

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE SPACE FOR SUBLEASE

BBSREALTY.COM

**\$13.95 PSF**  
NET LEASE RATE

**\$4.50 PSF**  
T.M.I. (2025)

**6,790**  
SQUARE FEET



## 1295 Cormorant Road, Unit E2, Ancaster, ON

Light filled and well finished professional office space for sublease in a well-managed building in the Ancaster Business Park! Step into a beautiful lobby, with surround windows and peaceful waterfall, as well as an elevator. This unit provides a flexible layout with multiple private offices surrounding open work space, while maintaining natural light throughout with plenty of glass finishings.

**Andrew Patrick Blair**

**Broker of Record**

Office: 905.529.5900 Ext. 225

Email: [blaird@bbsrealty.com](mailto:blaird@bbsrealty.com)

**Alexandra Blair**

**Sales Representative**

Office: 905.529.5900 Ext. 213

Email: [alexandrablair@bbsrealty.com](mailto: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 SUBLEASE

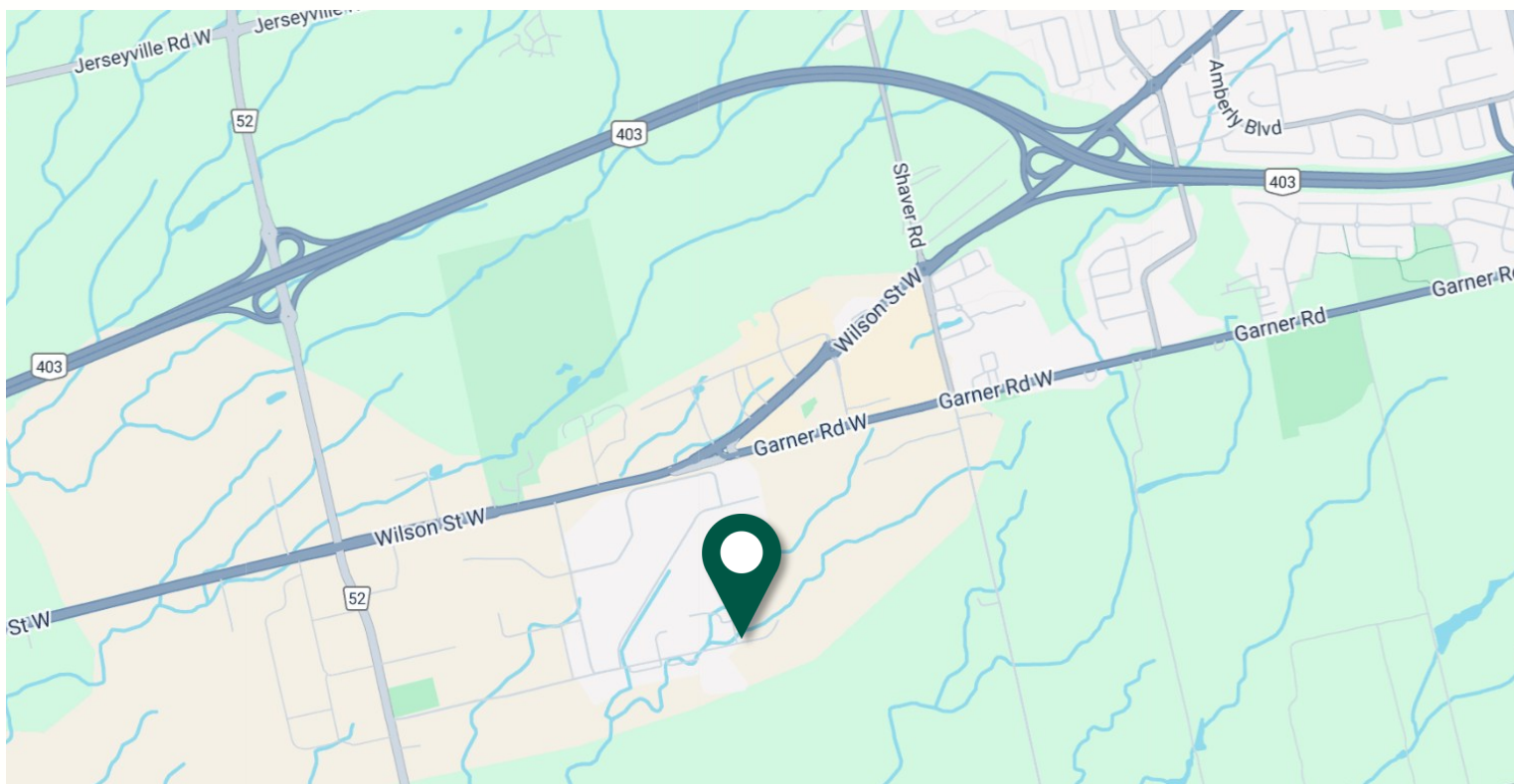
Unit to be fully secure and private from shared kitchenette and bathroom space. 2nd Floor common spaces only shared with single tenant. For client / employee ease, the Ancaster Business Park is situated close to local amenities like restaurants, retail shops, with great proximity to Hamilton and other 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.



## UNIT DETAILS

BATHROOM	yes
FLOOR	second - elevator access
KITCHENETTE	yes
PARKING	(20) surface
ZONING	M2 Exception 678, 767

- Welcoming & professional lobby
- Natural light in unit
- Elevator access
- 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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