

# FOR LEASE



## THE GOOD LIFE

REAL ESTATE GROUP™

**Brand New Medical Suites Available**  
**Steps from Hamilton General Hospital with Free Ample Parking**



### KRISTEN FORSTER

Sales Representative  
289.981.2117  
[kristen@thegoodlifegroup.ca](mailto:kristen@thegoodlifegroup.ca)  
[www.thegoodlifegroup.ca](http://www.thegoodlifegroup.ca)

### MARINA GERE

Commercial REALTOR®  
905.301.7991  
[marinagere@royallepage.ca](mailto:marinagere@royallepage.ca)  
[www.royallepagecommercial.com](http://www.royallepagecommercial.com)

### ROYAL LePAGE® REAL ESTATE SERVICES LTD., BROKERAGE

251 North Service Rd W  
Oakville, ON, 6M 3E7  
O 905.338.3737 | F 905.338.7351



## FOR LEASE Medical Suites | 401 Victoria Avenue North, Hamilton, ON

### PROPERTY FEATURES

- ◆ Brand new medical office building located at 401 Victoria Avenue North in Hamilton
- ◆ Prime location just steps from Hamilton General Hospital, in a high-demand healthcare corridor
- ◆ Suites available from 1,000 to 2,500 square feet ideal for various healthcare needs
- ◆ Perfect for clinics, nurse practitioners, and wellness-focused practices
- ◆ Free on-site parking and fully accessible ground-level entry provide convenience for both patients and staff
- ◆ Excellent exposure on a high-traffic arterial road and strong transit access
- ◆ Prominent signage opportunities available
- ◆ Drive-in door available in one unit

