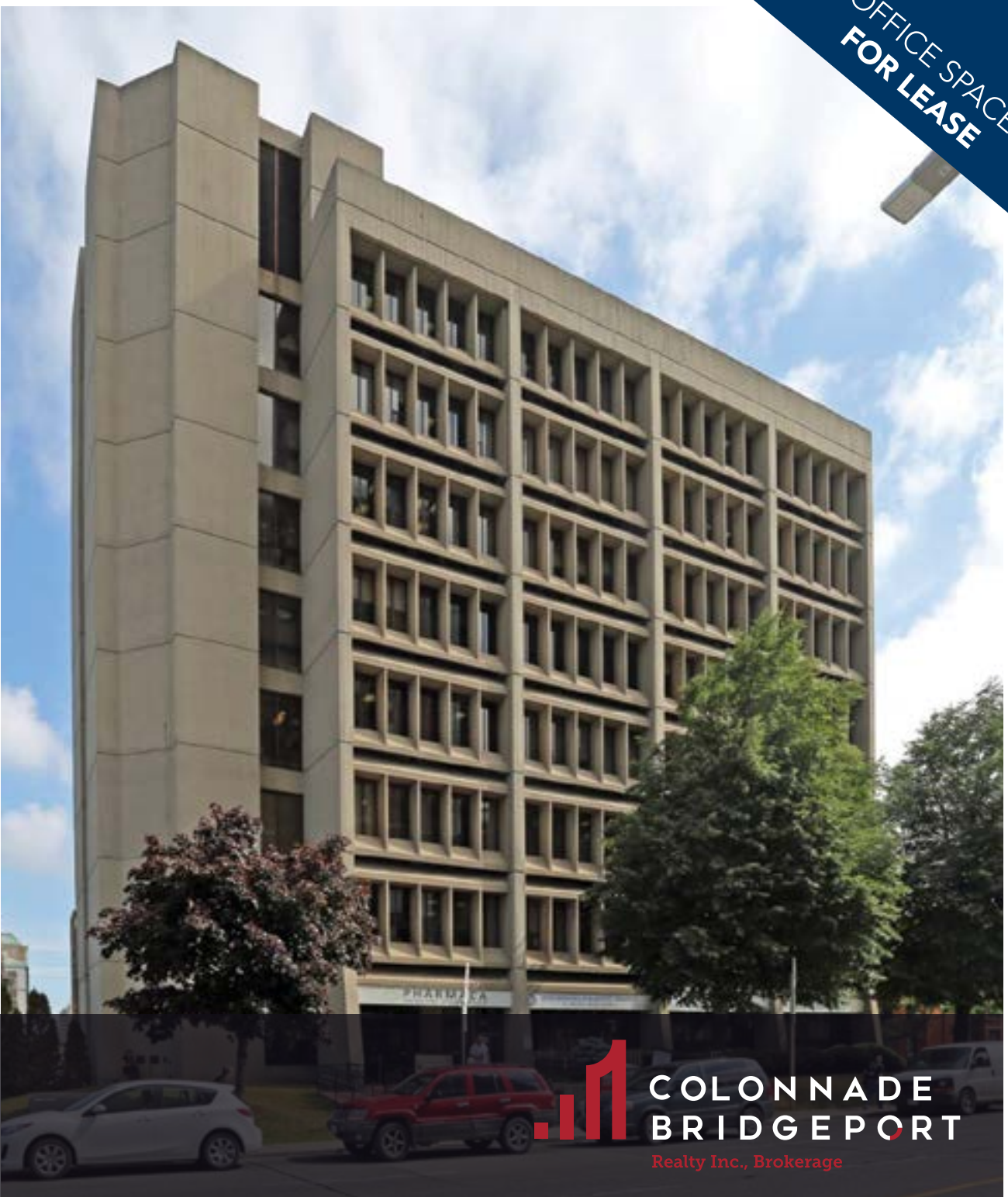
OFFICE SPACE
FOR LEASE

25 CHARLTON AVENUE

Hamilton, Ontario

Suite 804
687 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

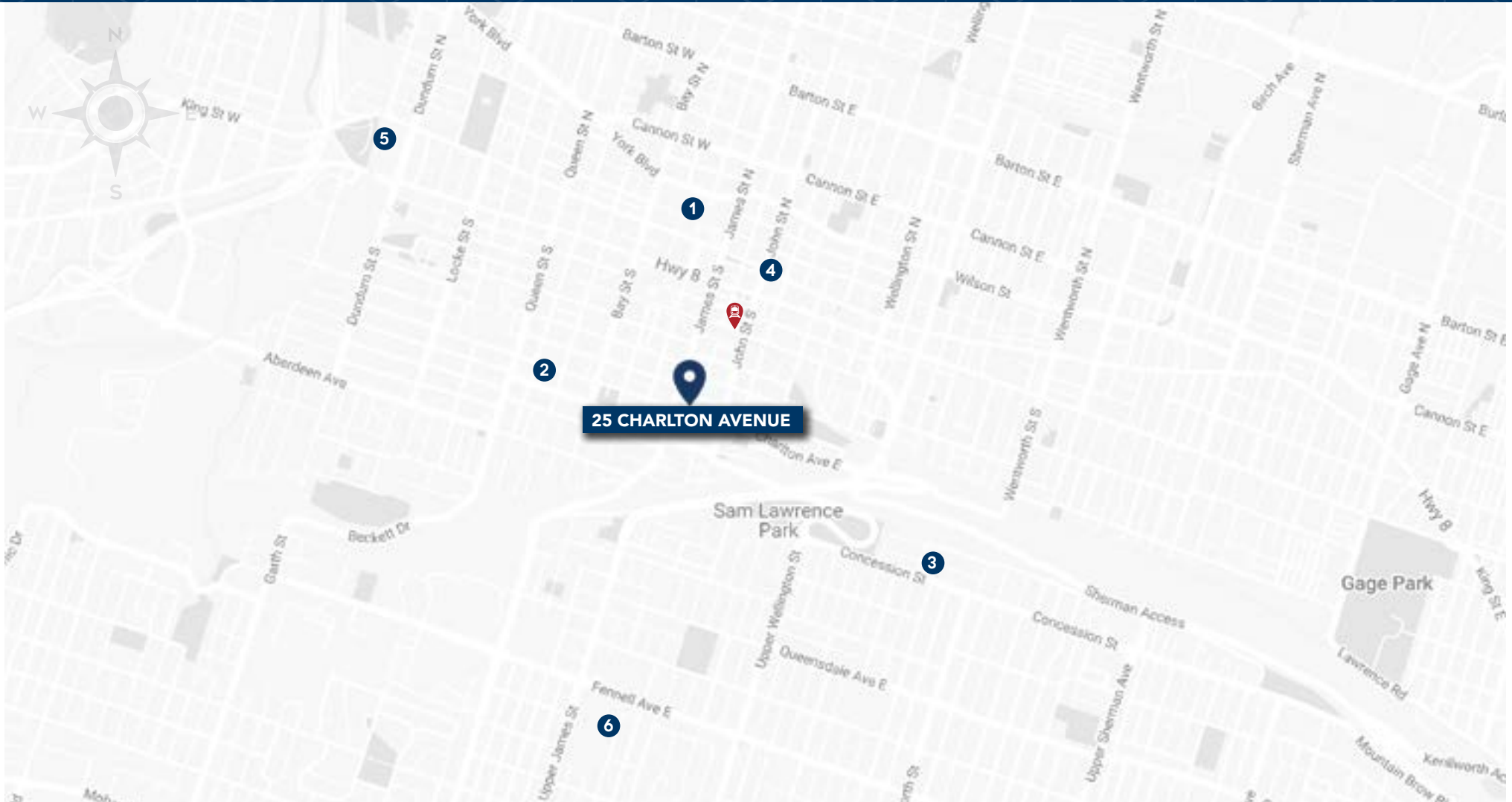
Suite 804 - 687 SF

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

- 1 Jackson Square
- 2 Durrand Coffee
- 3 Tim Hortons
- 4 Starbucks
- 5 Fortinos
- 6 Walmart

25 CHARLTON AVENUE
Hamilton, Ontario

25 CHARLTON AVENUE

Hamilton, Ontario

SUITE 804

687 SF

