

FOR LEASE

414 Victoria Avenue N

Hamilton Community Healthcare Centre

••••• 566 SF - 6,306 SF Available •••••





Designed to cater to the specific needs of the medical community

Hamilton Community Healthcare Centre

414 Victoria Avenue N
Hamilton, Ontario

Hamilton Community Healthcare Centre is a medical use facility, spanning an expansive 48,000 square feet. Its strategic location adjacent to three major hospitals -Hamilton General Hospital, St. Joseph's Healthcare Hamilton and McMaster Children's Hospital -makes it an ideal hub for healthcare professionals and medical clinics. The building's prime placement ensures convenient accessibility for patients, doctors, and medical staff, fostering a seamless healthcare experience. Its flexible space options and location make it the ideal choice for a wide range of medical services, thereby solidifying its position as a primary target market for healthcare providers in the region.

Building Features



Close Proximity to 3 Major Hospitals



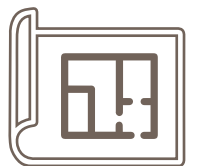
Turnkey suites available with generous leasehold allowances



Direct access to transit



Ample parking on site with convenient patient access



Flexible unit sizes

Property Overview

 **Net Rent**
Contact Listing Agent

Additional Rent
\$12.90 T&O (2026)

 **Availability**
30-60 Days

 **Elevator**
Public

 **Zoning**
M6

 **Storage**
Space Available
Onsite

 **Onsite Medical**
Full service pharmacy
and testing lab

 **Main Intersection**
Victoria Ave. N &
Barton St. E.

 **Walter Spoja***
Sales Representative
Vice President
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*Contact Listing
Agent for Additional
Information.*



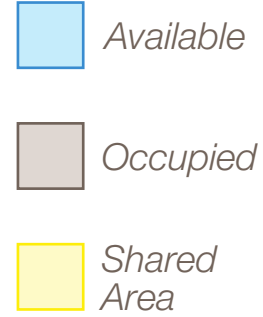
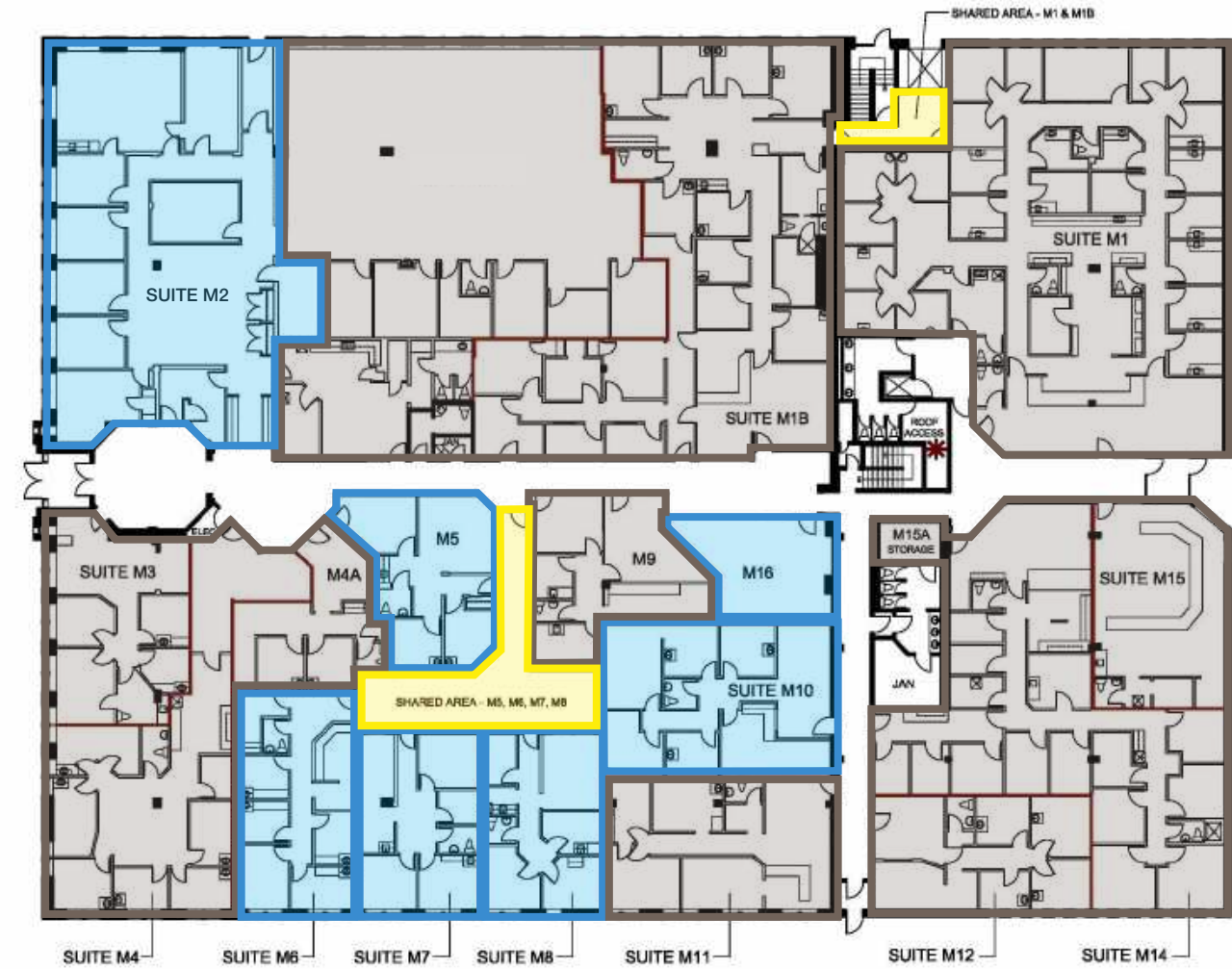
Available Space

