

Under New Ownership



# Hamilton Community Healthcare Centre

414 Victoria Ave N  
Hamilton, Ontario

566 to 20,783 SF  
Available for lease



**CUSHMAN &  
WAKEFIELD**





# Hamilton Community Healthcare Centre

414 Victoria Avenue North Hamilton, ON

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.

Designed to cater to the specific needs of the medical community

## Building Features

- Close proximity to 3 major hospitals
- Flexible unit sizes
- Full service pharmacy, diagnostics & lab on site
- Turnkey suites available with generous leasehold allowances
- Ample parking on site with convenient patient access
- Direct access to transit

\* Some images have been digitally enhanced to illustrate coming improvements







Hamilton Community Healthcare Centre has various space options available for lease to suit the needs of any occupier.

Suite M1	5,294 SF
Suite M1B	(Lease Pending) 4,180SF
Suite M4	1,891 SF
Suite M4A	713 SF
Suite M5	1,062 SF
Suite M7	1,096 SF
Suite M8	1,088 SF
Suite M16	566 SF
Suite L1	3,347 SF
Suite L4	1,038 SF

Contact listing agent for Net Rental Rates  
Additional Rent (inc. utilities): \$12.90 psf (2024)

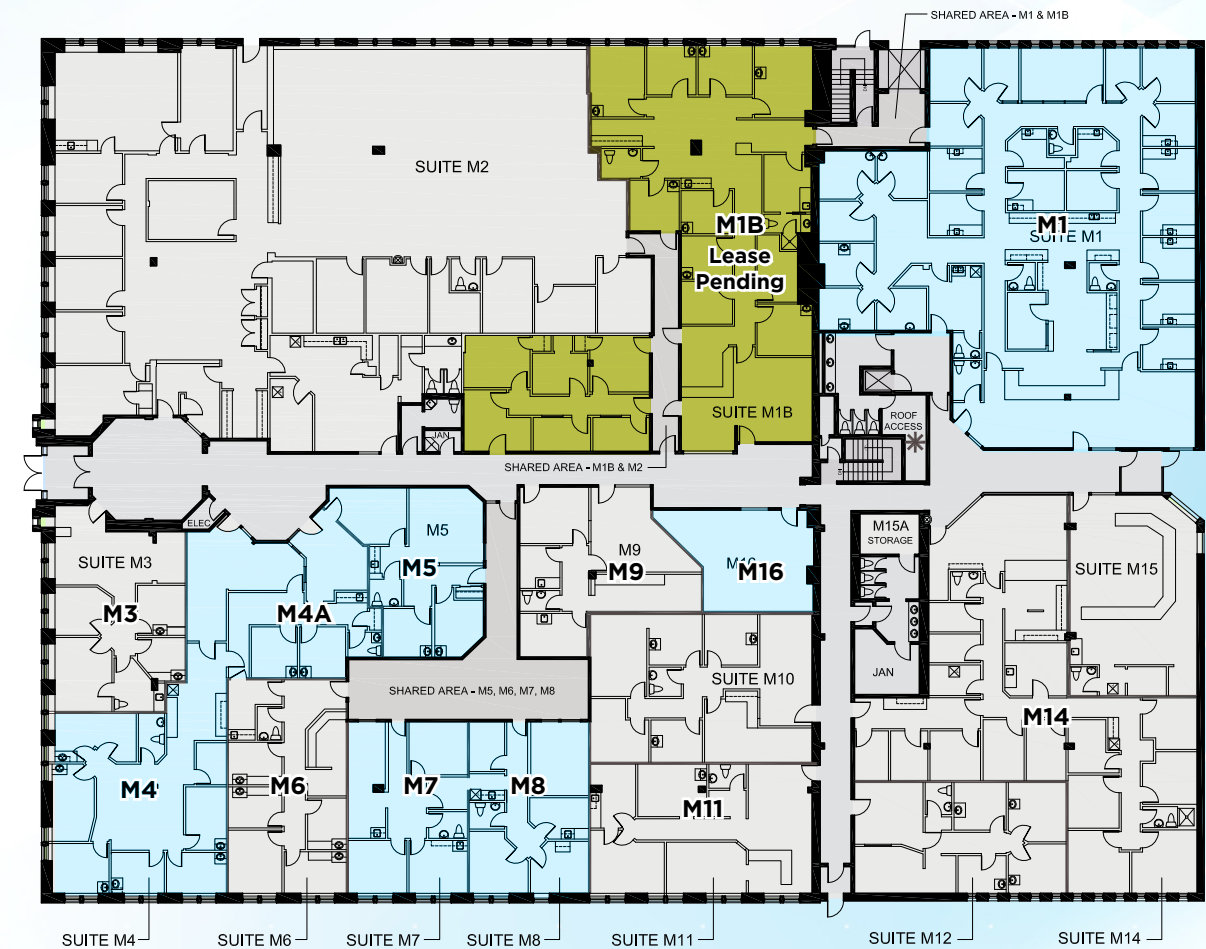
Available immediately

 Lease Pending

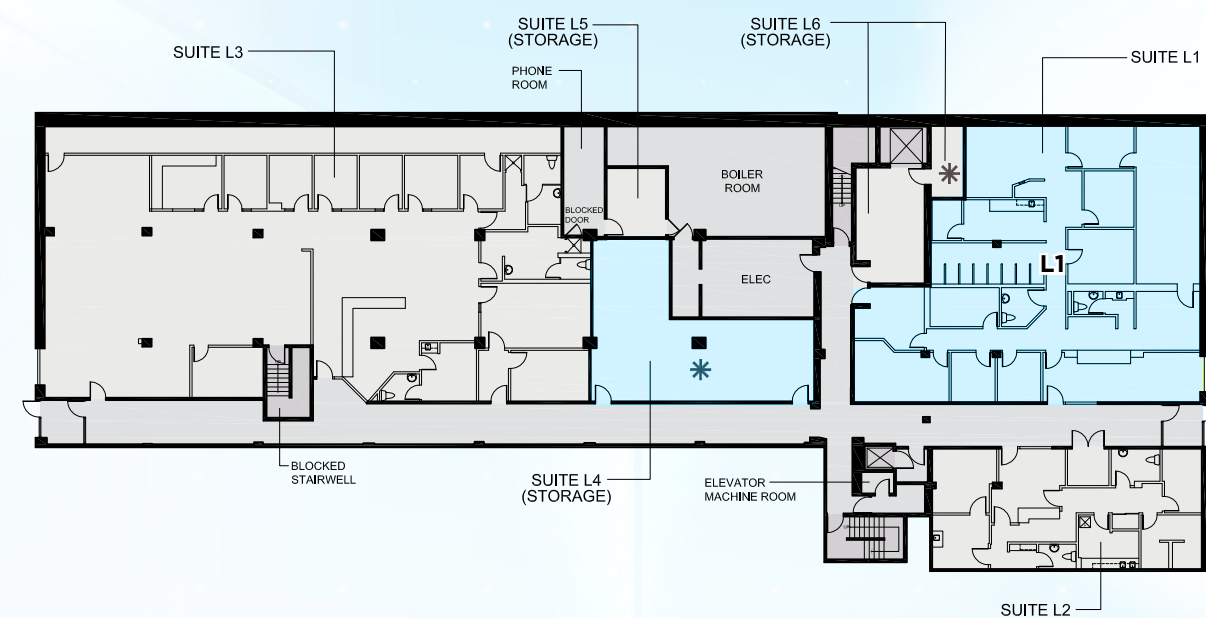
Occupied

 Recently Leased

## Ground Floor



## Lower Level







Designed to suit



566 - 9,474 sf  
contiguous  
availability

Flexible  
layout and  
size options  
available

The place to  
be as a medical  
or health care  
provider in  
Hamilton



### Recently Completed Improvements

- New resurfaced parking lot & improved parking system
- Renovated common areas
- Improved accessibility and new barrier free washroom
- Improved interior signage and wayfinding

\* Some images have been digitally enhanced to illustrate coming improvements





# 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

## Public Transportation

- 1

