

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE SPACE FOR LEASE

BBSREALTY.COM

\$16.00 PSF
NET LEASE RATE

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

2,196 - 6,310
SQUARE FEET



1493 Centre Road, Carlisle, ON

PROPERTY DETAILS

UNIT 1	4,116 sf
UNIT 2	2,196 sf
UNIT 1 & 2	6,310 sf
PARKING	yes
ZONING	S2

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. The area is known for its affluent community and scenic landscapes, providing a serene setting for your practice. With 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.

Evan Apostol

Broker

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HAMILTON DOWNTOWN OFFICE

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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.

UNIT 1 DETAILS

SIZE	4,116 sf
LEVEL	Main

- 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
- The 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



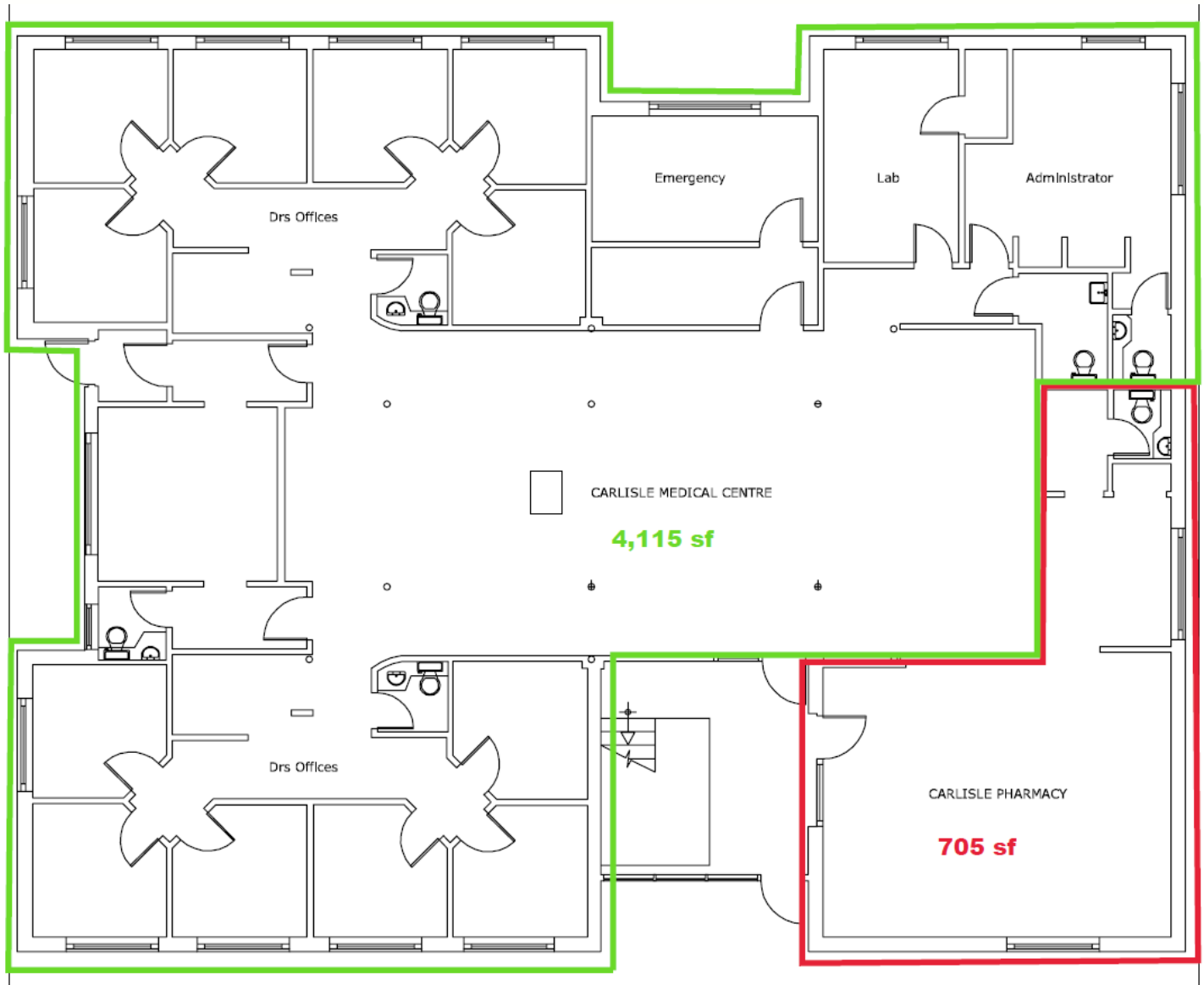
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UNIT 1: FLOORPLAN

