

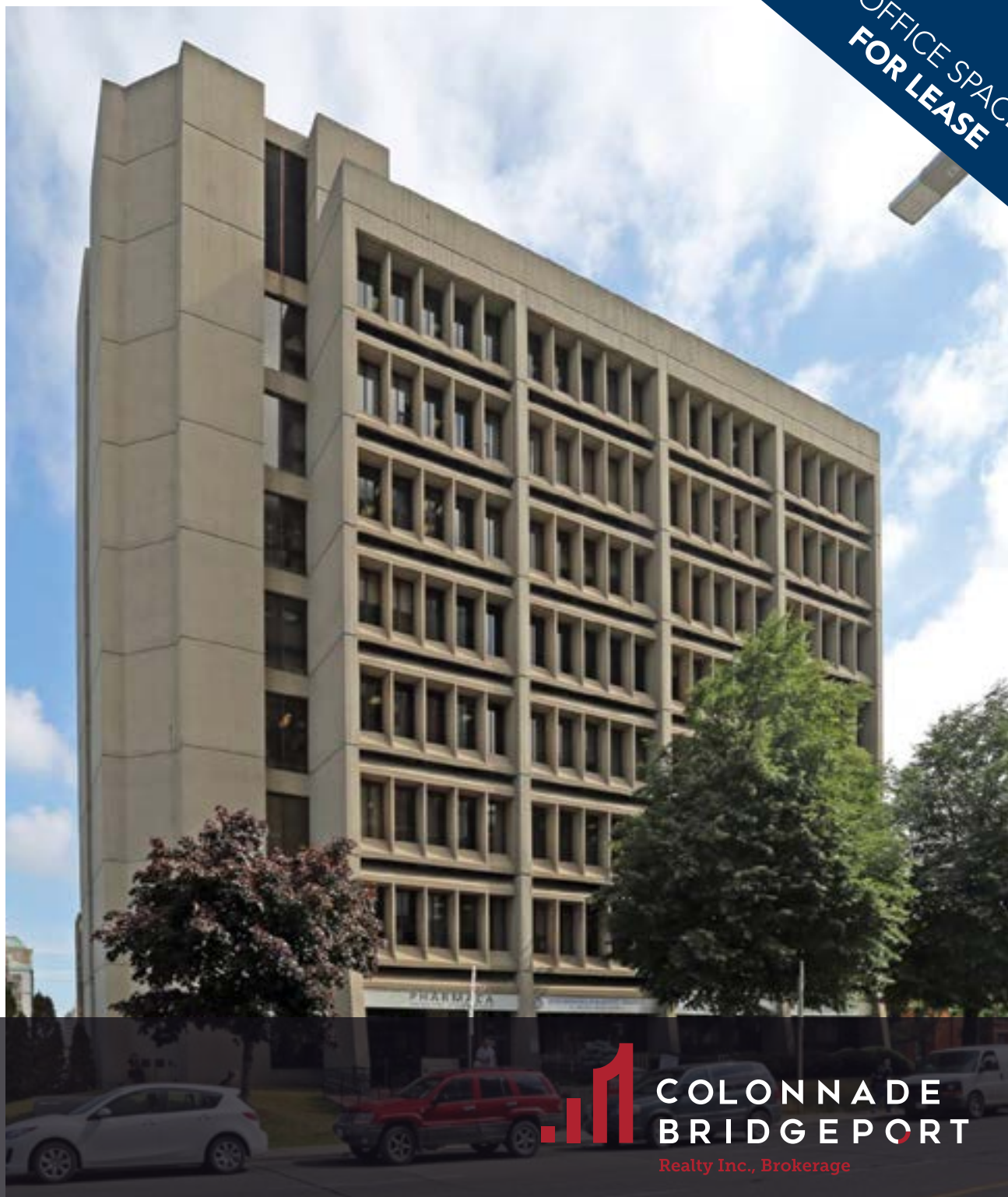
# 25 CHARLTON AVENUE

Hamilton, Ontario

**Suite 202**  
**3,200 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:** \$17.65/SF

Operating costs, tax estimates and rental ranges are based on 2025 figures and are subject to change.