**\$30.00/sq. ft.**





PROPERTY PHOTOS



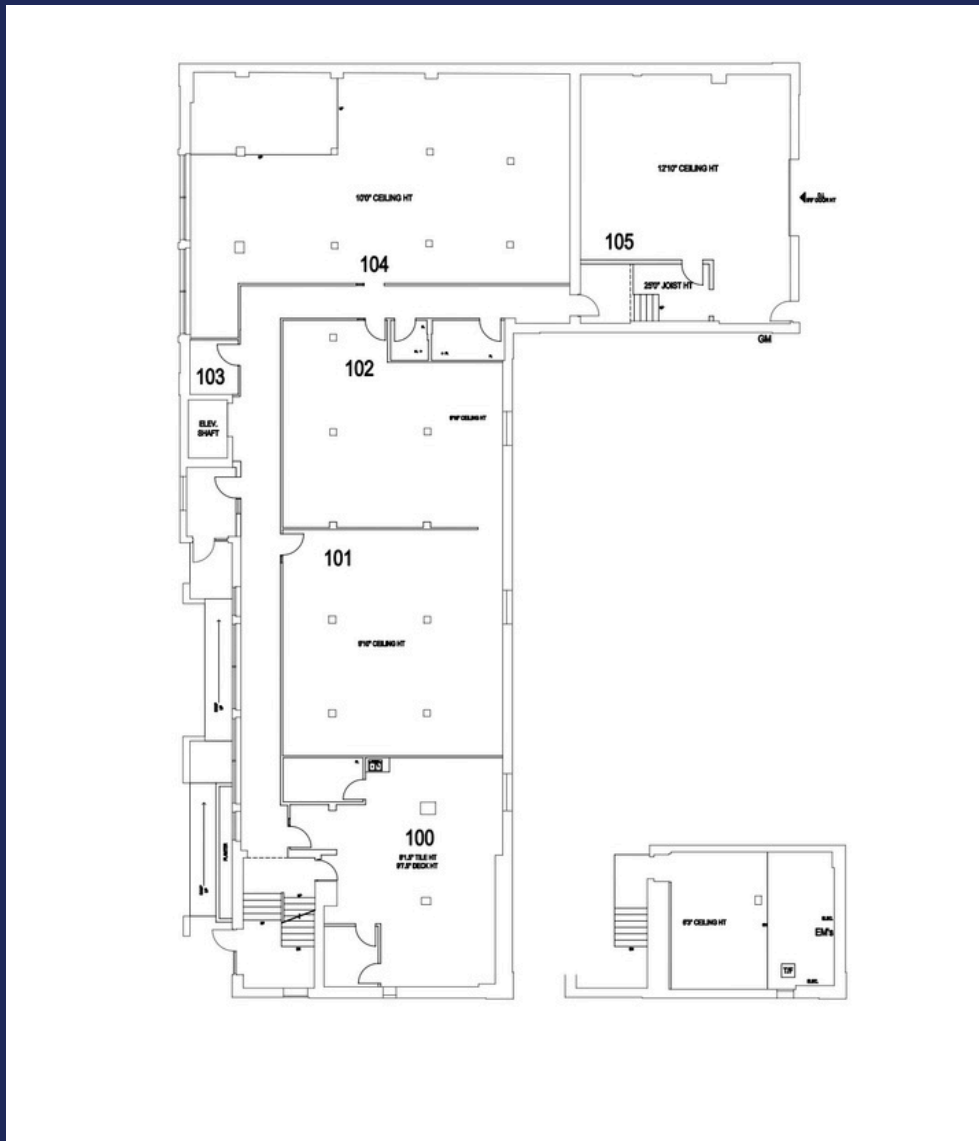


PROPERTY PHOTOS



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## FLOOR PLANS - MAIN FLOOR AND BASEMENT

