

3,800 SQ FT. MEDICAL 2ND FLOOR UNIT



**10 EWEN ROAD
HAMILTON, ON**

Steve Robes, Broker

905.541.8662 | steverobes@royalpage.ca

Royal LePage® State Realty, Brokerage

987 Rymal Rd East, Hamilton, ON

Independently Owned & Operated

FOR LEASE

\$8550/Month - all in

**3800 SQ. FT. All-Inclusive Lease near
McMaster Medical Centre**

Property Features

- This exceptional unit features approx 3800 sqft of functional space, perfect for large-scale medical, rehabilitation, or specialized professional offices.
- This is a hassle-free, all-inclusive lease-the monthly rent covers TMI and all utilities, making budgeting simple and predictable.
- For maximum convenience, the building features plenty [of on-site parking for both staff and patients
- The unit itself features two bathrooms and a dedicated, large gym area, an ideal setup for physiotherapy, chiro, or employee wellness programs



PROPERTY OVERVIEW

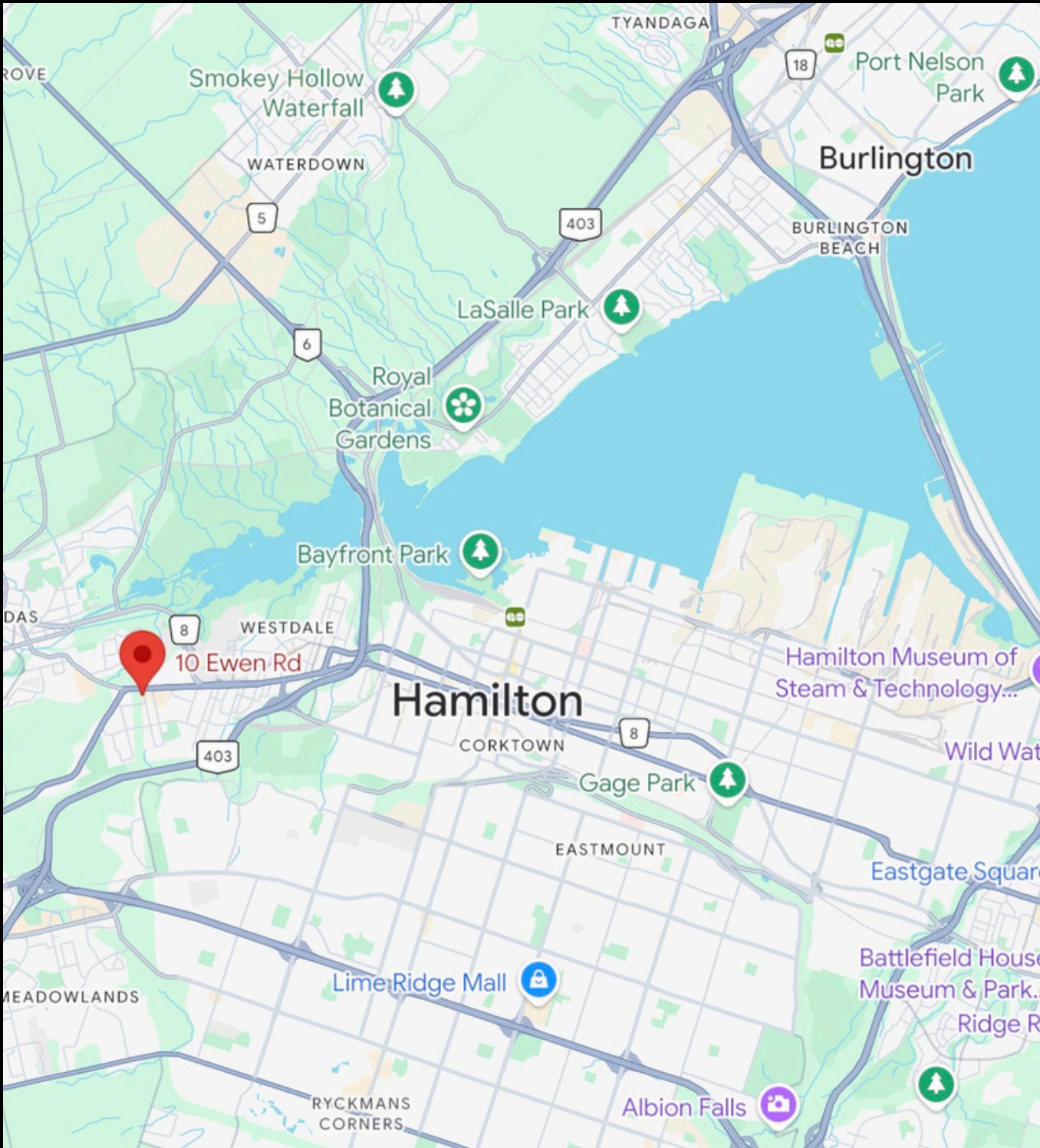
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemaq Real Estate Services Inc. and Bridgemaq Real Estate Services Manager Limited.

All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information ©2024 Bridgemaq Real Estate Services Manager Limited. All rights reserved.