## OPPORTUNITY

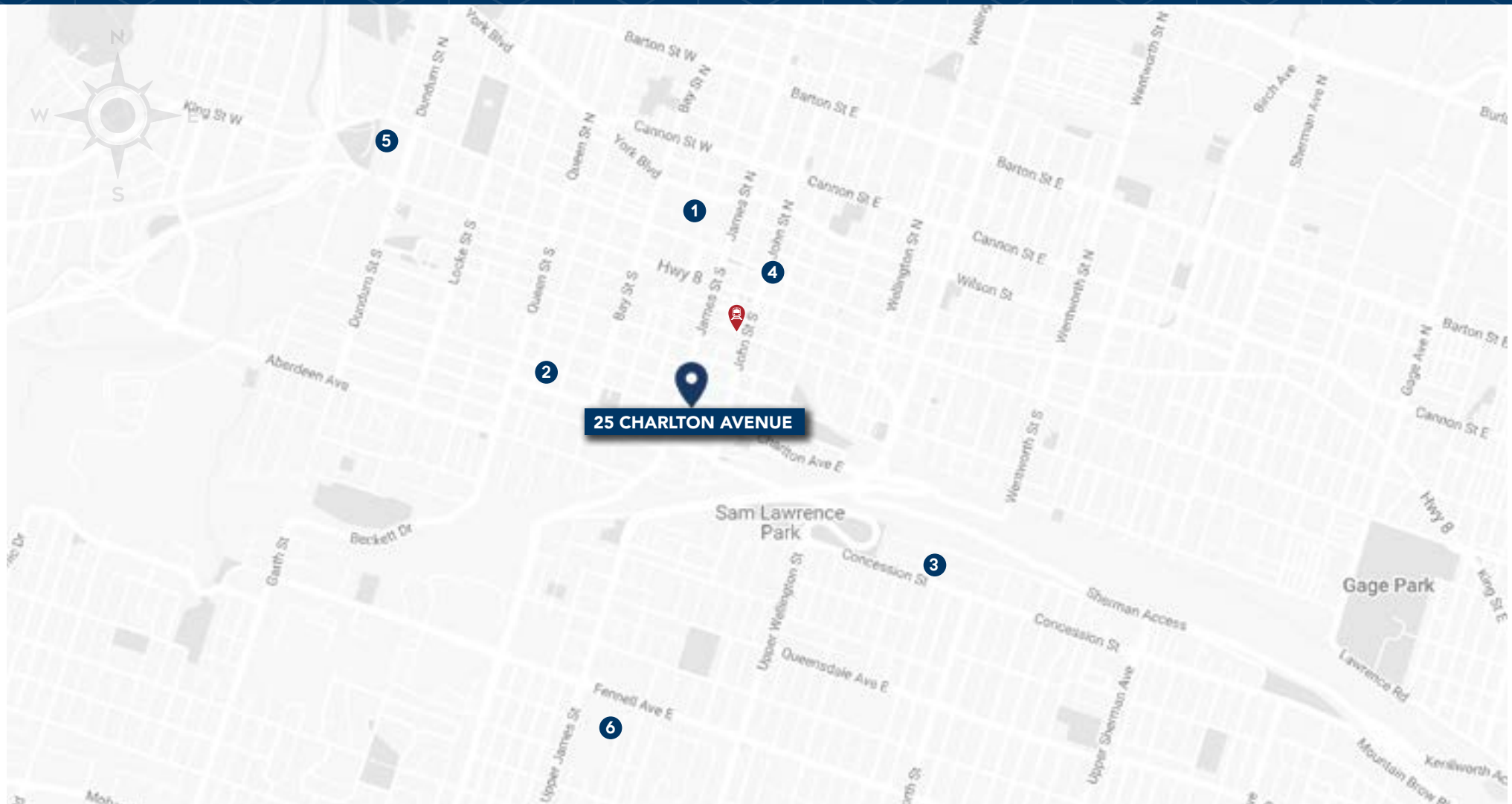
**Suite 202 - 3,200 SF**

**AVAILABLE NOW**

## HIGHLIGHTS

- ✓ Professional medical office building
- ✓ Excellent location steps away from St. Joseph's Hospital
- ✓ Units available from 436 sq.ft. up to full-floor 6,448 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

# AREA MAP



**25** CHARLTON AVENUE  
Hamilton, Ontario

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

# 25 CHARLTON AVENUE

Hamilton, Ontario

## SUITE 202

3,200 SF

