

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



# Availabilities

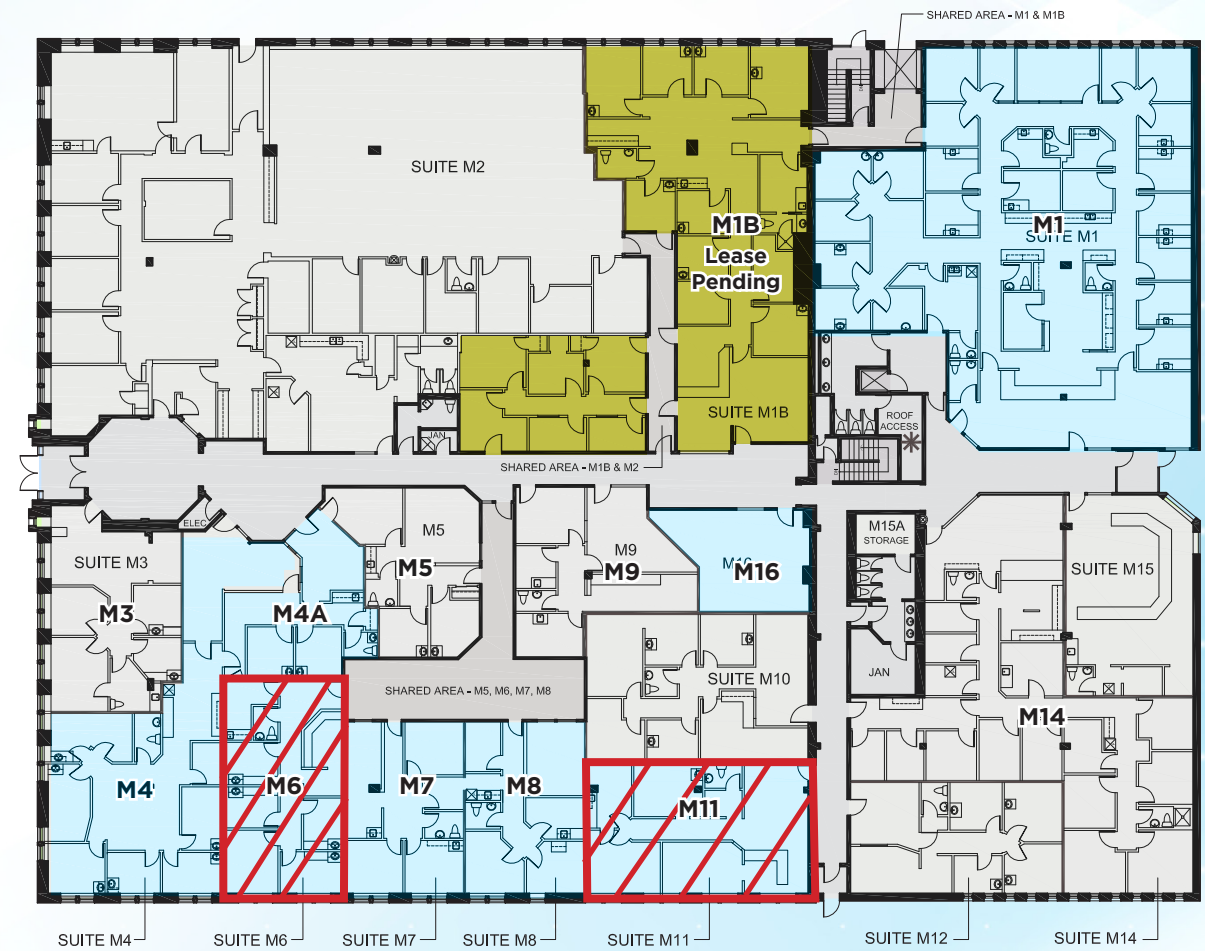
Hamilton Community Healthcare Centre has various space options available for lease to suit the needs of any occupier.

Suite M1		5,294 SF
Suite M1B		4,180 SF
Suite M4		1,891 SF
Suite M4A		713 SF
<del>Suite M6</del>	<b>LEASED</b>	<del>1,342 SF</del>
Suite M7		1,096 SF
Suite M8		1,088 SF
<del>Suite M11</del>	<b>LEASED</b>	<del>1,266 SF</del>
Suite M16		566 SF
Suite L1		3,347 SF
Suite L4		1,038 SF

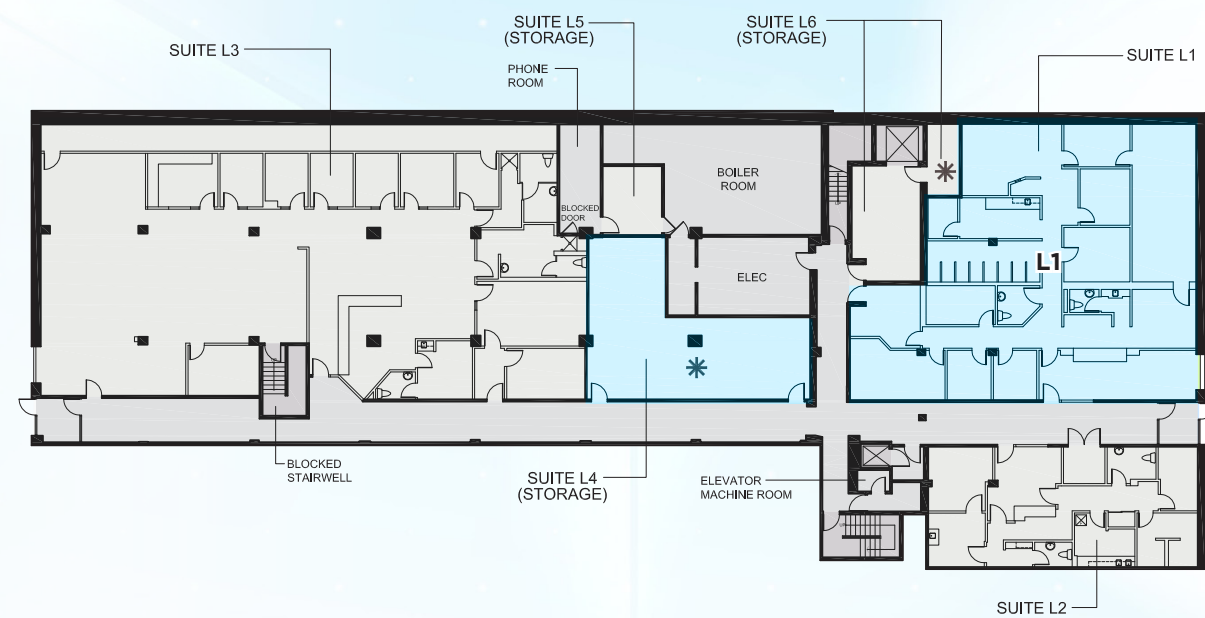
■ Available immediately   
 ■ Lease Pending   
 ■ Occupied   
  Recently Leased

Contact listing agent for rental rate and operating cost details

## Ground Floor



## Lower Level





Designed to suit



566 - 9,474 sf  
contiguous  
availability

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

Flexible  
layout and  
size options  
available



### 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



# 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

- |                         |                            |
|-------------------------|----------------------------|
| <b>1</b> ..... (Blue)   | <b>4</b> ..... (Grey)      |
| <b>3</b> ..... (Orange) | <b>10</b> ..... (Red)      |
| <b>4</b> ..... (Pink)   | <b>12</b> ..... (Dark Red) |

## 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.

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.

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.





# Hamilton Community Healthcare Centre

414 Victoria Ave N  
Hamilton, Ontario



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