

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE / RETAIL SPACE FOR LEASE

BBSREALTY.COM

\$16.00 PSF
NET LEASE RATE

\$16.00 PSF
T.M.I. (2025)

UP TO 8,353
SQUARE FEET



1493 Centre Road, Carlisle, ON

PROPERTY DETAILS

FULL BUILDING SIZE	8,353 sf
UNIT 1 SIZE	4,116 sf
UNIT 2 SIZE	4,239 sf
UNIT 2A SIZE	980 sf
UNIT 2B SIZE	818 sf
UNIT 2C SIZE	2,196 sf
FLOORS	2
PARKING	surface
ZONING	S2

An exceptional opportunity to lease medical office space in the heart of Carlisle. The facility offers a unique blend of turnkey clinical spaces, designed to serve a range of healthcare practitioners. Located in a well-established and underserved medical node, this property benefits from its strategic position, with close proximity to Waterdown, Flamborough, and key commuter routes. The surrounding community is experiencing steady growth, creating strong demand for healthcare services with minimal local competition.

Evan Joseph Apostol

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HAMILTON DOWNTOWN OFFICE

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FULL BUILDING

An exceptional opportunity to lease an entire standalone medical office building in the heart of Carlisle. This 9,000 square foot facility offers a unique blend of turnkey clinical spaces, designed to serve a range of healthcare practitioners. The upper level spans 4,000 square feet and is currently outfitted as a fully operational medical clinic, with a separate pharmacy.



FULL BUILDING DATA

SIZE 8,353 sf

FULL BUILDING DETAILS

- lower level features a well-equipped medical imaging centre with ultrasound and x-ray services, as well as a separate dental clinic
- layout is highly functional, with good quality finishes throughout, and the building's design allows for abundant natural light
- one of the only dedicated medical/ dental facilities in the area, providing excellent visibility and convenience to patients
- located in a well-established and underserved medical node, this property benefits from its strategic position within Carlisle, with close proximity to Waterdown, Flamborough, and key commuter routes
- surrounding community is experiencing steady growth, creating strong demand for healthcare services with minimal local competition
- ample surface parking ensures ease of access for both patients and staff.
- rare opportunity to lease a well-known medical building that has served the Carlisle community for decades



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UNIT 1

Presenting a prime leasing opportunity: a 4,116-square-foot, fully turnkey medical office space designed to meet the highest standards of healthcare professionals. This bright and inviting unit features 14 well-appointed treatment rooms, a spacious executive corner office, and ample administrative areas, ensuring a seamless workflow for your practice. Natural light floods the space through strategically placed skylights, creating a welcoming environment for both patients and staff.



UNIT 1 DATA

SIZE 4,116 sf

UNIT 1 DETAILS

- unit also boasts a warm and professional reception area to enhance patient experience
- situated within a freestanding medical building that includes an operational pharmacy, this space offers added convenience for your patients
- located in the heart of Carlisle, the property benefits from its proximity to essential amenities, boutique shops, and the tranquil surroundings of Carlisle Memorial Park
- area is known for its affluent community and scenic landscapes, providing a serene setting for your practice
- ample on-site parking and a net lease structure that includes all utilities and janitorial services in the TMI, this opportunity combines functionality with cost-effectiveness
- whether you're establishing a new practice or expanding an existing one, this space is tailored to support your success



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UNIT 2

Presenting a prime leasing opportunity: a 4,238-square-foot, fully wheelchair-accessible office space occupying the entire lower level of a distinguished freestanding medical/office building. This meticulously designed unit features a grade-level walkout on the south side, serving as the main entrance, and is currently configured to accommodate a medical clinic alongside two dental clinic buildouts. The welcoming common area and reception space enhance the professional ambiance, making it ideal for healthcare providers or businesses seeking a turnkey solution.

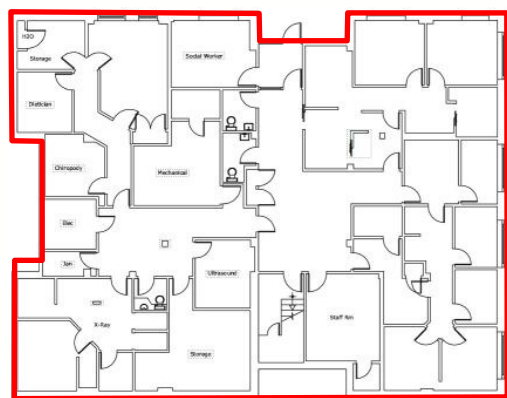


UNIT 2 DATA

SIZE 4,239 sf

UNIT 2 DETAILS

- building operates under a net lease structure, with all utilities and janitorial services included in the TMI, ensuring predictable operational costs
- ample on-site parking is available, providing convenience for staff and clients alike
- situated in the serene community of Carlisle, part of Hamilton, this location offers a tranquil environment while maintaining proximity to urban amenities
- area boasts a low crime rate and a strong sense of community, making it an attractive setting for businesses focused on health and wellness
- local amenities include parks, eateries, and essential services, contributing to a balanced work-life experience for your team



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UNIT 2A

Discover an exceptional leasing opportunity in the heart of Carlisle—a fully turnkey dental office spanning 980 square feet. This bright and welcoming space features four well-appointed treatment rooms, abundant natural light through numerous windows, and high-quality buildouts, requiring only your equipment to commence operations. For those seeking a larger practice area, this unit can be seamlessly combined with the adjacent dental clinic, expanding the total space to 1,800 square feet with seven treatment rooms.