Medical Offices

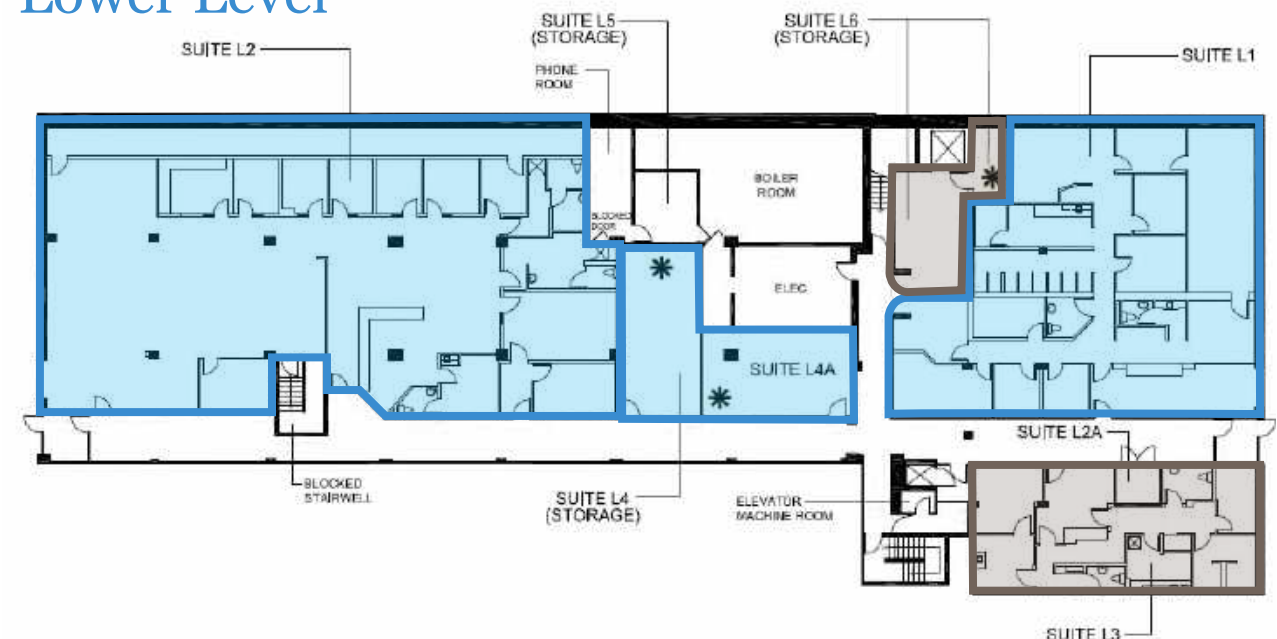
Suite M2	3,619 SF
Suite M5	1,062 SF
Suite M6	1,342 SF
Suite M7	1,096 SF
Suite M8	1,088 SF
Suite M6-M8	3,562 SF
Suite M10	1,420 SF
Suite M16	566 SF
Suite L1	3,347 SF
Suite L2	5,268 SF
Suite L4	534 SF

