

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

PROFESSIONAL OFFICE SUITE FOR LEASE

BBSREALTY.COM

\$13.25PSF
NET LEASE RATE

\$10.00PSF
T.M.I. (2022)

4,209
SQUARE FEET



1295 Cormorant Road, Suite 301, Ancaster, ON

Professional office space in the Ancaster Business Park for lease. The landlord will contribute \$35.00 per sq. ft. to the leasehold buildout for this unit with great natural light. Elevator access. Close to Highway 403 with access to Greater Toronto Area (GTA), Niagara Region, and Southwestern Ontario. Good parking onsite, and the property is a short walk away to bus stop with connections to Hamilton Mountain. Quick drive to major commercial areas.

Drew Blair Broker of Record

Office: 905.529.5900 Ext. 225
Email: blaird@bbsrealty.com

Alexandra Blair Sales Representative

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HAMILTON OFFICE

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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.

PROFESSIONAL OFFICE SUITE FOR LEASE

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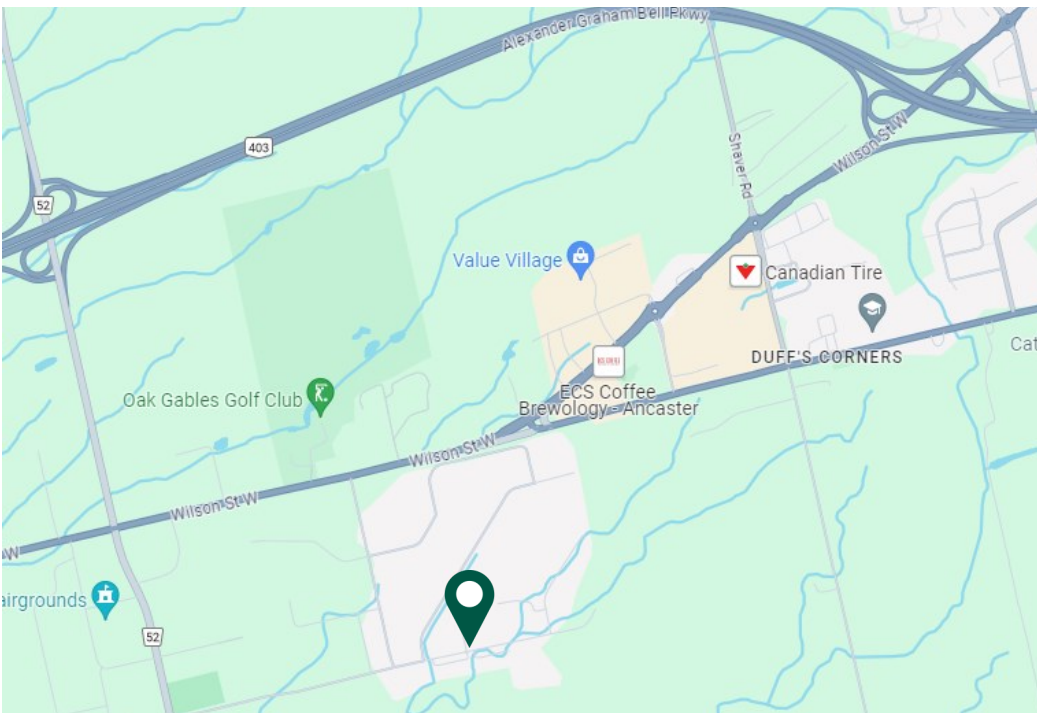


PROPERTY DETAILS

NET LEASE RATE	\$13.25 PSF
T.M.I. (2022)	\$10.00 PSF
SIZE	4,209 SF
LAND SIZE	246.56' x 436.12'
OFFICE	100%
PARKING	15 Spaces
WASHROOMS	2
ZONING	M2 Exp 678/767

PROPERTY DETAILS

- Great professional office building in a well established business park
- Quick access to Hwy 403 with connections to Greater Toronto, Brantford, and more
- Minutes from shopping centre anchored by Walmart
- HSR route 44 at doorstep providing access to Hamilton Mountain



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