

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE SPACE FOR LEASE

BBSREALTY.COM

\$15.95PSF
NET LEASE RATE

\$4.75PSF
T.M.I. (2024)

3,387
SQUARE FEET



1475 Sandhill Drive, Unit 5, Ancaster, ON

Modern professional office space for lease in the Ancaster Business Park, offering abundant natural light and scenic views of the golf course. The unit boasts plentiful parking, easy access to Hwy 403, and convenient public transit options, as well as elevator access. With high visibility from Wilson St., it's a great location for business exposure.

Andrew Patrick Blair

Broker of Record

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

Alexandra Blair

Sales Representative

Office: 905.529.5900 Ext. 213
Email: alexandrablair@bbsrealty.com

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.

OFFICE UNIT FOR LEASE

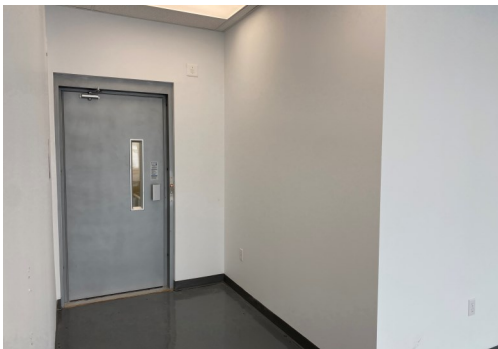
The tenant has the flexibility to design their own layout, and the space includes a private 635 square foot patio off the main office area. The Ancaster business park is situated close to local amenities like restaurants, retail shops, with great proximity to Hamilton and other key commercial areas.



UNIT DETAILS	
NET LEASE RATE	\$15.95 psf
T.M.I. (2025)	\$4.75 psf
UNIT SIZE	3,387 sf
CEILING HEIGHT	9 ft
ELEVATOR	Yes
FLOORS	1
OFFICE	100%
PARKING	15 spaces
ZONING	M3 Exp 380/768



- | UNIT DETAILS | |
|--|--|
| <ul style="list-style-type: none"> modern professional office space for lease in the Ancaster Business Park Ancaster business park is situated close to local amenities like restaurants, retail shops with great proximity to Hamilton and other key commercial areas plentiful parking, easy access to Hwy 403, and convenient public transit options high visibility from Wilson St. elevator access flexibility to design layout space includes a private 635 square foot patio off the main office area | |



Andrew Patrick Blair

Broker of Record

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

Alexandra Blair

Sales Representative

Office: 905.529.5900 Ext. 213
 Email: alexandrablair@bbsrealty.com

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.