Main Level



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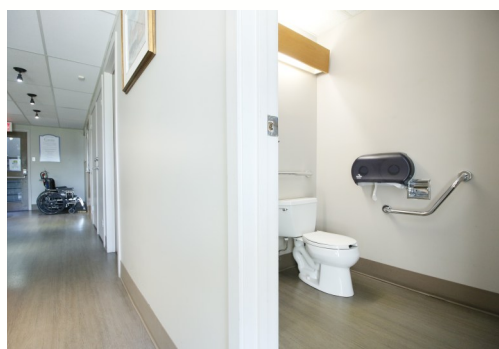
UNIT 2

Presenting a prime leasing opportunity: a fully wheelchair-accessible office space occupying half the lower level of a distinguished freestanding medical/office building.

UNIT 2 DETAILS

SIZE	2,196 sf
LEVEL	Lower

- 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
- The welcoming common area and reception space enhance the professional ambiance, making it ideal for healthcare providers or businesses seeking a turnkey solution



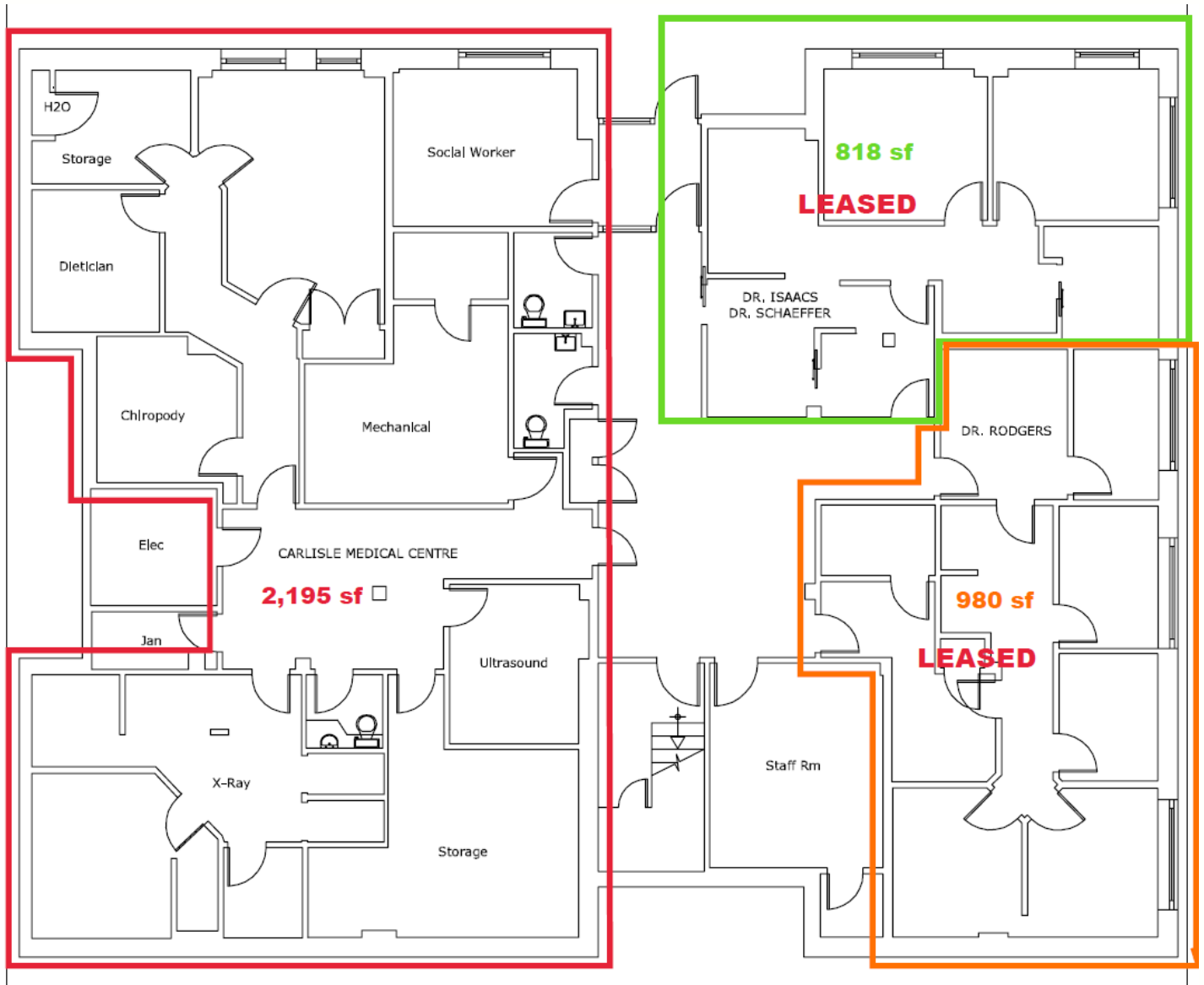
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UNIT 2: FLOORPLAN

