

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE SPACE FOR LEASE

BBSREALTY.COM

**\$15.95PSF**  
NET LEASE RATE

**\$4.75PSF**  
T.M.I. (2025)

**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

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#### Alexandra Blair

Sales Representative

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#### HAMILTON OFFICE

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# 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.



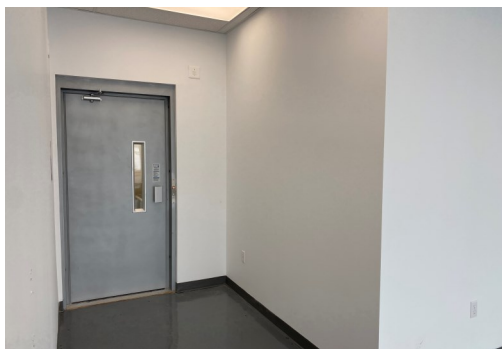
## UNIT DETAILS

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, 678



## UNIT DETAILS

- 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
- additional utilities charge \$300 per month



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