

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## MEDICAL/DENTAL OFFICE SPACE FOR LEASE

BBSREALTY.COM

**\$18.00PSF**  
NET LEASE RATE

**\$12.00PSF**  
T.M.I. (2024)

**2,574**  
SQUARE FEET



## 340 York Boulevard, Unit 200, Hamilton, ON

Medical/dental office for lease in Central Hamilton. Situated prominently on York Blvd in Hamilton, this modern medical office offers an unparalleled opportunity for healthcare professionals. Located equidistant from three major hospitals in the lower city & easily accessible from major highways, this office is perfectly positioned for patient convenience. Ample on-site parking, excellent public transportation links, & accessible facilities. Recently renovated space boasts modern finishes and medical equipment. We offer flexible leasing terms and competitive rates, tailored to meet the unique needs of medical practitioners.

**Evan Apostol**  
Broker

Office: 905.527.1144 Ext. 300

Email: [apostol@bbsrealty.com](mailto:apostol@bbsrealty.com)

### HAMILTON DOWNTOWN OFFICE

25 MAIN STREET WEST, HAMILTON, ON L8P 1H1  
P 905.527.1144 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.



# TURNKEY MEDICAL OFFICE SPACE FOR LEASE

Turnkey office spans 2,500 square feet and is fully furnished with everything your practice needs. Spacious reception area, five exam rooms equipped with medical necessities, nurse's station, small lab, doctor's hub, kitchenette, and accessible washroom. Each room outfitted with essential medical infrastructure, ensuring a seamless transition for your practice. Thoughtfully designed layout maximizes patient flow and staff efficiency for a smooth operation experience. Busy pharmacy located at the clinic entrance, drawing in new patients and offering convenient prescription services.

BBSREALTY.COM

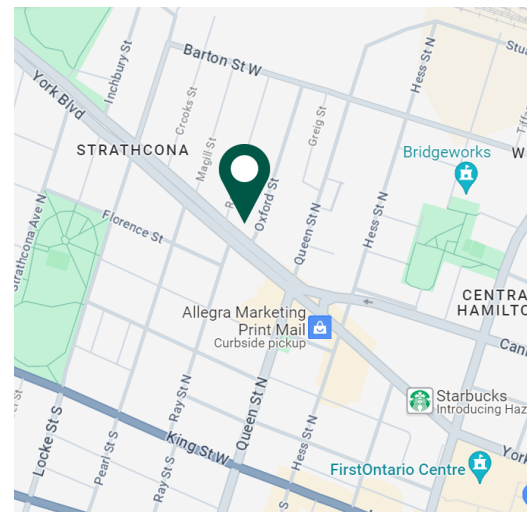


## PROPERTY DETAILS

NET LEASE RATE	\$18.00 psf
T.M.I. (2024)	\$12.00 psf
SIZE	2,574 Sq Ft
AIR CONDITIONING	Yes
ELEVATOR	Passenger
FIRE PROTECTION	Alarm
FLOORS	1 Floor
PARKING	Plaza & Street
ZONING	H/S 481, H/S 745

## PROPERTY DETAILS

- 2,574 square feet of turnkey medical/dental office space
- Features reception area, five exam rooms, nurse's station, lab, doctor's hub, kitchenette, and an accessible washroom
- Busy pharmacy at the entrance offers convenient services and is ideal for patients
- Ample parking, immediate access to public transportation links, and accessible facilities



**Evan Apostol**  
Broker

Office: 905.527.1144 Ext. 300

Email: [apostol@bbsrealty.com](mailto:apostol@bbsrealty.com)

