

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE UNIT FOR LEASE

BBSREALTY.COM

**\$11.95 PSF**  
NET LEASE RATE

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

**3,600**  
SQUARE FEET



## 1349 Sandhill Drive, Unit 202, Ancaster, ON

### PROPERTY DETAILS

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

Office unit 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

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### Alexandra Blair Sales Representative

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### HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
P 905.529.5900 F 905.529.7474

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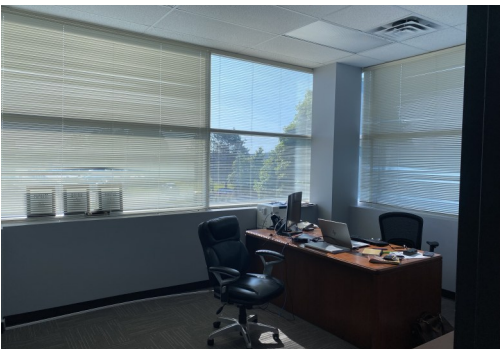
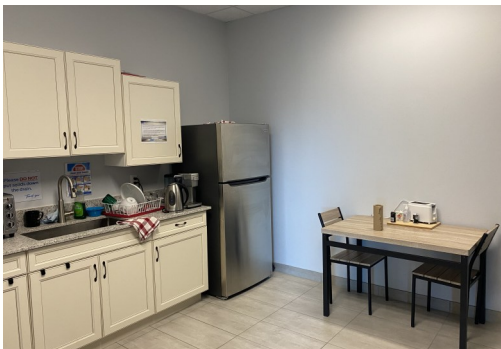


# UNIT 202

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



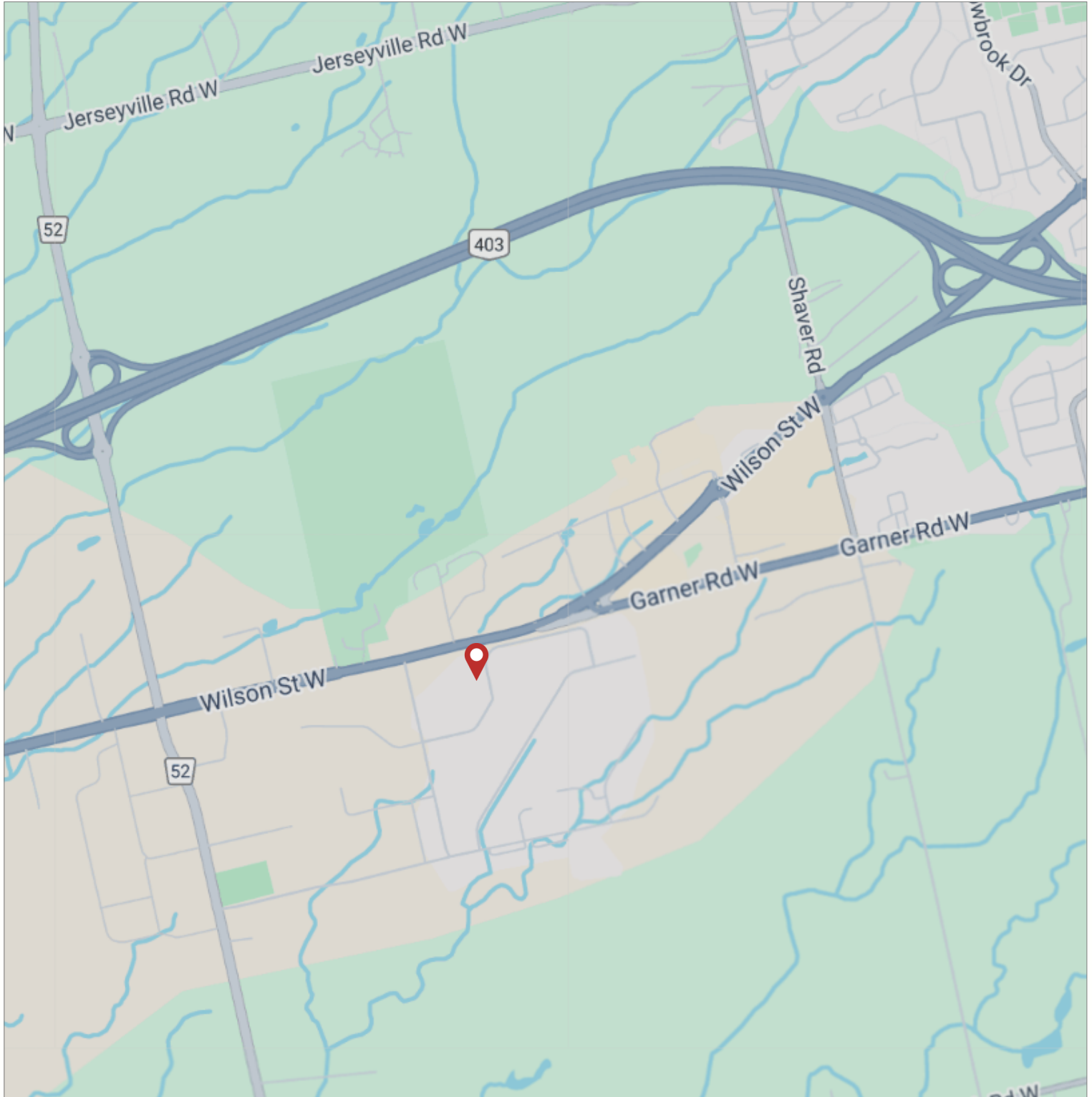
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