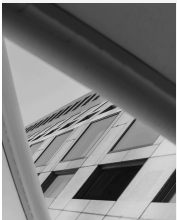


Charlton Centre



Prepared for: Qualified Realtors and Prospective Clients

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Thank you for your interest in 25 Charlton Ave East. We're excited to share some key details about our medical and professional office building in Hamilton, including photos of the suites and amenities, plus floor plans for available spaces. We look forward to hearing your thoughts and discussing how it might fit your needs!



About Us

25 Charlton Ave East is a premier medical and professional office building in Hamilton, Ontario, next to St. Joseph's Hospital. With over a decade in property management, our mission is to foster collaborative spaces that let healthcare and professional tenants thrive through innovation and care.

Our philosophy: Convenience builds connections. We deliver value with on-site perks like LifeLabs, imaging, pharmacy, and wellness services—enabling seamless referrals and growth in a vibrant ecosystem.

Let's partner for your success.

Scope of Work

Products

- **Flexible Office Suites (400 - 6400sq ft)** Customizable private offices or shared pods designed for medical and professional practices, providing scalable space to support your growth.
- **Wellness-Focused Pods** Compact, equipped pods ideal for therapy or consulting sessions, offering privacy and quick setup to enhance client interactions and efficiency.

Services

- **On-Site Ecosystem Integration** Access to LifeLabs, IMAGUS imaging, pharmacy, café, and pain clinic for seamless referrals, reducing your operational hurdles and boosting patient/client flow.
- **Professional Property Management** We cover HVAC, electrical, water, and daily suite cleaning (Mon-Fri), plus on-site tactical security and dedicated tenant support/building operators for quick responses—ensuring compliance and reliability so you can focus on your core business.
- **24/7 Maintenance** IBIS BAS, central AHU, and routine PMs minimize downtime and keep operations smooth.

Available Suites

Explore our flexible, hospital-adjacent suites at 25 Charlton Ave East—perfect for medical and professional practices with modern infrastructure

SUITE 304



- 1 RECEPTION AREA
- 1 PRIVATE RESTROOM
- 1 PRIVATE OFFICE
- 1,192 SQ. FT



SECURE YOUR SPACE TODAY

Model Suite. Features luxury vinyl flooring and new LED lighting. Improvements include a large exam room with sink and counter, accessible washroom/change room, private office and open collaboration space complete with modern kitchenette.



CHARLTON CENTRE

25 Charlton Ave East



CHARLTON CENTRE

SUITE 500-504



2 RECEPTION
AREAS

12 PRIVATE
OFFICES

2 PRIVATE
WASHROOMS



3,191 SQ. FT

SECURE YOUR SPACE TODAY

Excellent location just steps away from St. Joseph's Hospital. This versatile suite is designed to accommodate a wide range of professional, medical, or collaborative uses. The space features a functional layout with modern finishes and multiple dedicated areas to support staff and clients comfortably.



CHARLTON CENTRE

25 Charlton Ave East



CHARLTON CENTRE

SUITE 807



- 1 RECEPTION AREA
- 1 LARGE PRIVATE OFFICES
- 1 PRIVATE WASHROOM
- 776 SQ. FT



SECURE YOUR SPACE TODAY

This adaptable suite shines with a generous open office for dynamic team operations, a compact yet inviting waiting room to ease client arrivals, and an expansive, elegantly appointed washroom boasting premium fixtures and serene design. Tailored for medical or professional practices



CHARLTON CENTRE

25 Charlton Ave East



CHARLTON CENTRE

SUITE 206



- 1 RECEPTION AREA
 - 3 PRIVATE OFFICES
 - 1 PRIVATE WASHROOM
 - 1 LARGE STORAGE
-  1,022 SQ. FT

SECURE YOUR SPACE TODAY

This versatile suite impresses with a welcoming reception area. It has three private offices offering privacy for focused consultations or individual work, a well-appointed washroom and a generous large storage area to accommodate supplies and equipment seamlessly, it's perfectly tailored for professional or small business practices.



