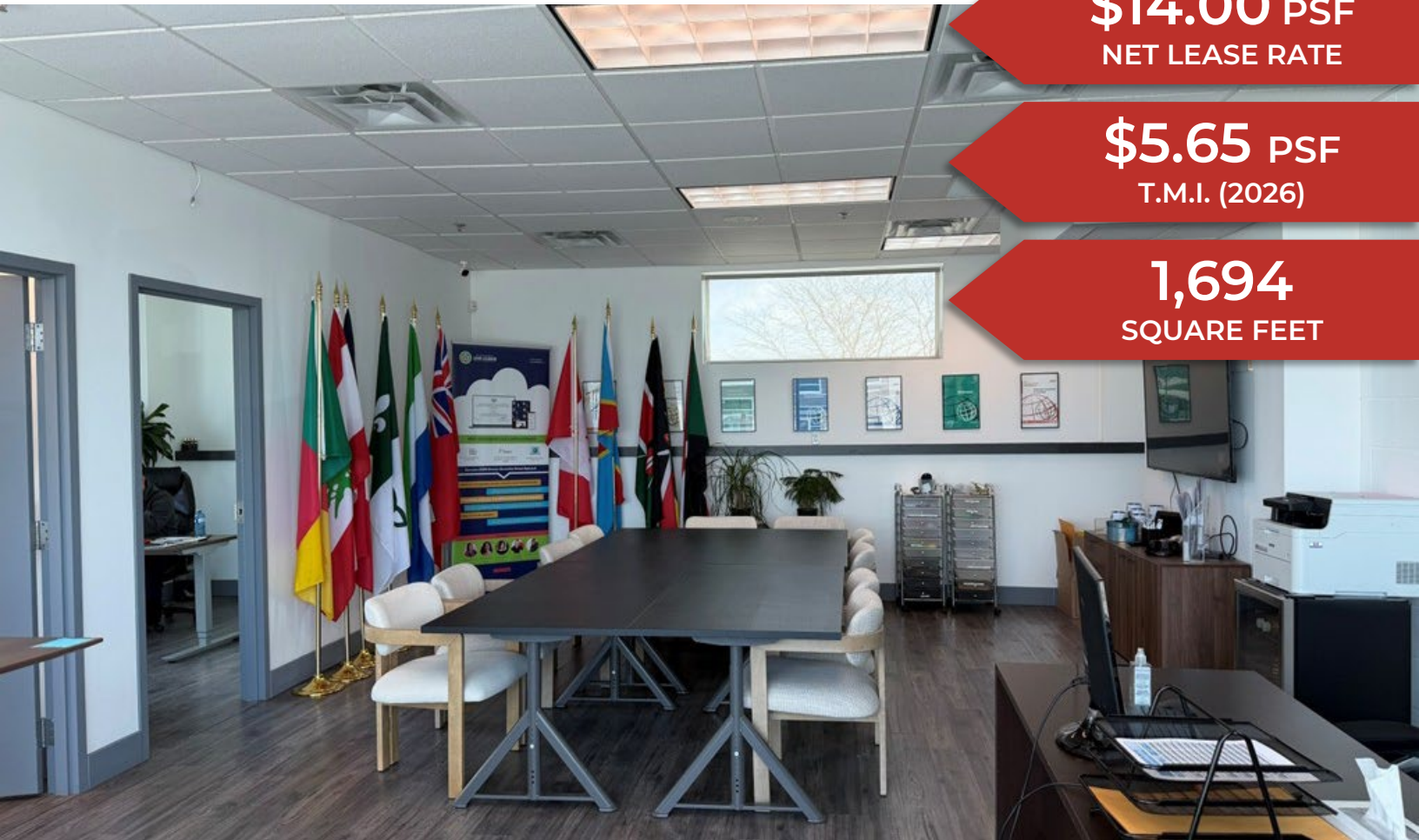


BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE UNIT FOR LEASE

BBSREALTY.COM



\$14.00 PSF
NET LEASE RATE

\$5.65 PSF
T.M.I. (2026)

1,694
SQUARE FEET

1480 Sandhill Drive, Unit 1B, Ancaster, ON

Professional office unit for lease in the Ancaster Business Park. This well-finished and light-filled space has a mix of open workspace and private offices, as well as a boardroom. 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. Also, HSR public transit is steps away. Tenant pays in addition to rent & CAM, \$200.00 monthly utility fee. Situate your business in the thriving Ancaster Business Park with availability August 1, 2026.

Alexandra Blair
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Andrew Patrick Blair
Broker

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Email: blaird@bbsrealty.com



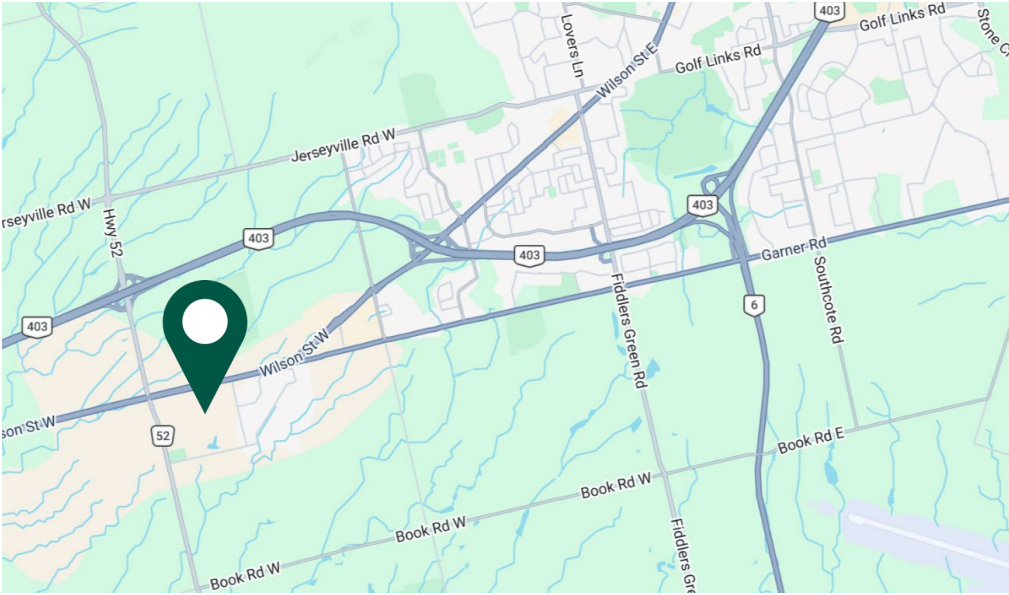
HAMILTON MAIN OFFICE

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

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OFFICE UNIT FOR LEASE

Professional office unit for lease in the Ancaster Business Park. This well-finished and light-filled space has a mix of open workspace and private offices, as well as a boardroom.



DETAILS

WASHROOMS	1
ZONING	M2 Exp. 678

- The Ancaster business park is situated close to local amenities like restaurants, retail shops
- 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
- Tenant pays in addition to rent & CAM, \$200.00 monthly utility fee
- Situate your business in the thriving Ancaster Business Park
- Availability August 1, 2026



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