

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

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 SPACE FOR LEASE

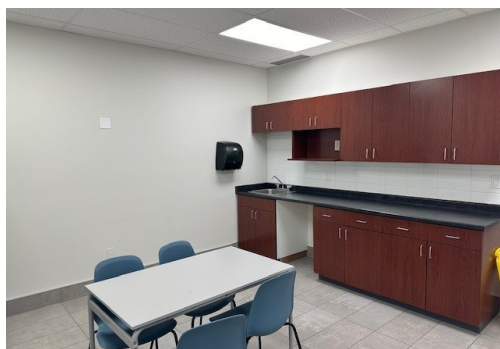
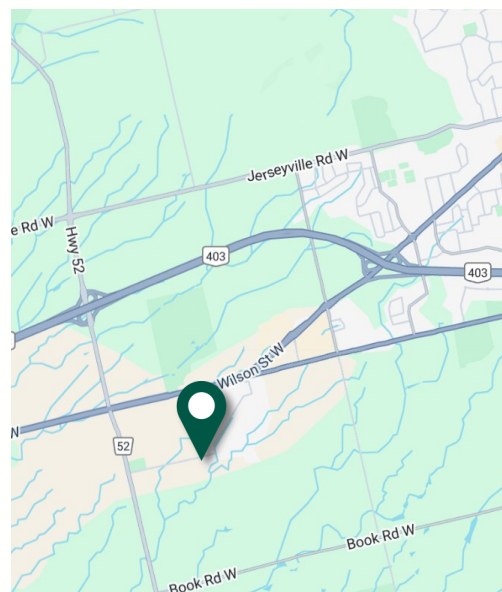
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PROPERTY DETAILS

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



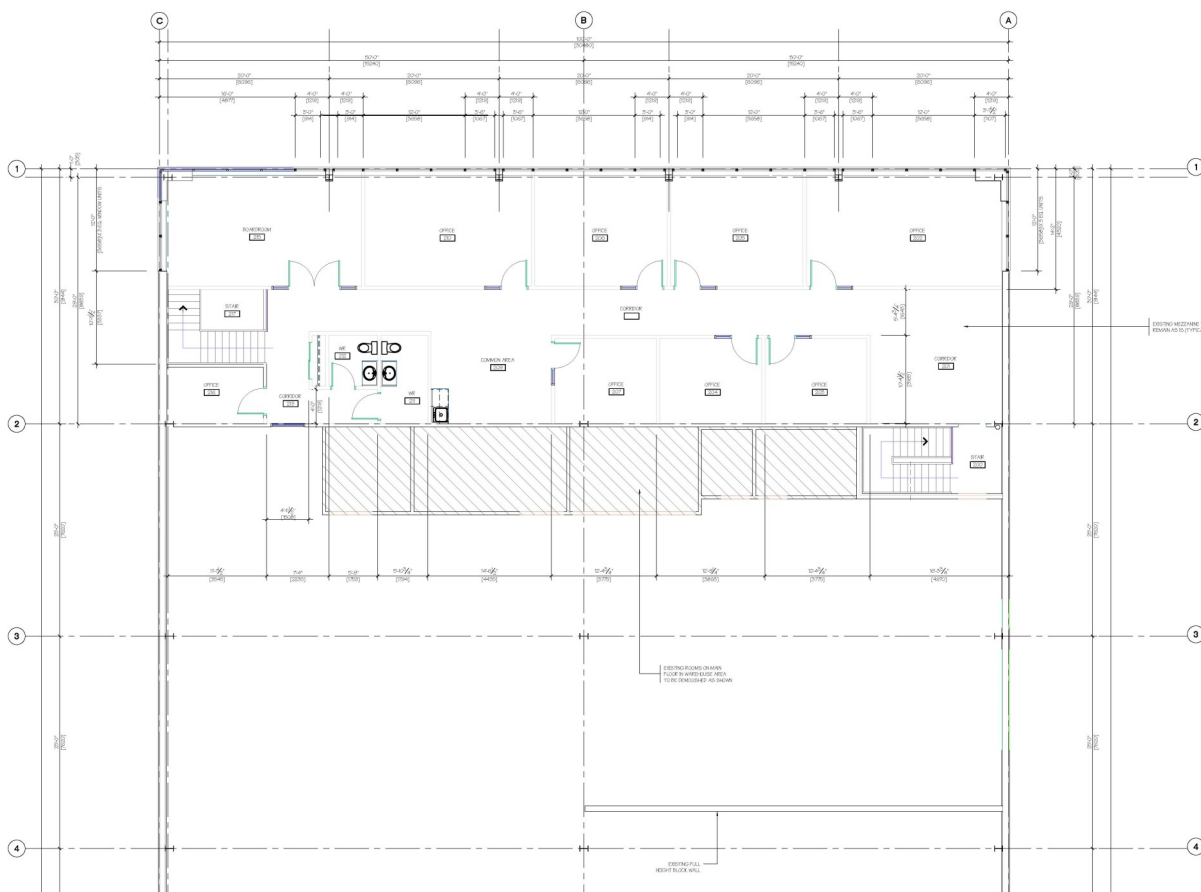
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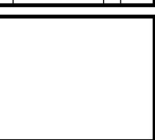


EXISTING MEZZANINE FLOOR PLAN
SCALE: 1/8\"/>

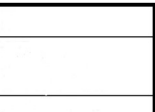
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GENERAL NOTES:

NO.	REVISION	BY	DATE
1	NEW FLOOR PLAN	AN	10/10/2019



ABBOTT
CONSTRUCTION LTD.
GENERAL CONTRACTORS
AND DESIGN BUILDERS
124 Garden Avenue,
Bramford, Ontario N3B 7J9
Tel (519) 756-4350 Fax (519) 756-6721
www.abbott.com



DATE	JOB NO.	DRAWING NO.
10/10/2019	101	A1.3
SCALE	DRAWN BY	DATE
AS NOTED	AN	10/10/2019

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