

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE SPACE FOR LEASE

BBSREALTY.COM

\$13.95 PSF
NET LEASE RATE

\$4.25 PSF
T.M.I. (2025)

2,928
SQUARE FEET



1430 Cormorant Road, Second Floor, Ancaster, ON

Professional office space for lease in the Ancaster Business Park. The space has large private offices, a boardroom, and a nicely finished kitchenette/lunchroom. There is also plenty of natural light from the large windows across the front of the unit. The building has easy access to Hwy 403, and convenient public transit options, while 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

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 SPACE FOR LEASE

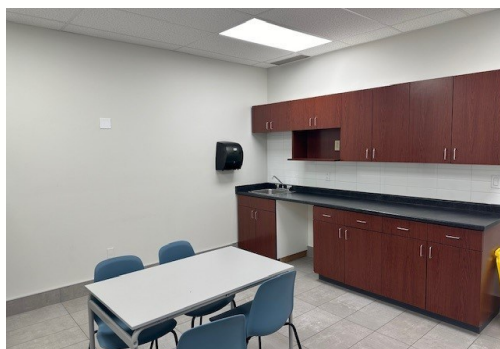
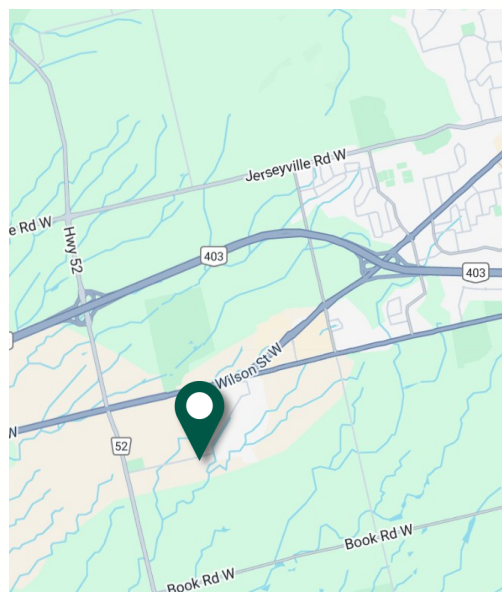
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PROPERTY DETAILS

| | |
|------------|-------------|
| LEVELS | 1 |
| PARKING | 10 spaces |
| POSSESSION | flexible |
| ZONING | M2 Exp: 678 |

- There is plenty of natural light from the large windows across the front of the unit
- The building has 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



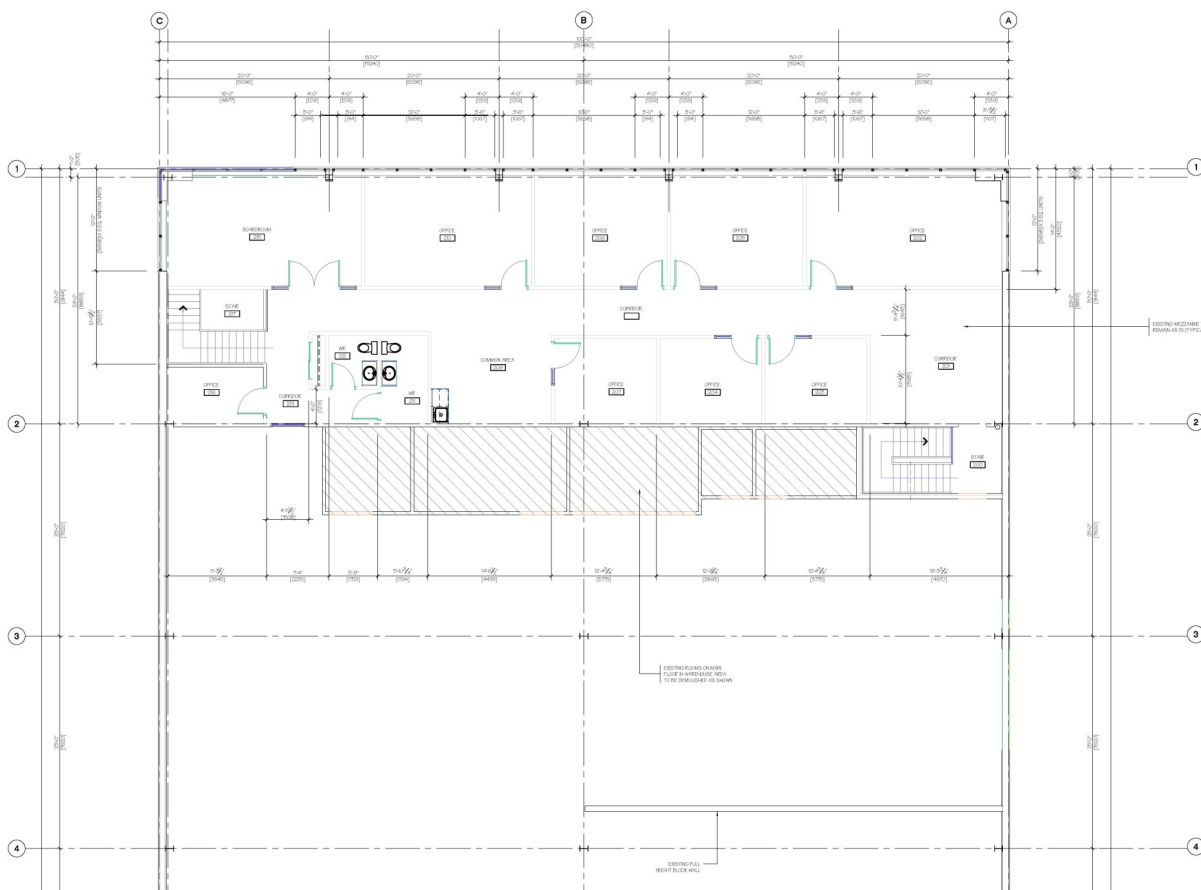
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Professional office space for lease in the Ancaster Business Park. The space has large private offices, a boardroom, and a nicely finished kitchenette/lunchroom.

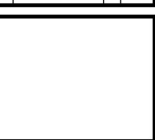


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A1.3
EXISTING MEZZANINE FLOOR PLAN
SCALE: 1/8\"/>

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GENERAL NOTES:

| REVISION | | | |
|----------|----------|----|------|
| NO. | REVISION | BY | DATE |
| | | | |
| | | | |
| | | | |



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Tel (519) 756-4350 Fax (519) 756-6721
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FLOOR PLAN

| | | |
|-------------------|----------------|---------------------|
| DATE MAY 2012 | JOB NO. 101 | DRAWING NO. A1.3 |
| SCALE AS NOTED | DRAWN BY DE | |

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