

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE UNIT FOR SUBLEASE

BBSREALTY.COM

\$13.95 PSF
NET LEASE RATE

\$10.00 PSF
T.M.I. (2026)

2,104
SQUARE FEET



1295 Cormorant Road, Unit 303, Ancaster, ON

Relocate your office to a beautifully finished suite at 1295 Cormorant Road. Elevator accessible, Suite 303 is fully built out, with large glass doors, high ceilings, and a modern kitchenette. There are also four large private offices and a boardroom, as well as a reception, if needed. Longer term with landlord possible.

Alexandra Blair
Sales Representative

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Andrew Patrick Blair
Broker

Office: 905.529.5900 x 225
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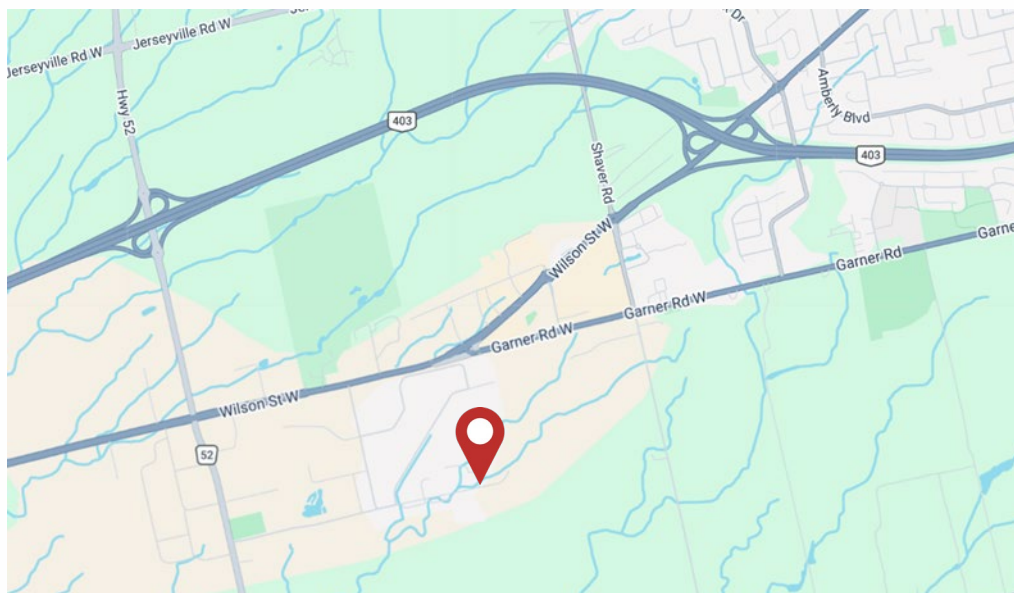


HAMILTON MAIN OFFICE

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.

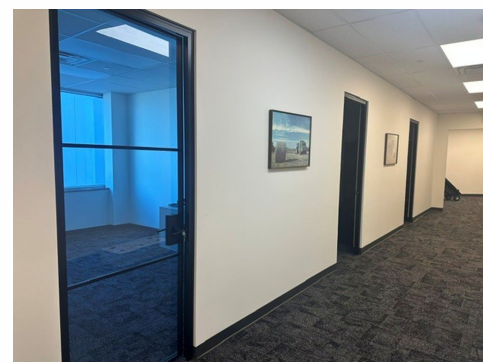
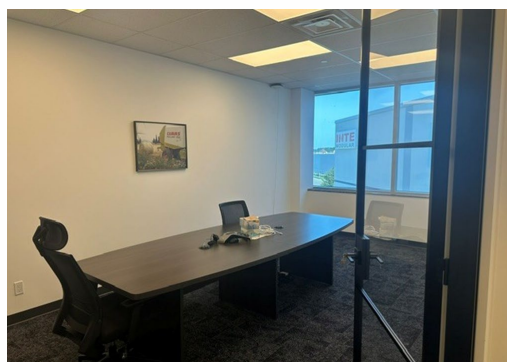
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DETAILS

KITCHENETTE	yes
PARKING	yes
WASHROOM	3
ZONING	M2 Exp. 678, 767

- 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
- Longer term with landlord possible



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