



Building Information

Building Size:	54,413 sf
# of Floors:	8
Year Built:	1970

25 Charlton Ave E

25 Charlton Avenue East, Hamilton, Ontario L8N 1Y2

Building Description

- Professional Medical Office Building
- Excellent Location steps away from St. Joseph's Hospital
- Units available from 550sf and contiguous up to 1,786 sq.ft.
- 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



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General

Year Built
1970

Tenant Cost

Operating Costs
\$ 9.22 /sf

Realty Tax
\$ 4.22 /sf

Total Additional Rent
\$ 13.44 /sf

Description

Operating costs and taxes based on 2022 estimates and are subject to change.

Building Size

Number of Floor(s)
8

Total Office Space
54,413 sf

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54,413 sf