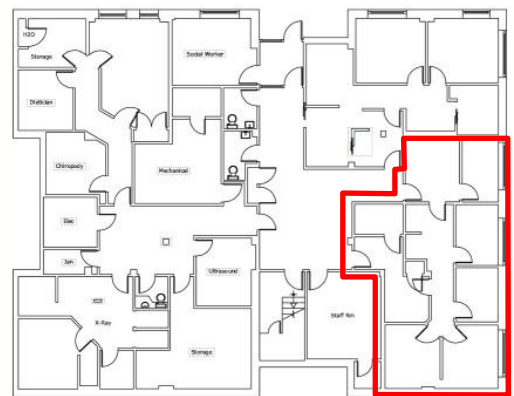


UNIT 2A DATA

SIZE 980 sf

UNIT 2A DETAILS

- building offers ample surface parking, accommodating both patient and employee needs
- situated in a freestanding medical/office building, this location has been a trusted fixture in the Carlisle community for decades
- surrounding area boasts a variety of amenities, including local shops, restaurants, and essential services, fostering a vibrant and supportive environment for your practice
- with a net lease structure that includes all utilities and janitorial services in the TMI, this opportunity combines convenience and value in a sought-after location
- this is one of the only dedicated dental/medical buildings in the area, offering convenience and visibility in a neighbourhood with limited competition for healthcare services
- with its proximity to Waterdown, Flamborough, and major commuter routes, this location is ideal for practitioners looking to tap into a loyal patient base with strong growth potential



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UNIT 2B

Opportunity to lease a bright, fully built-out dental office in the heart of Carlisle. This 818 square foot corner unit offers a turnkey clinical layout with three treatment rooms, generous natural light, and high-quality finishes throughout. Designed for operational efficiency and patient comfort, this space has served the Carlisle community for decades and is well-positioned for immediate use with minimal setup—just bring your equipment. Ideal for a new or satellite dental practice, or for a medical professional seeking a plug-and-play clinical environment.

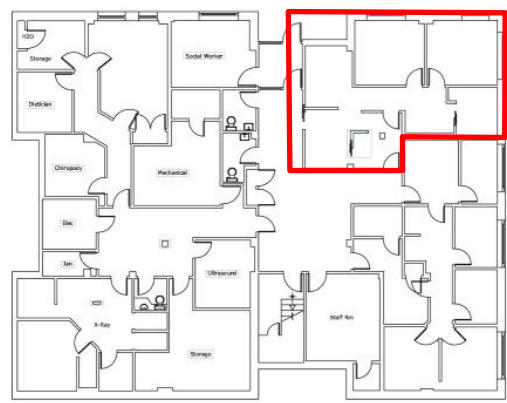


UNIT 2B DATA

SIZE	818 sf
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UNIT 2B DETAILS

- ideal for a new or satellite dental practice, or for a medical professional seeking a plug-and-play clinical environment
- for those seeking more space, the unit can be combined with the adjacent dental clinic for a total of 1,800 square feet and seven treatment rooms
- net lease structure includes all utilities and janitorial services within the TMI, and ample on-site surface parking is available for both staff and patients
- located in a well-maintained, professional medical building in Carlisle—a growing and under-served community within the City of Hamilton
- this is one of the only dedicated dental/medical buildings in the area, offering convenience and visibility in a neighbourhood with limited competition for healthcare services
- with its proximity to Waterdown, Flamborough, and major commuter routes, this location is ideal for practitioners looking to tap into a loyal patient base with strong growth potential



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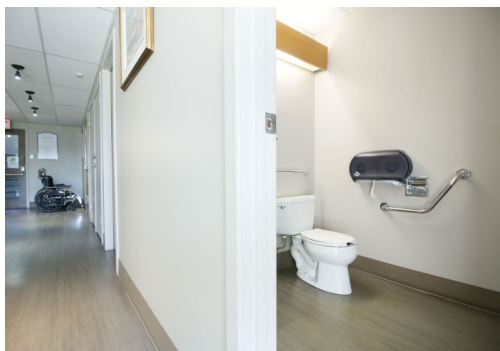
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UNIT 2C

This 2,195 square foot medical office offers a rare opportunity to lease a fully built-out clinic space in the heart of Carlisle. Formerly home to a long-standing medical imaging and diagnostic clinic, the unit is equipped with multiple offices and treatment rooms, each with plumbing rough-ins and sinks—ideal for medical, dental, or allied health practitioners.

