

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE SUITES FOR LEASE

BBSREALTY.COM

\$23.95 PSF
GROSS LEASE RATE

1,428-2,402
SQUARE FEET

M2 Exp. 678, 767
ZONING



1295 Cormorant Road, Ancaster, ON

Available for the first time at 1295 Cormorant Road, smaller Class A office suites are now for lease on the first floor! Throughout the lobby and suites, the space is bathed in natural light, with near floor-to-ceiling windows along the exterior suite walls. Suites are ready for Tenant's desired layout, currently setup for open workspace. Central bathrooms and large kitchenette available for the floor, with secure suite access remaining. 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. Locate your business in this newly demised and professional space, in the sought-after Ancaster market!

Andrew Patrick Blair
Broker

Office: 905.529.5900 x 225
Email: blaird@bbsrealty.com

Alexandra Blair
Sales Representative

Office: 905.529.5900 x 213
Email: alexandrablair@bbsrealty.com



HAMILTON MAIN 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.

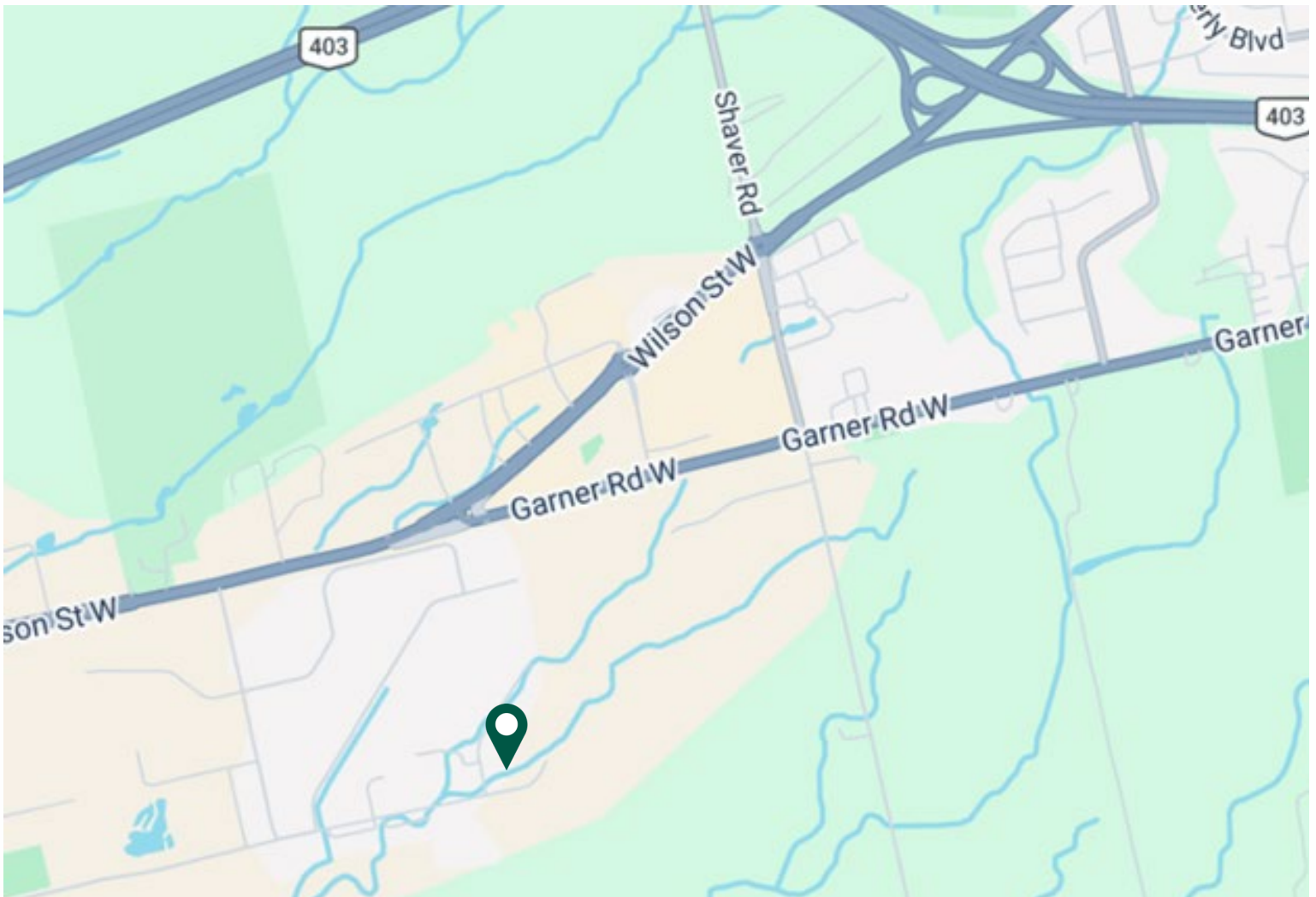
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OPTIONS

SUITE	SQUARE FEET	RENTAL RATE
102	2,037 sf	\$23.95 psf gross
103	1,428 sf	\$23.95 psf gross
104	2,402 sf	\$23.95 psf gross

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