Multiple medical suites available within a premier 48,000 SF facility dedicated to medical, health, and beauty services — offering a professional environment and strong complementary tenancy.

Ground Floor



Lower Level



*Designed
to suit your
medical
practice
needs*



New Ownership
Implemented Property
Upgrades



New resurfaced
parking lot &
improved parking
system



Renovated
common areas



Improved
accessibility and
new barrier free
washroom



Improved interior
signage and
wayfinding



Area Amenities



Food

1. The Harbour Diner
2. The Dirty South
3. Martello
4. Loaded Pierogi
5. Saltlick Smokehouse
6. Mesa
7. Dundas Verdes
8. Caro on James
9. Born & Raised
10. Mother's Vietnamese Kitchen
11. A&W
12. Go Tango
13. La Luna
14. Fragoso Seafood
15. Fisticuffs
16. O Cantinho Churrasqueira
17. 1-876 Bar & Grill
18. Motel Restaurant
19. Allure Lounge
20. BAB Korean BBQ
21. 541 Eatery
22. August 8
23. The Mule
24. Earth to Table
25. The North Fork
26. Black Forest Inn
27. La Bodeguita



Drinks

1. Collective Arts Brewing
2. Galley Pump
3. Mosaic
4. Maipai
5. Wally's World
6. Carlton Tavern
7. The Venue
8. Ed's Sports Bar
9. Corktown Irish Pub
10. Lionshead
11. 33 Bowen
12. The Judge
13. The Pheasant Plucker
14. The Brain Bar
15. Farside
16. Our Corner
17. Fisher's Pier



