

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE UNITS FOR LEASE

BBSREALTY.COM

\$11.95-13.95 PSF
NET LEASE RATE

\$6.50 PSF
T.M.I. (2025)

2,600-3,600
SQUARE FEET



1349 Sandhill Drive, Ancaster, ON

PROPERTY DETAILS

AIR CONDITIONED	yes
CEILING HEIGHT	9'
PARKING	surface
ZONING	M2 Exception 678

Office units for lease in the Ancaster Business Park. The building boasts plentiful parking, easy access to Hwy 403, and convenient public transit options. The Ancaster business park is situated close to local amenities like restaurants, retail shops, 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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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.

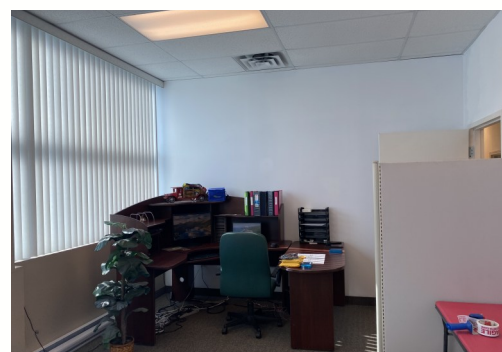
UNIT 102

Ground floor professional office space for lease in the Ancaster Business Park! This front unit has plentiful natural light with a mix of private offices & meeting/ board rooms, as well as in-suite bathrooms and a kitchenette.



UNIT DETAILS

NET LEASE RATE	\$13.95 psf
T.M.I. (2025)	\$6.50 psf
UNIT SIZE	2,600 sf
CEILING HEIGHT	9'
FLOOR	1st
OFFICE (%)	100%
PARKING	(8) surface
WASHROOMS	3
ZONING	M2 Exception 678



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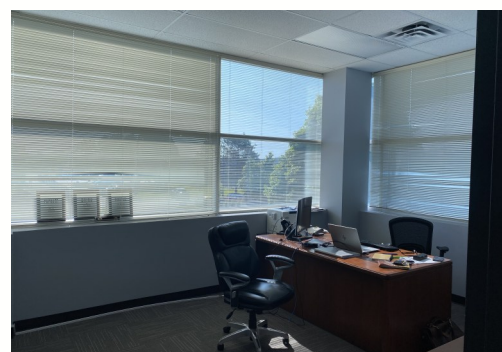
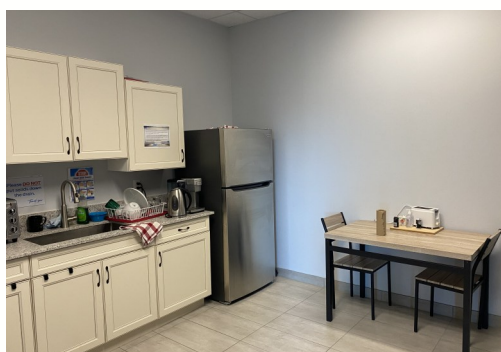
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UNIT 202

Well-finished professional office space for lease in the Ancaster Business Park! Step into the unit with a welcoming & spacious lobby space, filled with light, which continues throughout most of the space. This front unit has a mix of various sized private offices, meeting/ board rooms, cubicle space, as well as in-suite bathrooms and a kitchenette.



UNIT DETAILS	
NET LEASE RATE	\$11.95 psf
T.M.I. (2025)	\$6.50 psf
UNIT SIZE	3,600 sf
CEILING HEIGHT	9'
FLOOR	2nd
OFFICE (%)	100%
PARKING	(12) surface
WASHROOMS	2
ZONING	M2 Exception 678



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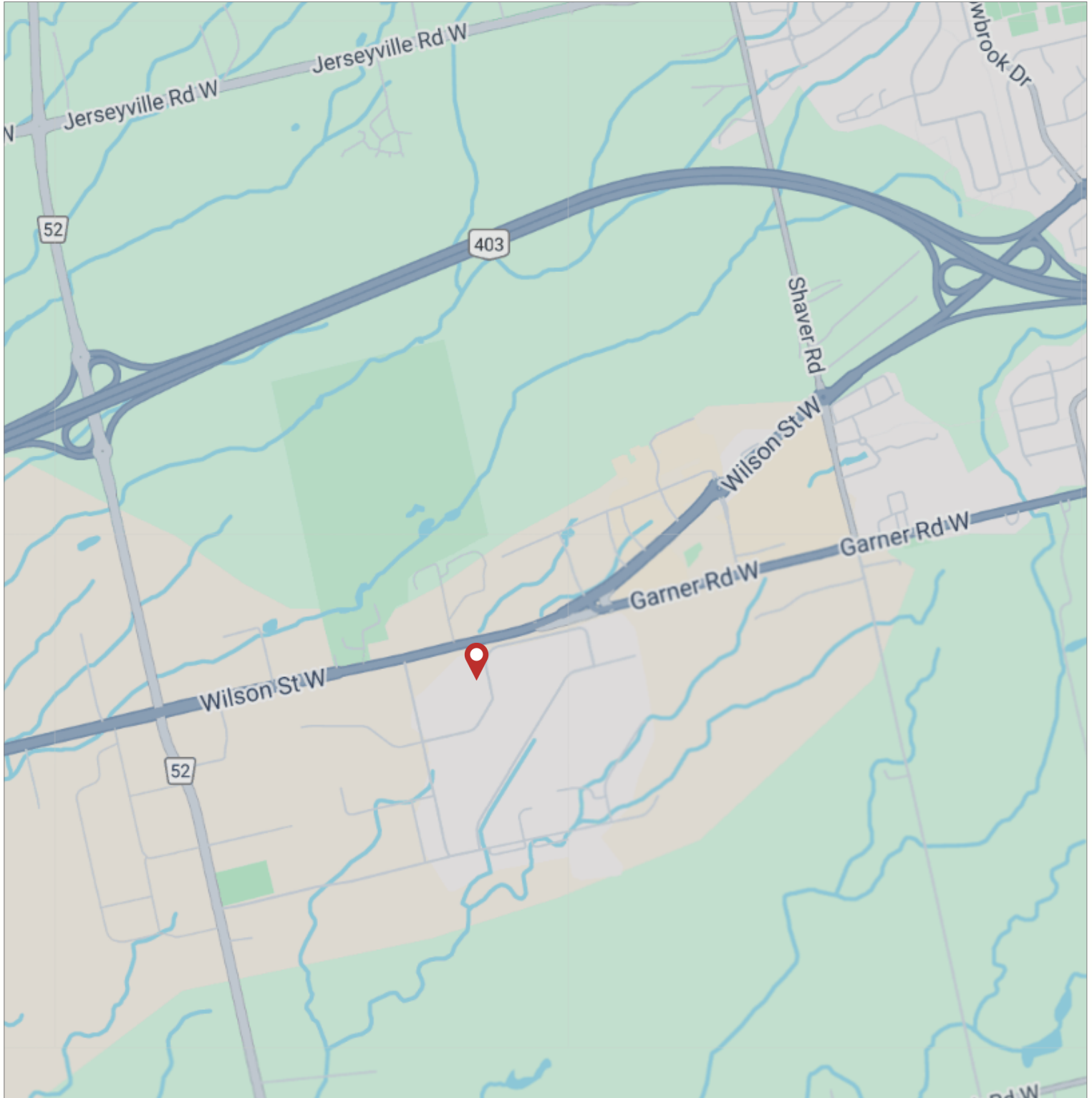
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