

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE SPACE FOR LEASE

BBSREALTY.COM

**\$15.95psf**  
NET LEASE

**\$12.50PSF**  
T.M.I. (2024)

**1,450**  
SQUARE FEET



## 1425 Cormorant Road, Unit 204, Ancaster, ON

### PROPERTY DETAILS

NET RENTAL RATE	\$15.95 PSF
T.M.I. (2024)	\$12.50 PSF
SIZE	1,450 SF
PARKING	Yes
ZONING	M2 Exp. 435, 678

Professional office space available with a variety of amenities, including a welcoming lobby and elevator access. Located in the Ancaster Business Park, this modern office is perfect for businesses looking for a comfortable and convenient environment for their team and clients. The unit contains large windows providing ample natural light throughout the office. Transit is steps away. Property provides plenty of parking and easy access to major highways, including the 403. Situated close to local amenities like retail shops, restaurants, with great proximity to Hamilton and other key commercial areas.

### Andrew Patrick Blair

Broker of Record

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### HAMILTON OFFICE

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