

FOR LEASE



THE GOOD LIFE

REAL ESTATE GROUP™

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



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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 1,200 to 6,400 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



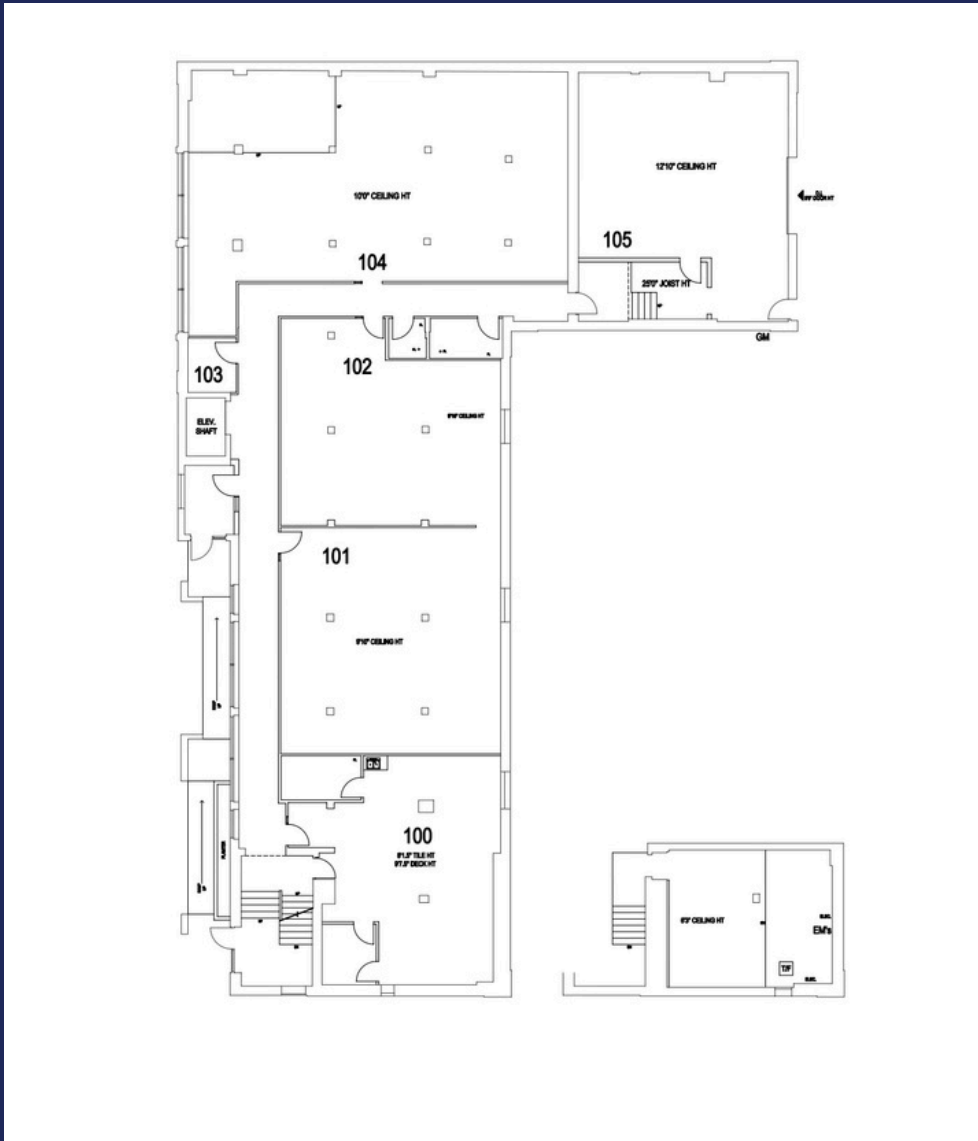
PROPERTY PHOTOS



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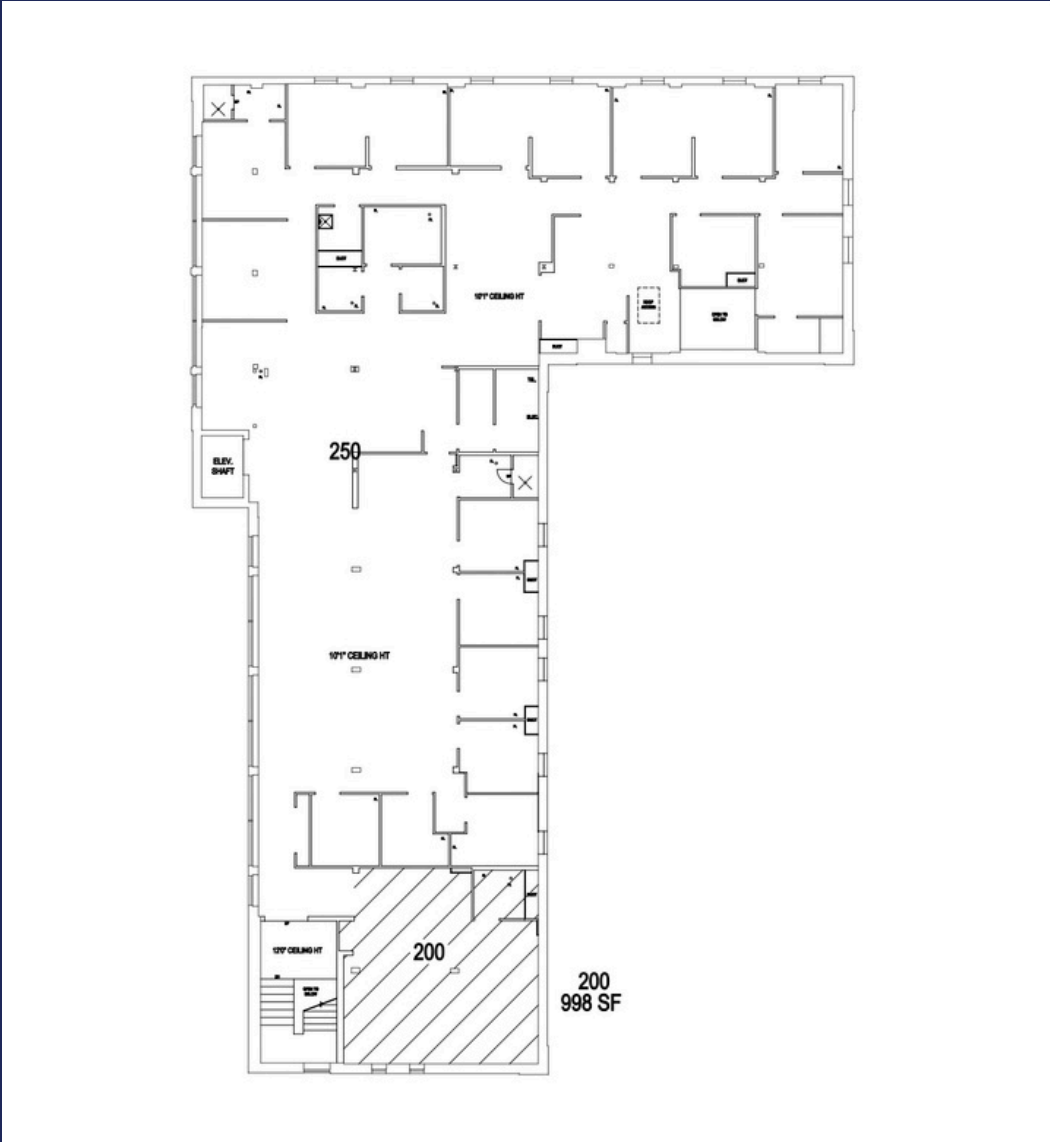
FLOOR PLANS - MAIN FLOOR AND BASEMENT



