

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE UNIT FOR LEASE

BBSREALTY.COM

**\$12.95PSF**  
NET LEASE RATE

**\$5.20PSF**  
T.M.I. (2024)

**1,150**  
SQUARE FEET



## 1377 Cormorant Road, Unit 204, Ancaster, ON

PROPERTY DETAILS

NET LEASE RATE	\$12.95 psf
T.M.I. (2024)	\$5.20 psf
UNIT SIZE	1,150 sf
AIR CONDITIONING	Yes
PARKING	8 Spaces
POWER	575V, 100A
WASHROOM	1
ZONING	M2 Exp. 678

Open concept second floor office unit in the Ancaster Business Park. Great natural light with lots of windows. One washroom. Excellent parking. Minutes to Hwy 403 and commercial amenities. Public transit nearby. Immediate possession.

**Andrew Blair**  
Broker of Record

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**Alexandra Blair**  
Sales Representative

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### HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
P 905.529.5900 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.

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## PICTURES



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