CHARLTON CENTRE

25 Charlton Ave East



SUITE 202-204



- 2 RECEPTION AREAS
- 6 PRIVATE OFFICES
- 1 PRIVATE WASHROOM
- 1 STORAGE/SERVER ROOM
- 1 KITCHENETTE
- 2,163 SQ. FT



SECURE YOUR SPACE TODAY

This expansive suite features two welcoming reception areas for smooth client flow, six private offices for focused work, a private washroom for convenience, a storage/server room for secure organization, and a functional kitchenette for breaks. At 1,954 sq. ft., it's perfect for growing teams or dynamic businesses.



CHARLTON CENTRE

25 Charlton Ave East



SUITE 303



SECURE YOUR SPACE TODAY

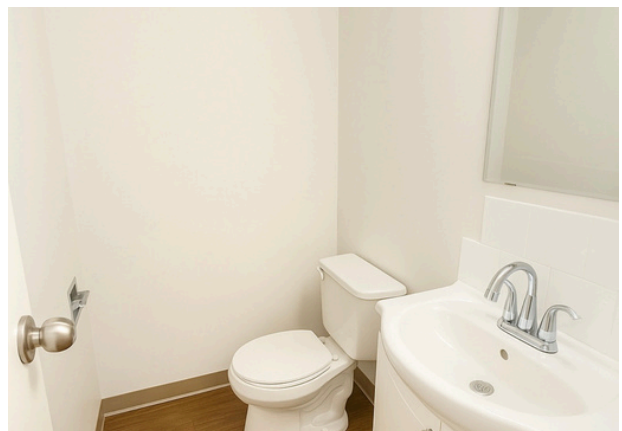
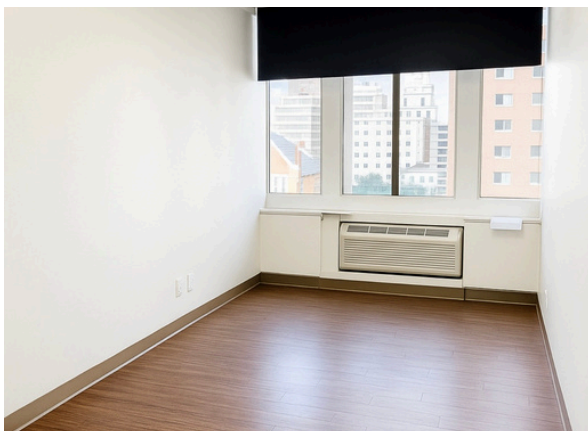
- 1 RECEPTION AREA
- 2 PRIVATE OFFICES
- 1 PRIVATE WASHROOM
-  588 SQ. FT

This move-in ready suite showcases a spacious welcoming reception area, private washroom, two premium private offices, new LED lighting, stylish laminate flooring, and elegant finished ceilings at 8'2". Fully built-out as a standard office with a versatile mostly open floor plan, delivering exceptional value and immediate appeal for modern professionals.



CHARLTON CENTRE

25 Charlton Ave East



SUITE 702



- 1 RECEPTION AREA
- 2 PRIVATE OFFICES
- 1 SINK



814 SQ. FT

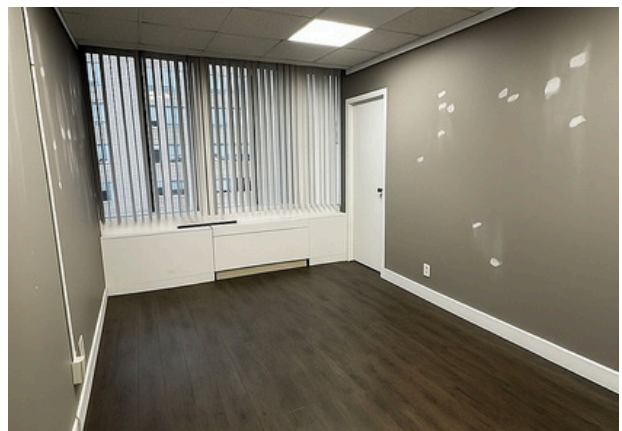
SECURE YOUR SPACE TODAY

This suite features One welcoming reception area for smooth client flow, Two private offices/Exam rooms one of which has a sink . At 814 sq. ft., this is the perfect suite for starting practices and professions.



CHARLTON CENTRE

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Contact Details

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