Coffee

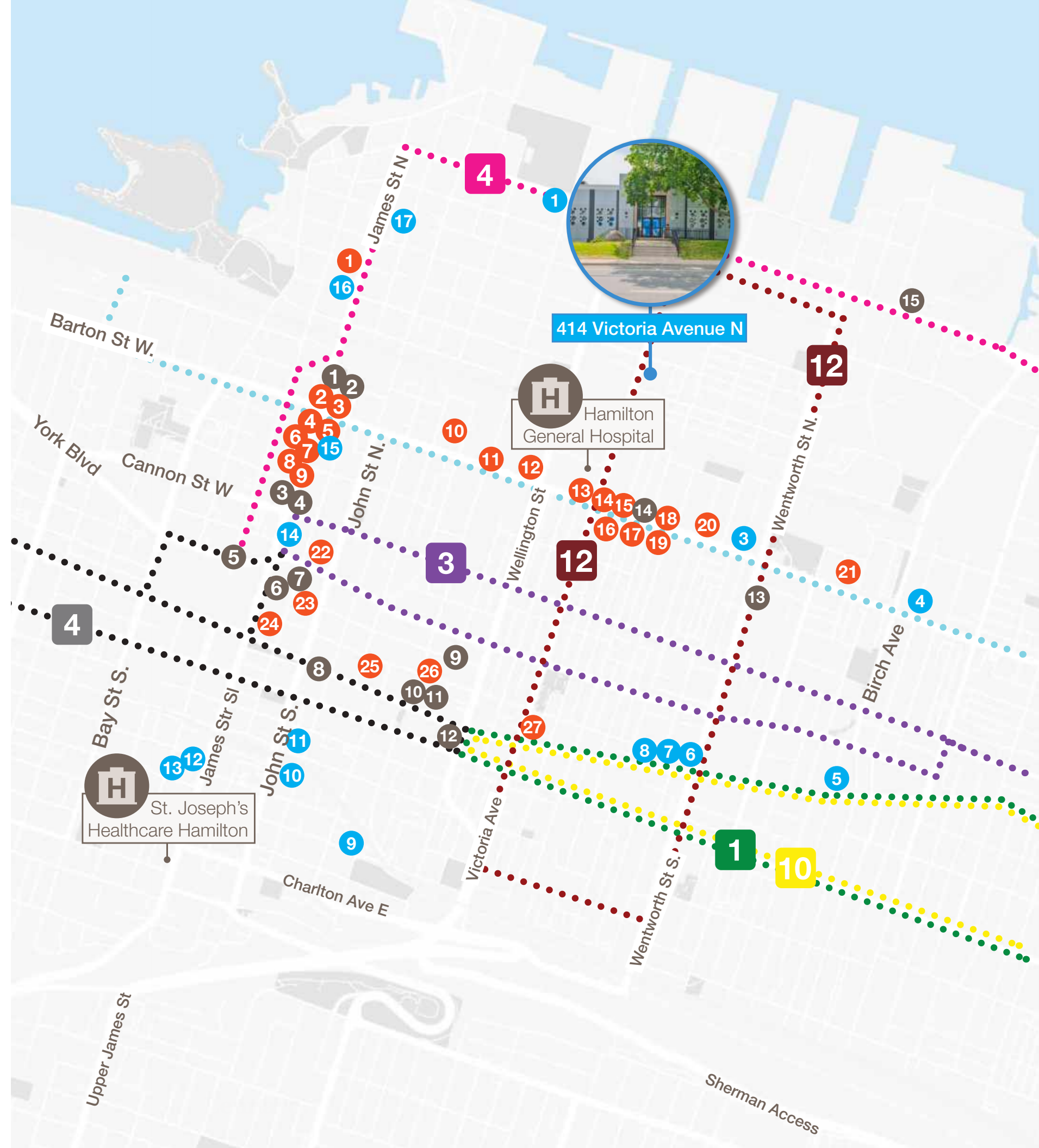
1. Synonym
2. Steelettown Garage Co
3. Mullberry Coffee House
4. Smalls Coffee
5. Market Cafe
6. Messa
7. Relay Coffee
8. Starbucks
9. Stairway Cafe
10. Cherry Birch General
11. One For All Coffee
12. Cafe Oranje
13. Good As Cold Brew
14. Edmerald Coffee
15. Two Cougars & A Cafe