## HAMILTON DOWNTOWN OFFICE

25 MAIN STREET WEST, HAMILTON, ON L8P 1H1  
P 905.527.1144 F 905.529.7474

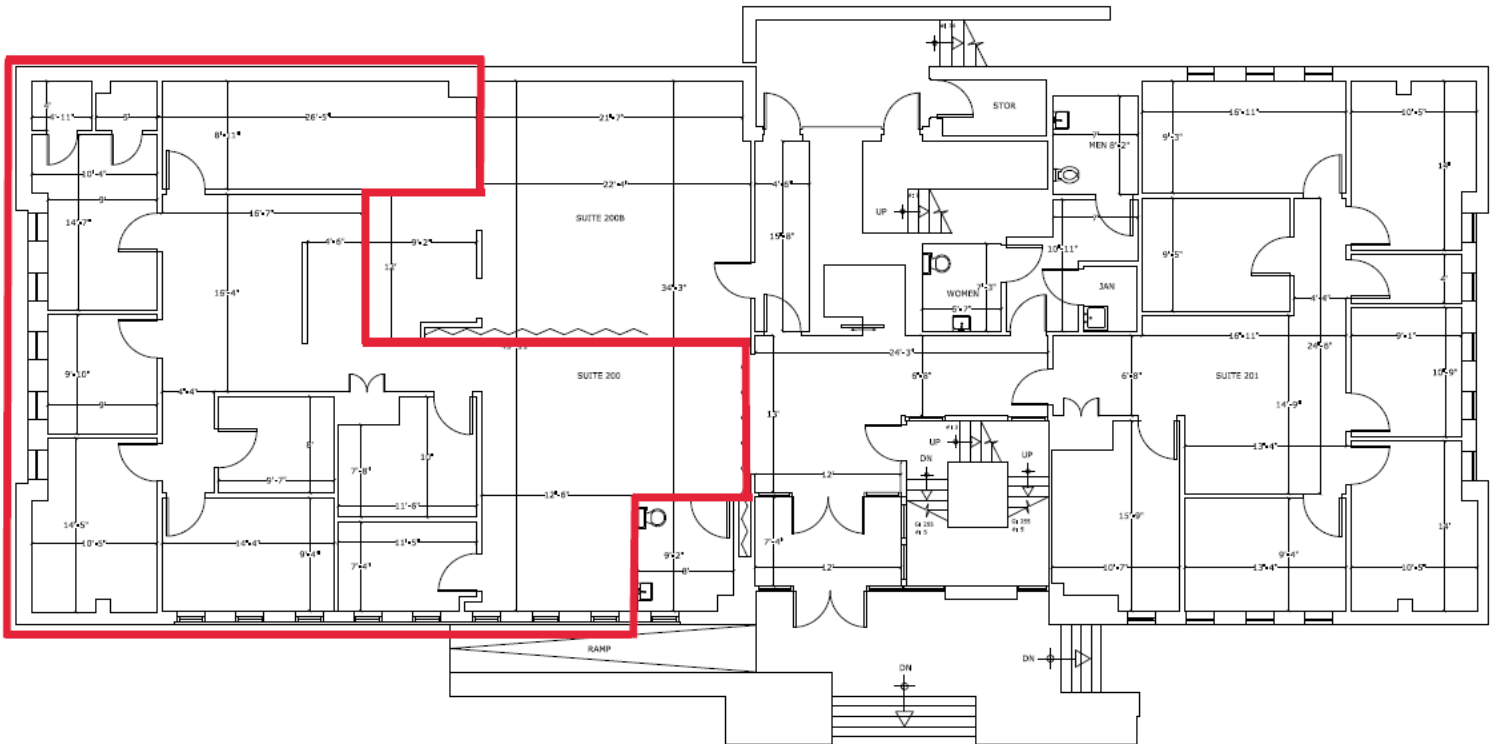
The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

# TURNKEY MEDICAL OFFICE SPACE FOR LEASE

Turnkey office spans 2,500 square feet and is fully furnished with everything your practice needs. Spacious reception area, five exam rooms equipped with medical necessities, nurse's station, small lab, doctor's hub, kitchenette, and accessible washroom. Each room outfitted with essential medical infrastructure, ensuring a seamless transition for your practice. Thoughtfully designed layout maximizes patient flow and staff efficiency for a smooth operation experience. Busy pharmacy located at the clinic entrance, drawing in new patients and offering convenient prescription services.

BBSREALTY.COM

## FLOOR PLAN



**Evan Apostol**  
Broker

Office: 905.527.1144 Ext. 300

Email: [apostol@bbsrealty.com](mailto:apostol@bbsrealty.com)

### HAMILTON DOWNTOWN OFFICE

25 MAIN STREET WEST, HAMILTON, ON L8P 1H1  
P 905.527.1144 F 905.529.7474

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.