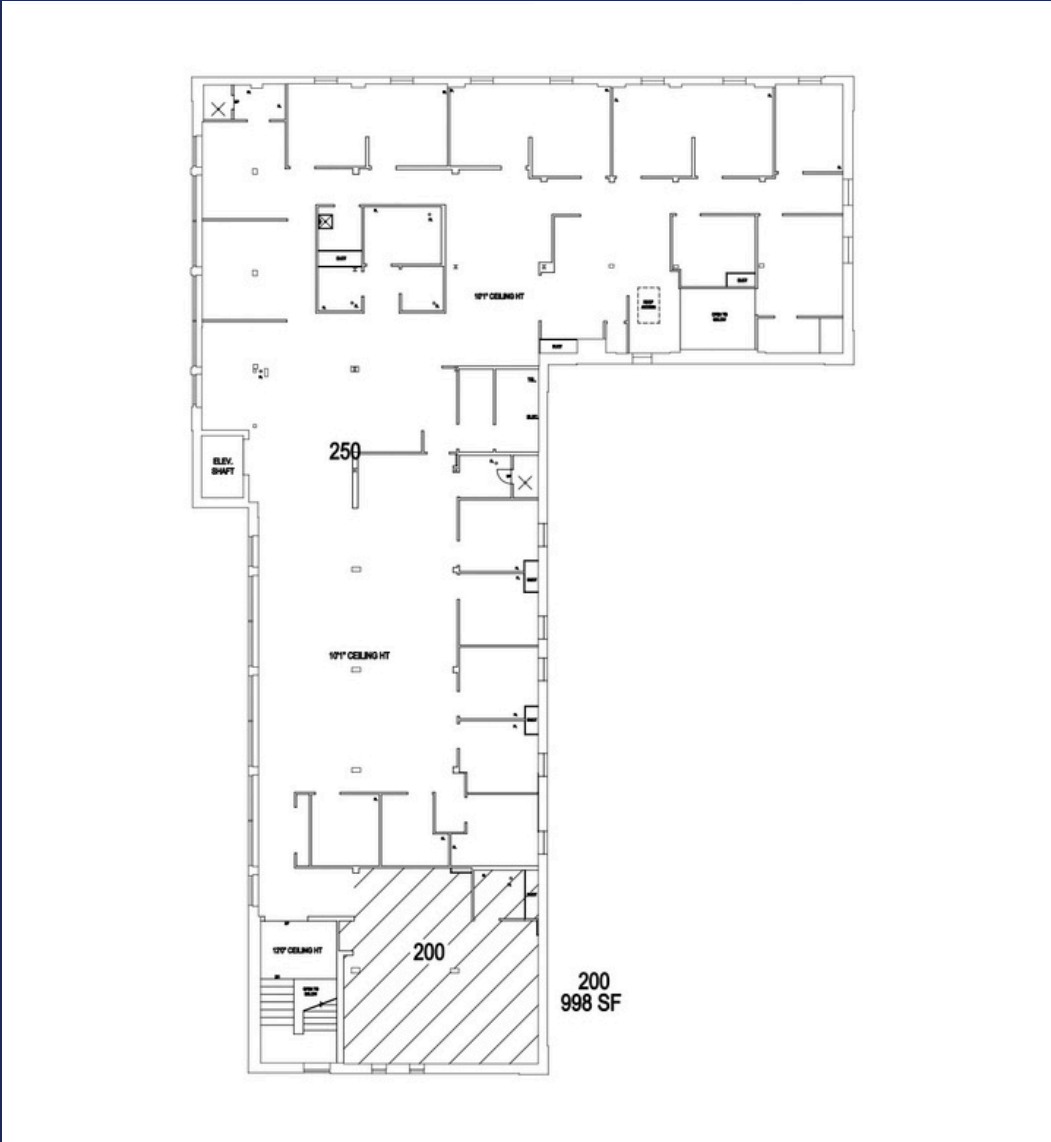


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FLOOR PLANS - SECOND FLOOR

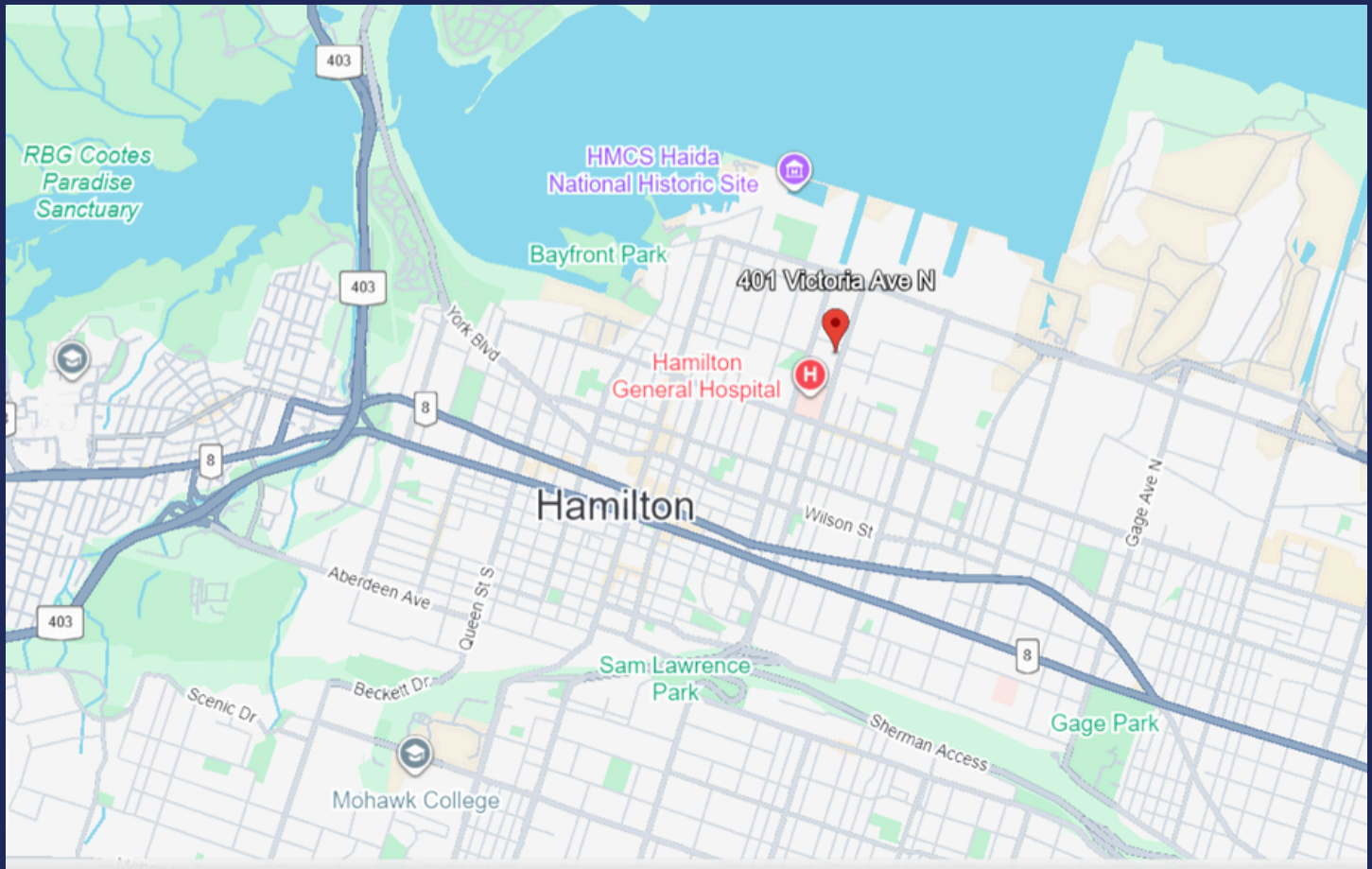


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## LOCATION OVERVIEW



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