

# 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. (2026)

**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

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**Alexandra Blair**  
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### HAMILTON MAIN OFFICE

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

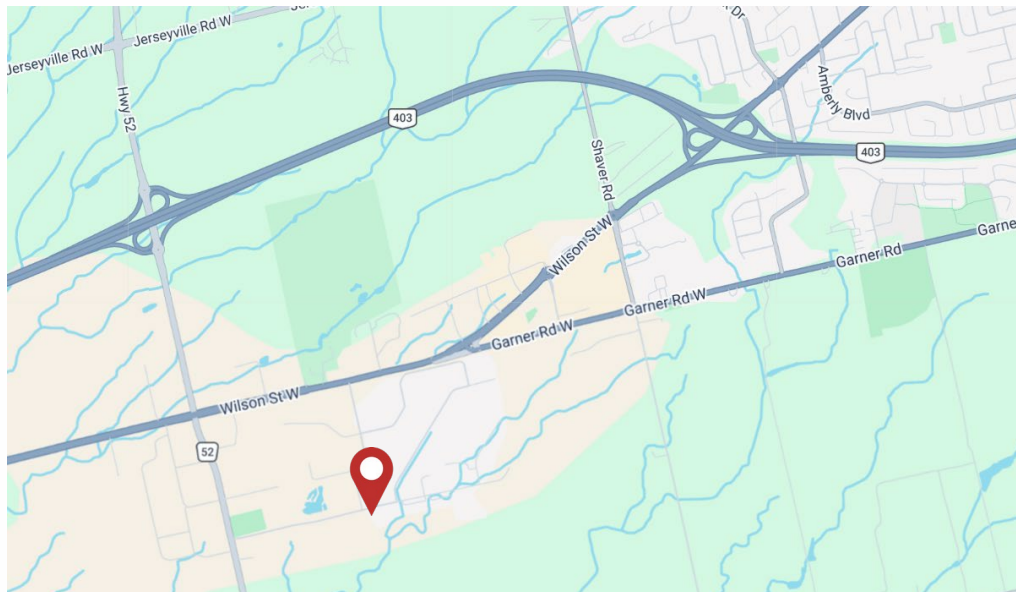
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# OFFICE SPACE FOR LEASE

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

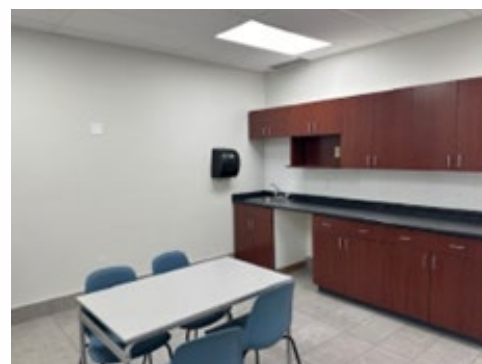
BBSREALTY.COM



## 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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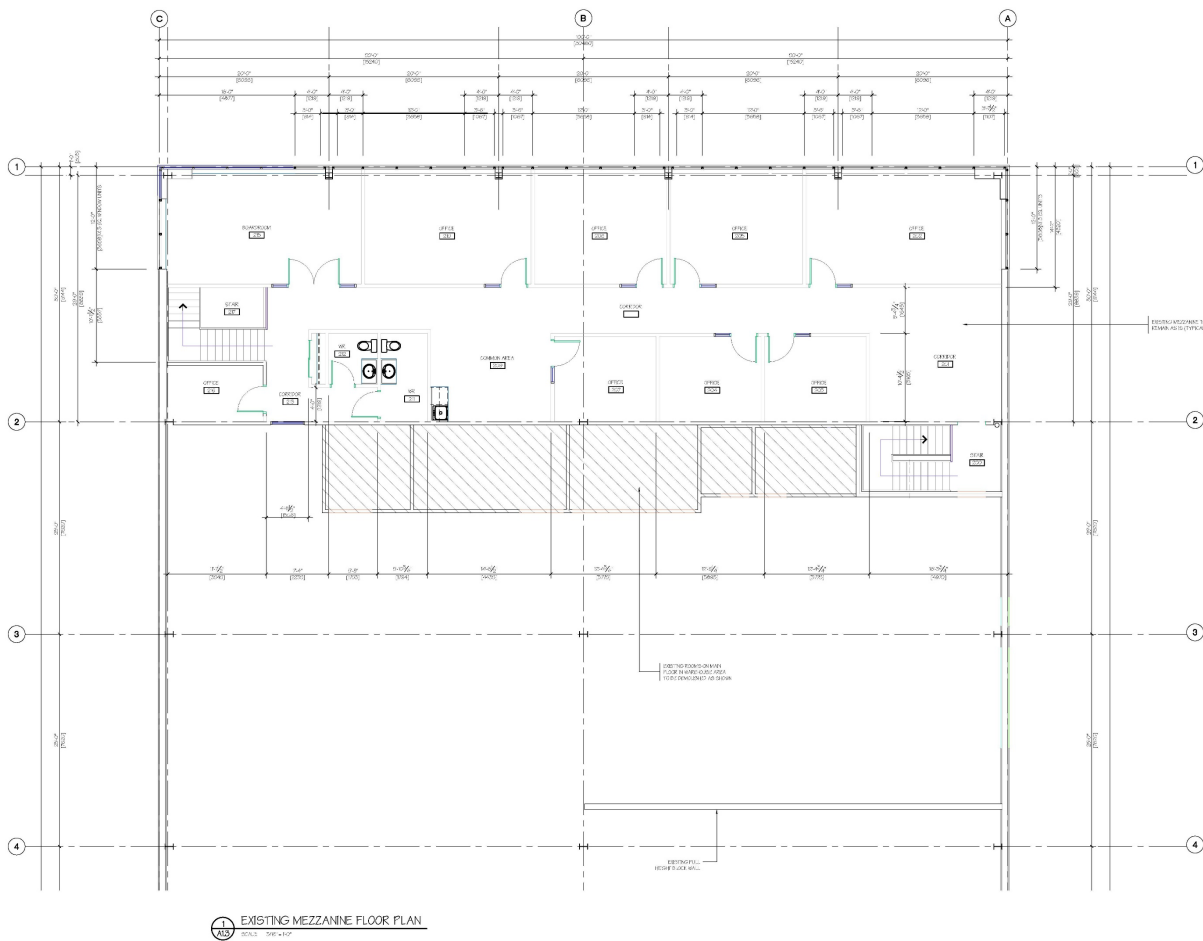
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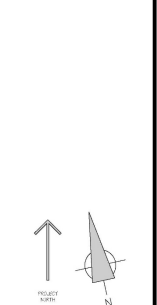
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ABBOTT CONSTRUCTION LIMITED

## GENERAL NOTES:



| NO. | REVISION   | BY | DATE       |
|-----|------------|----|------------|
| 1   | FOR REVIEW | CS | 10/20/2017 |

**ABBOTT**  
CONSTRUCTION LTD.

**GENERAL CONTRACTORS  
AND DESIGN BUILDERS**

124 Garden Avenue  
Burlington, Ontario N7S 7Y4  
Tel (519) 756-4250 Fax (519) 756-8721  
www.abbott.com

## FLOOR PLAN

|                     |                 |                      |
|---------------------|-----------------|----------------------|
| DATE:<br>10/20/2017 | APPROVED:<br>CS | DRAWING NO.:<br>A1.3 |
| SCALE:<br>AS NOTED  | DRAWN BY:<br>CS |                      |

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