

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE SPACE FOR LEASE

BBSREALTY.COM

**\$14.75 PSF**  
NET LEASE RATE

**\$5.00 PSF**  
T.M.I. (2025)

**13,102**  
SQUARE FEET



### 1295 Cormorant Road, Unit E1, Ancaster, ON

Class A office space for lease on the first floor of 1295 Cormorant Road! For client / employee ease, the Ancaster business park is situated close to local amenities like restaurants, retail shops, with great proximity to Hamilton and other key commercial areas, while also being minutes to Highway 403, leading to the Greater Toronto and Hamilton area. HSR public transit is steps away with connections to the Hamilton Mountain.

#### 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

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

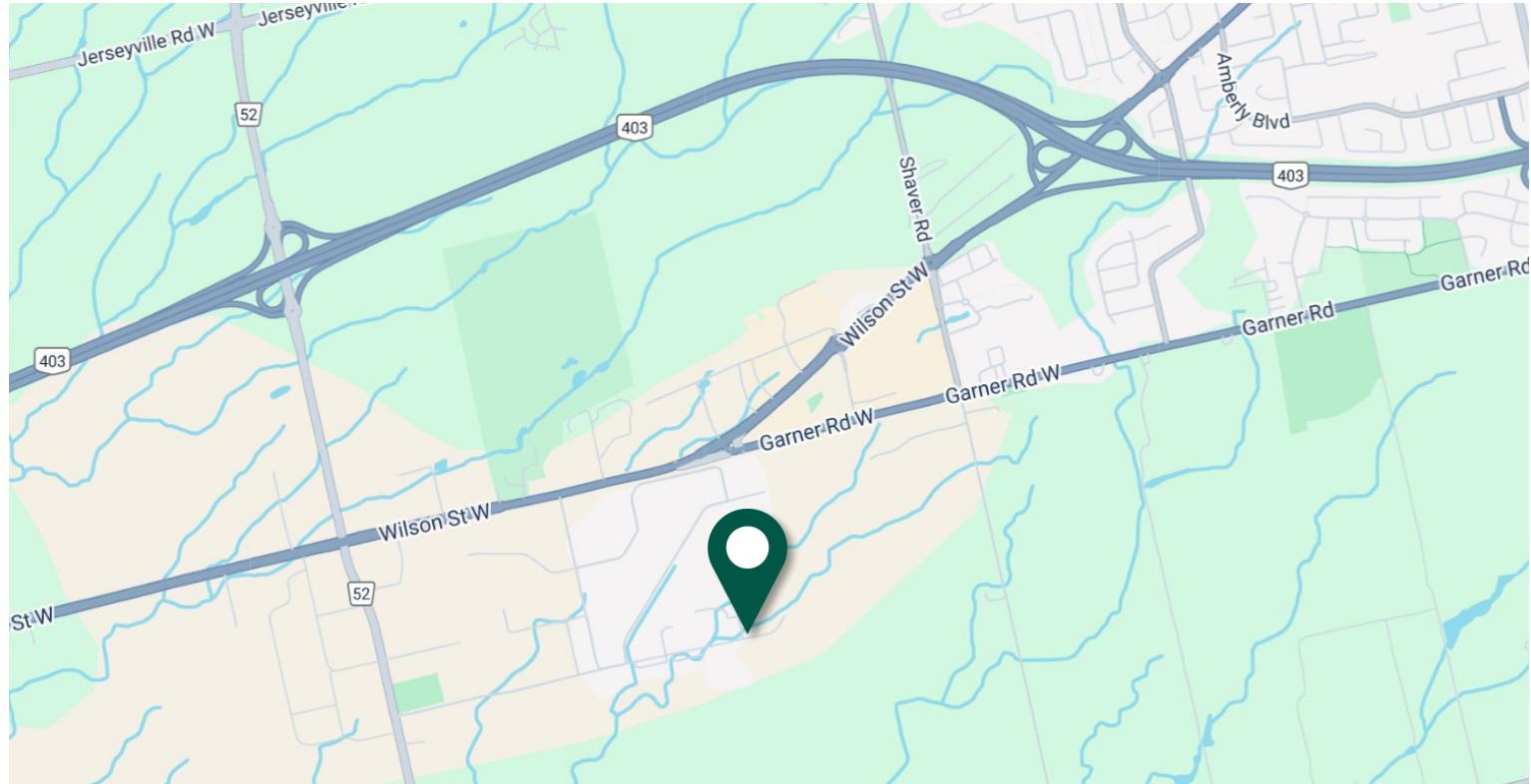
Class A office space for lease on the first floor of 1295 Cormorant Road! From the lobby to the private offices and open space, this office space is bathed in natural light. Private offices and a boardroom line a portion of the exterior walls, with near floor-to-ceiling windows onto the plentiful open / flex space. The office has a comfortable lunchroom, as well as stall bathrooms and an accessible one.