Lower Level



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UNIT 1 & 2

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.



UNIT 1 & 2 DETAILS

SIZE	6,310 sf
LEVEL	main & lower

- The upper level spans over 4,000 square feet and is currently outfitted as a fully operational medical clinic, with a separate pharmacy
- The lower level features a well-equipped medical imaging centre with ultrasound and x-ray services, as well as a separate dental clinic
- The layout is highly functional, with good quality finishes throughout, and the building's design allows for abundant natural light
- This is one of the only dedicated medical/dental facilities in the area, providing excellent visibility and convenience to patients



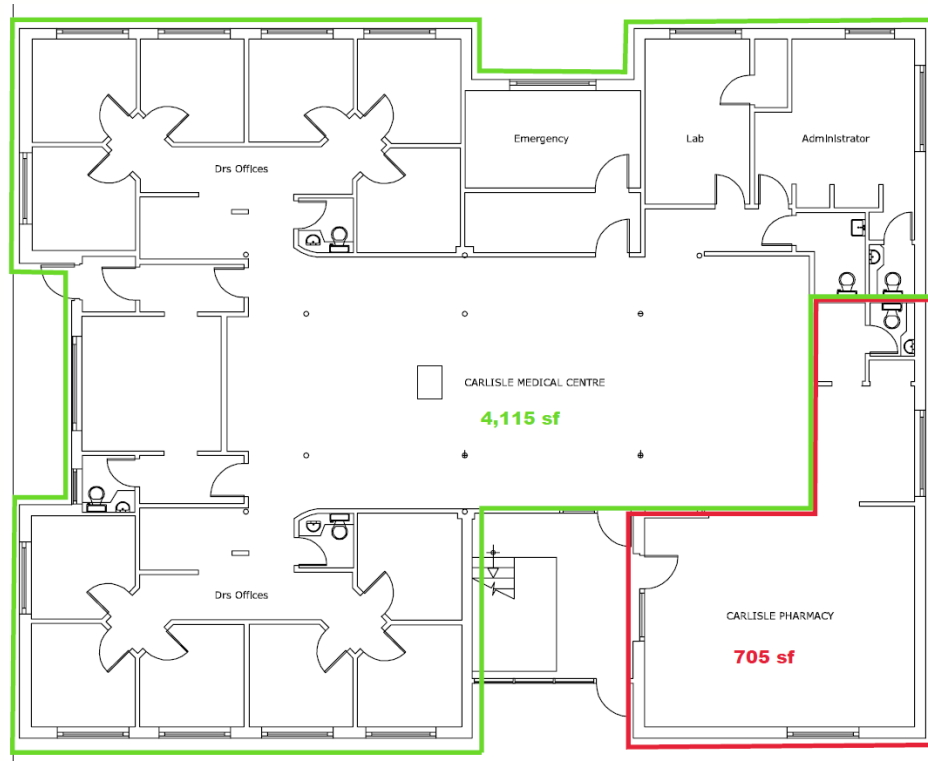
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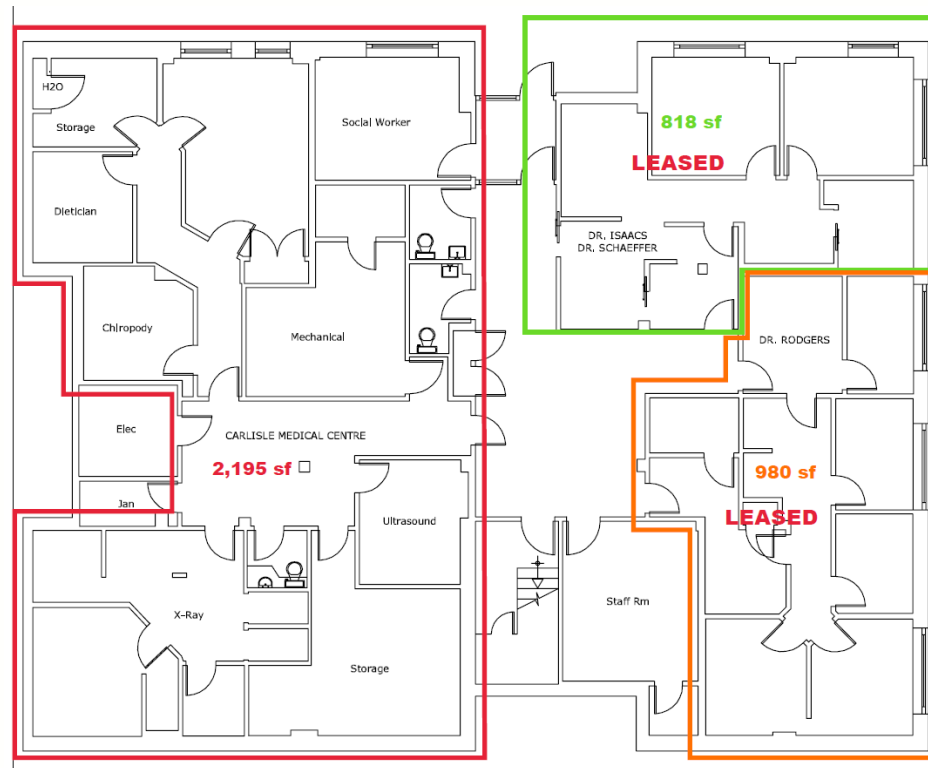
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UNIT 1 & 2: FLOORPLAN

Main Level



Lower Level



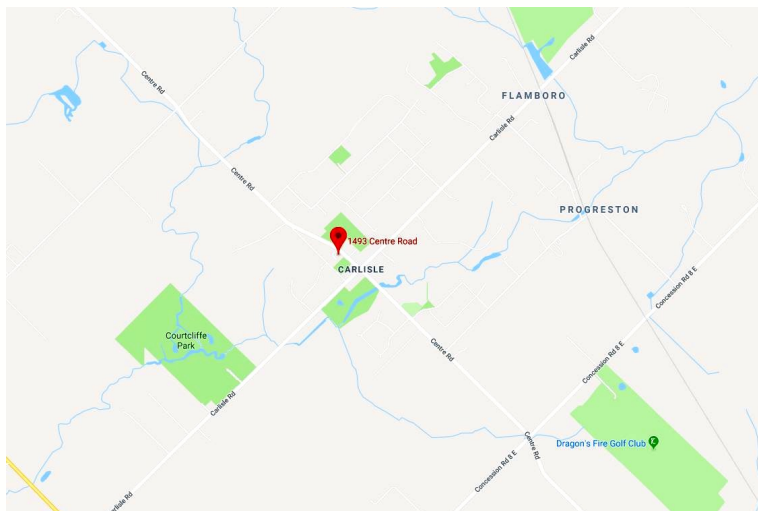
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OFFICE SPACE FOR LEASE

Situated in the serene community of Carlisle, part of Hamilton, this location offers a tranquil environment while maintaining proximity to urban amenities. The 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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