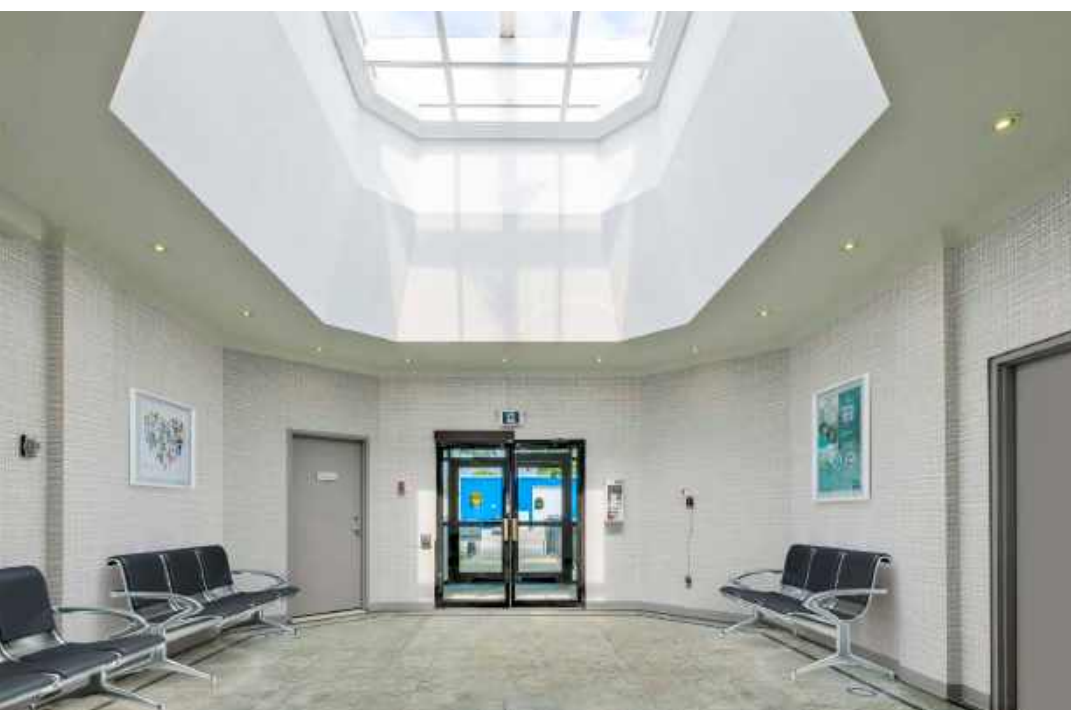
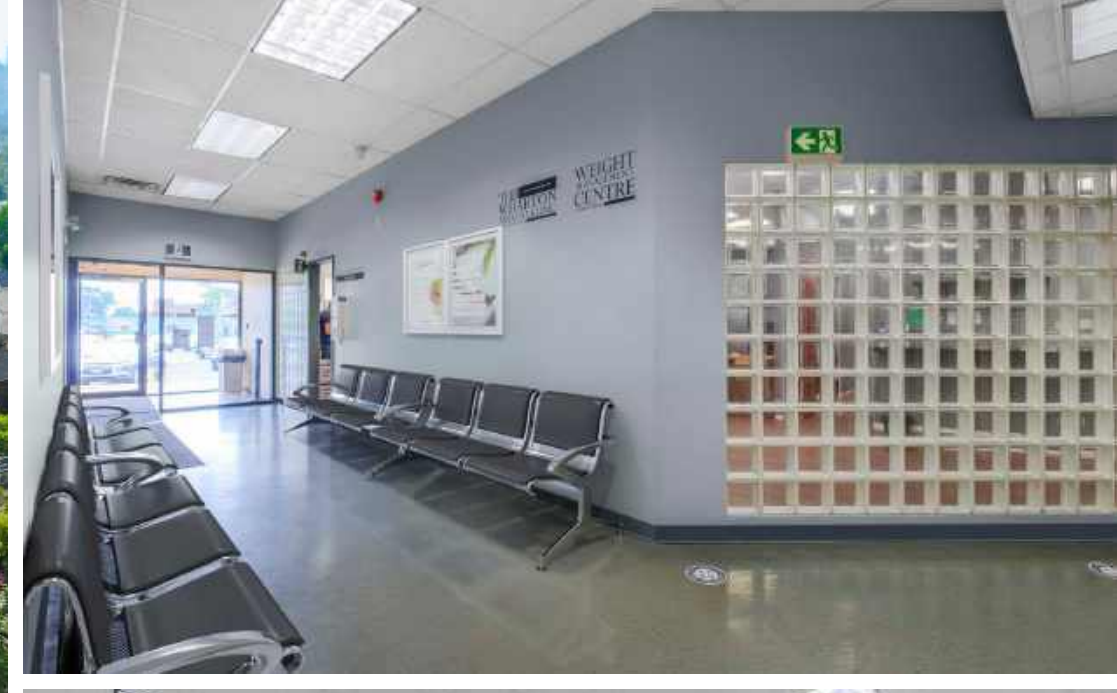
Public Transportation



Proximity to Hamiltons Best Hospitals

Hamilton General Hospital	2 mins	600m
St. Joseph Healthcare Hamilton	10mins	3.4km
McMaster Childrens Hospital	16 mins	7km





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