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FLOOR PLANS - SECOND FLOOR

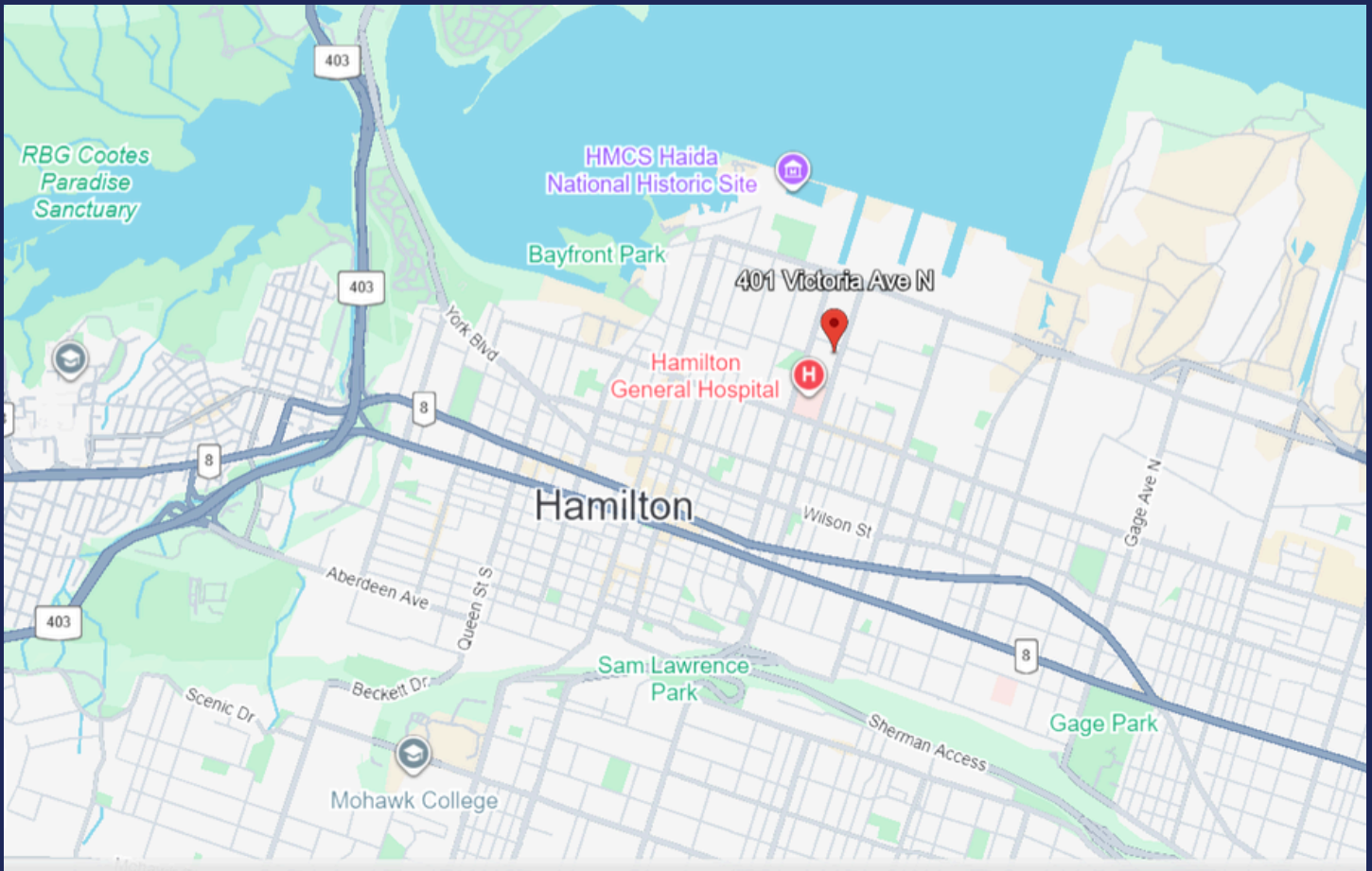


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LOCATION OVERVIEW



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