

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE SUITE OPTIONS FOR SUB-LEASE

BBSREALTY.COM

\$16.25 PSF
NET LEASE RATE

\$13.41 PSF
T.M.I. (2026)

2,960 or 4,835
SQUARE FEET



1425 Cormorant Road, Ancaster, ON

Professional office suite options available for sublease at 1425 Cormorant Road, Ancaster, a building with a welcoming lobby for clients and staff, leading to the elevator for accessible access to the suite(s). The Ancaster business park is situated close to local amenities like restaurants, retail shops, with great proximity to Hamilton and other key commercial areas. Longer term with landlord possible.

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HAMILTON MAIN OFFICE

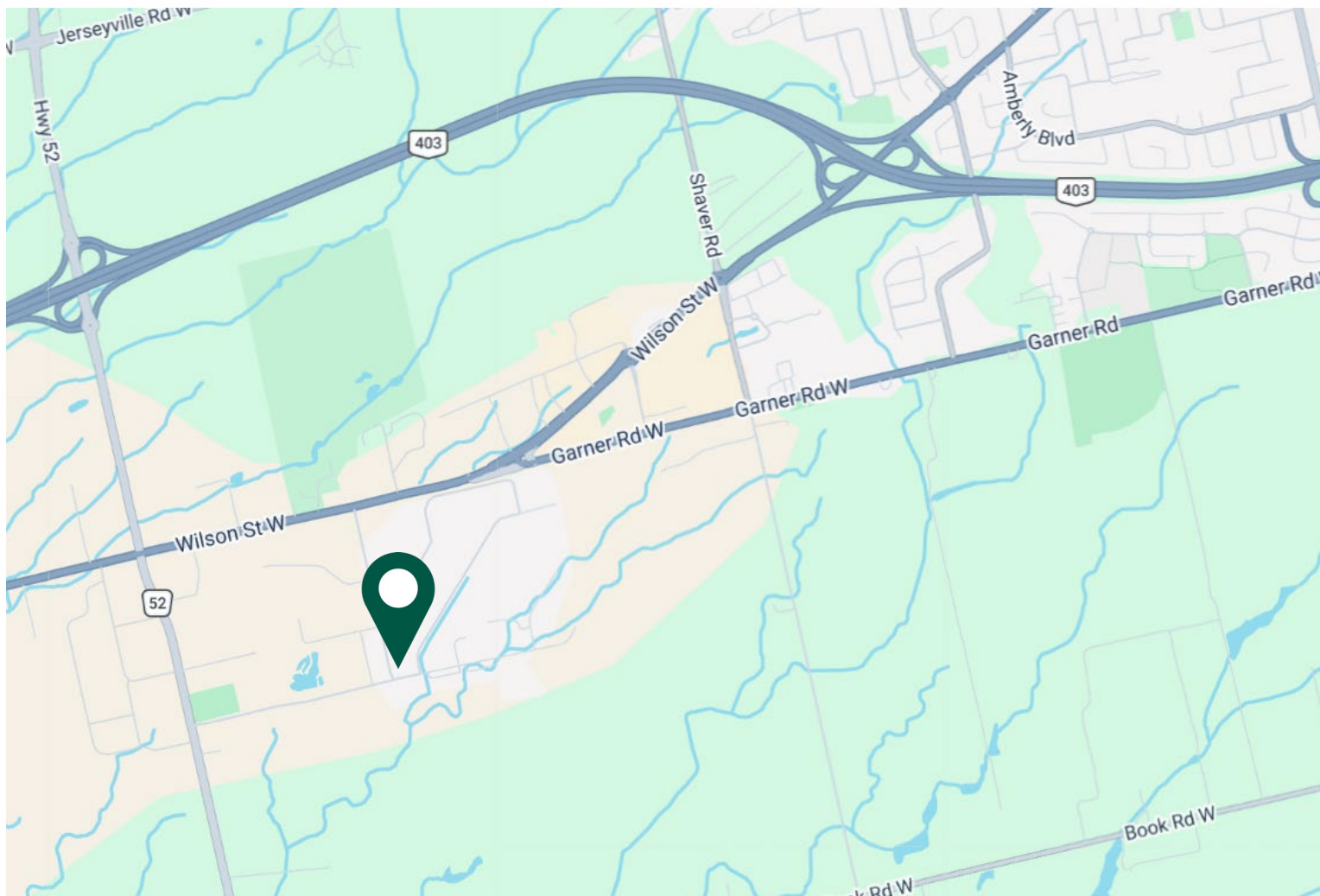
1425 Cormorant Road, Suite 303, Ancaster, ON, L9G 4V5
P 905.529.5900 F 905.529.7474

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.

OPTIONS

SUITE	SQUARE FEET	RENTAL RATE	T.M.I. RATE	ZONING
300	2,960 sf	\$16.25 psf	\$13.41 psf	M2 Exception: 435, 678
300&304	4,835 sf	\$16.25 psf	\$13.41 psf	M2 Exception: 435, 678

- Transit is steps away, but the property also provides plenty of parking and easy access to major highways, including HWY 403
- The Ancaster business park is situated close to local amenities like restaurants, retail shops, with great proximity to Hamilton and other key commercial areas
- Lease runs to Feb 28, 2030
- Longer term with landlord possible



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- Suite 300
- Located in the Ancaster Business Park, this modern corner office has a mix of private offices and open space, with the large open space flanked with two walls of windows, great for open workspace/room for a boardroom
- Combine with Suite 304 for a larger footprint



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- Suite 300&304
- Located in the Ancaster Business Park, these modern corner suites have large private offices with a spacious reception flowing along to the corner boardroom, and a large open space flanked by two walls of windows
- The unit is well finished with many glass door inserts, a wide hallway plan, and a kitchenette



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