3

4
- 4

10

12

## 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



## Proximity to Hamilton's Best Hospitals

Hamilton General Hospital	2 min	600 m
St. Joseph's Healthcare Hamilton	10 min	3.4 km
McMaster Children's Hospital	16 min	7 km





# Hamilton's World-Class Healthcare Network

This area boasts world-class healthcare institutions, including Hamilton Health Sciences and St. Joseph's Healthcare, renowned for their exceptional patient care and advanced medical research. These institutions provide an extensive range of medical services, from specialized surgeries to comprehensive diagnostic capabilities, attracting top medical talent to the region.

Hamilton's healthcare network extends beyond hospitals, encompassing numerous medical clinics, specialized practices, and rehabilitation centers. This diverse network ensures accessibility to a wide range of medical services, fostering collaboration and opportunities for partnerships within the industry.

In addition to its strong healthcare infrastructure, Hamilton offers a supportive business environment for medical practitioners. The city's economic development agencies and local government provide resources and incentives to encourage medical business growth. Funding opportunities, research collaborations, and mentorship programs are available to support the development of innovative healthcare solutions and technologies.







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Hamilton, Ontario



**CUSHMAN &  
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For any additional information,  
please contact listing broker

**Walter Spoja\***

Associate Vice President

Direct: +1 905 501 6469

Mobile: +1 416 895 7092

[walter.spoja@cushwake.com](mailto:walter.spoja@cushwake.com)

Cushman & Wakefield ULC  
1 Prologis Boulevard, Suite 300  
Mississauga, ON L5W 0G2