

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE UNIT FOR SUBLEASE

BBSREALTY.COM

\$22.95PSF
GROSS LEASE RATE

6,185
SQUARE FEET



1295 Cormorant Road, 2nd Floor, Ancaster, ON

Professionally finished office space for sublease in Ancaster Business Park with high-end leasehold improvements. Elevator access. Excellent natural light. Private offices & open space. Close to Highway 403 with access to Toronto and Southwestern Ontario Short walk to bus stop with connections to Hamilton Mountain. Quick drive to major retail/commercial areas.

Drew Blair Broker of Record

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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.

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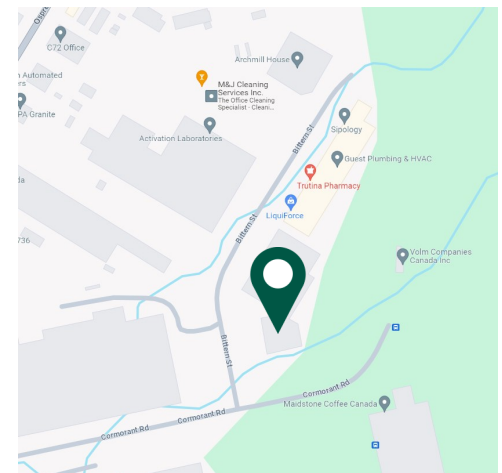
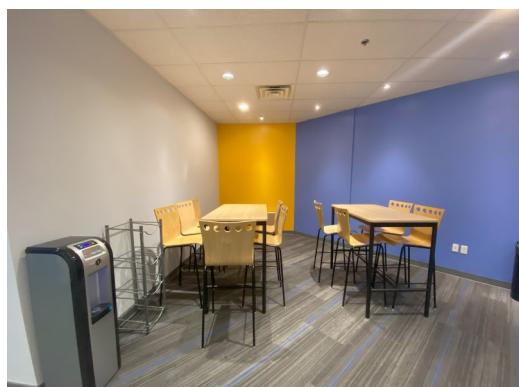
PROPERTY DETAILS

GROSS LEASE RATE	\$22.95 psf
SIZE	6,185 sf
ELEVATOR	Yes
FLOORS	2nd Floor
PARKING	25 Spaces
OFFICE	100%
ZONING	M2 Exp. 678, 767



PROPERTY DETAILS

- Shared with Sub-Landlord: boardroom, bathrooms, and kitchenette
- Mix of open space and private offices with plenty of natural light coming into suite
- Close to Highway 403 with access to Southwestern Ontario, Greater Toronto Area, and the Niagara Region
- Just steps from HSR bus stop with connections to Hamilton Mountain
- Close to major commercial areas with restaurants, services, and stores and anchored by Wal-Mart, Longo's, and Canadian Tire



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