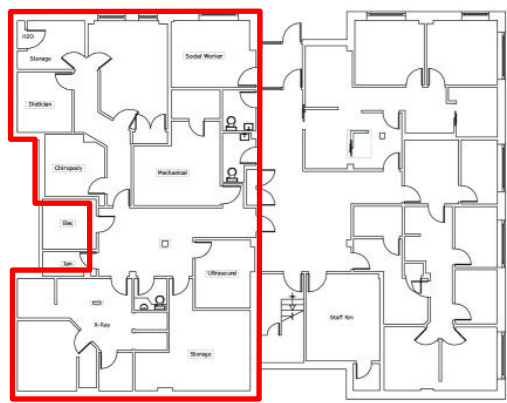


UNIT 2C DATA

SIZE	2,196 sf
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UNIT 2C DETAILS

- functional layout supports efficient patient flow and private consultation, while the high-quality buildout minimizes setup time and expense for incoming tenants
- with a net lease structure, utilities and janitorial services are conveniently included in the TMI
- ample surface parking is available for both patients and staff
- located in one of the only dedicated medical/dental buildings in Carlisle, this unit offers prominent visibility and easy access for patients from Carlisle, Flamborough, Waterdown, and surrounding rural communities
- with limited healthcare competition in the immediate area and increasing demand for dental and medical services, this is a compelling choice for practitioners seeking to establish or expand their presence in a growing market
- the building is professionally managed, and its established reputation in the community makes it an excellent platform for sustained practice success



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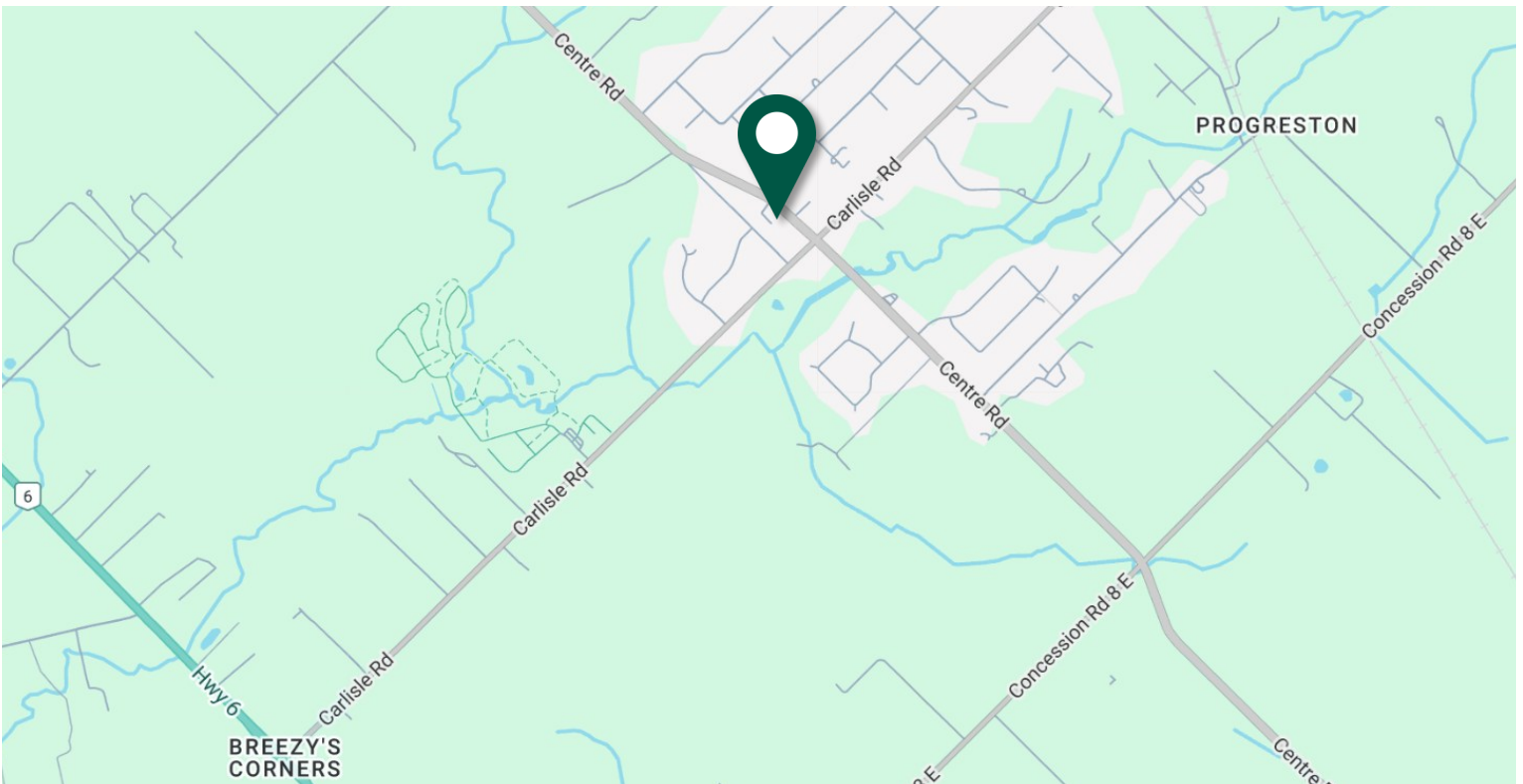
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OFFICE / RETAIL SPACE FOR LEASE

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