## UNIT DETAILS

FLOOR	first
PARKING	(40) surface
WASHROOMS	3
ZONING	M2 Exception 678, 767

- The Ancaster business park is situated close to local amenities like restaurants & retail shops
- Great proximity to Hamilton and other key commercial areas
- Minutes to Highway 403, leading to the Greater Toronto and Hamilton area
- HSR public transit is steps away with connections to the Hamilton Mountain



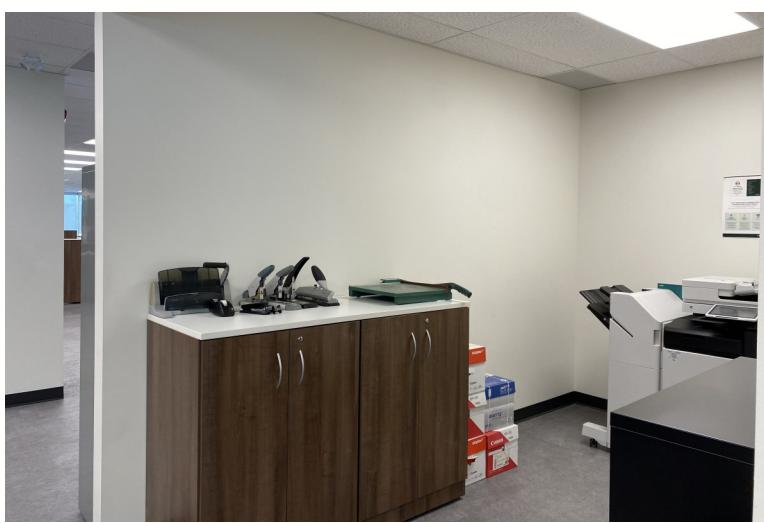
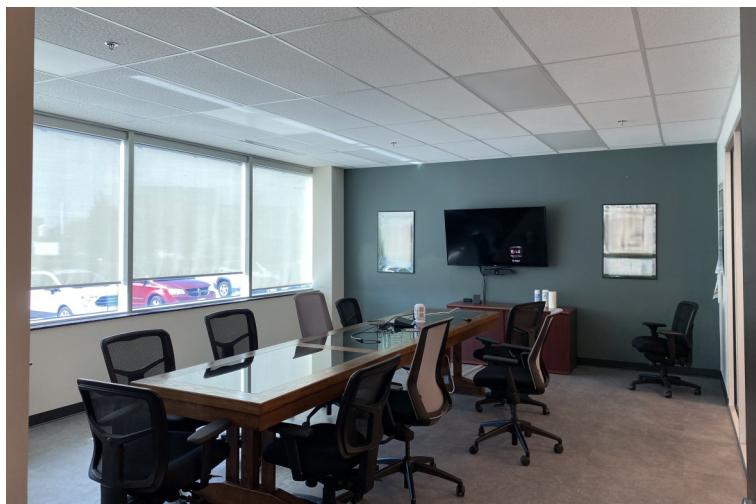
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