

**BLAIR
BLANCHARD
STAPLETON**

HALTON LTD.
REAL ESTATE BROKERAGE

FOR LEASE



**3380 SOUTH SERVICE RD
BURLINGTON, ON**

\$21.00 psf
Gross Rent

1,205 – 5,913
Square Feet

Kevin J. McAleese
Broker of Record, SIOR
905-634-4567
mcaleese@bbsrealty.com

Rod Wright, B.A.Sc.
Sales Representative
905-634-4567
wright@bbsrealty.com

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 Halton Ltd. makes no representation or warranty as to the accuracy or completeness thereof. The information herein contained is subject to change without notice.

TOTAL BUILDING AREA

52,859 square feet

BASE YEAR

\$7.77 per sq. ft. (2024 estimate) included in Gross Rent

AVAILABLE SUITES

Suite 201: 2,762 sq. ft.

Suite 301B: 1,205 sq. ft. (**sublease**)

Suite 304: 5,913 sq. ft.

PROPERTY HIGHLIGHTS

- 189 parking stalls at 3 spaces per 1,000 square feet leased
- Janitorial is extra
- Building signage available
- QEW profile with access via Walkers Line
- **Suite 301B sublease expires December 31, 2026**



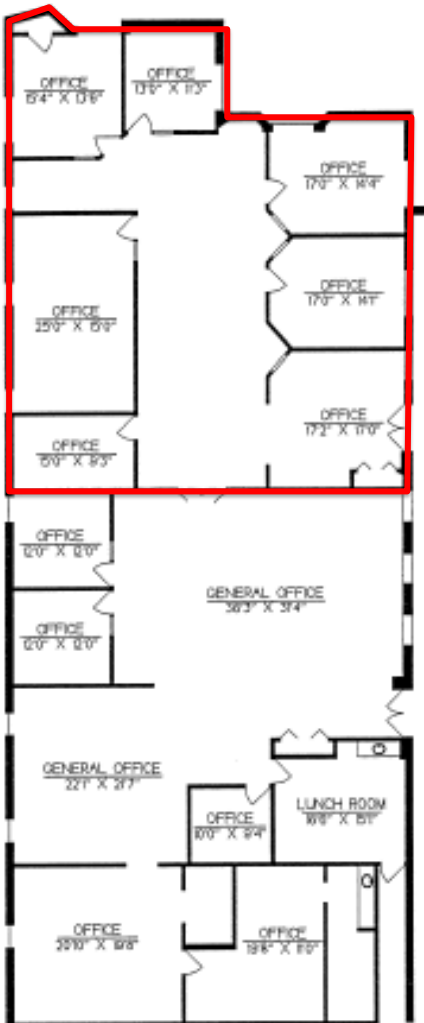
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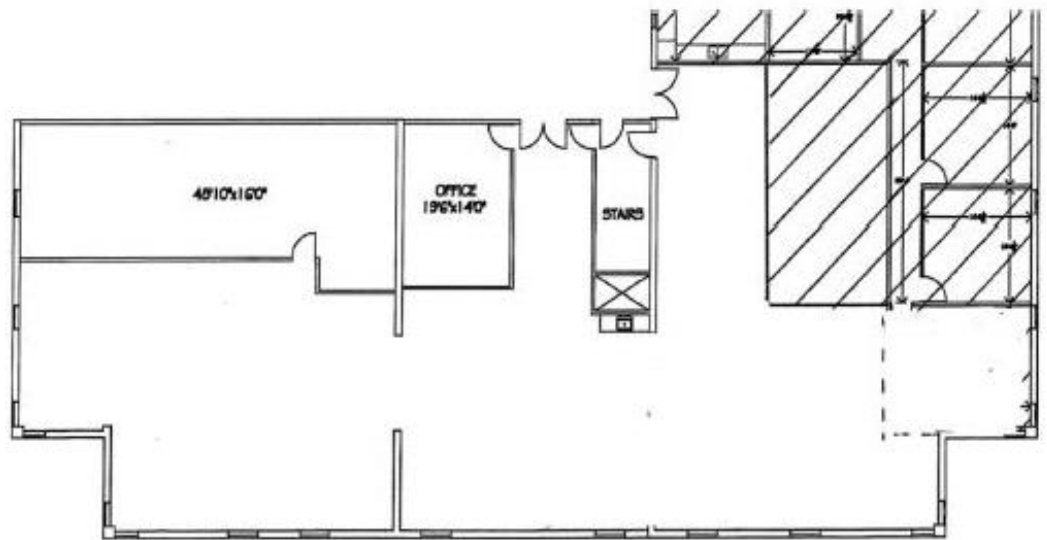
BURLINGTON OFFICE
5500 North Service Road, Suite 204,
Burlington, ON L7L 6W6
O: 905.634.4567 F: 905.637.8724

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Suite 201: 2762 Sq. Ft.



Suite 304: 5,913 Sq. Ft.



Available Jan 1, 2023

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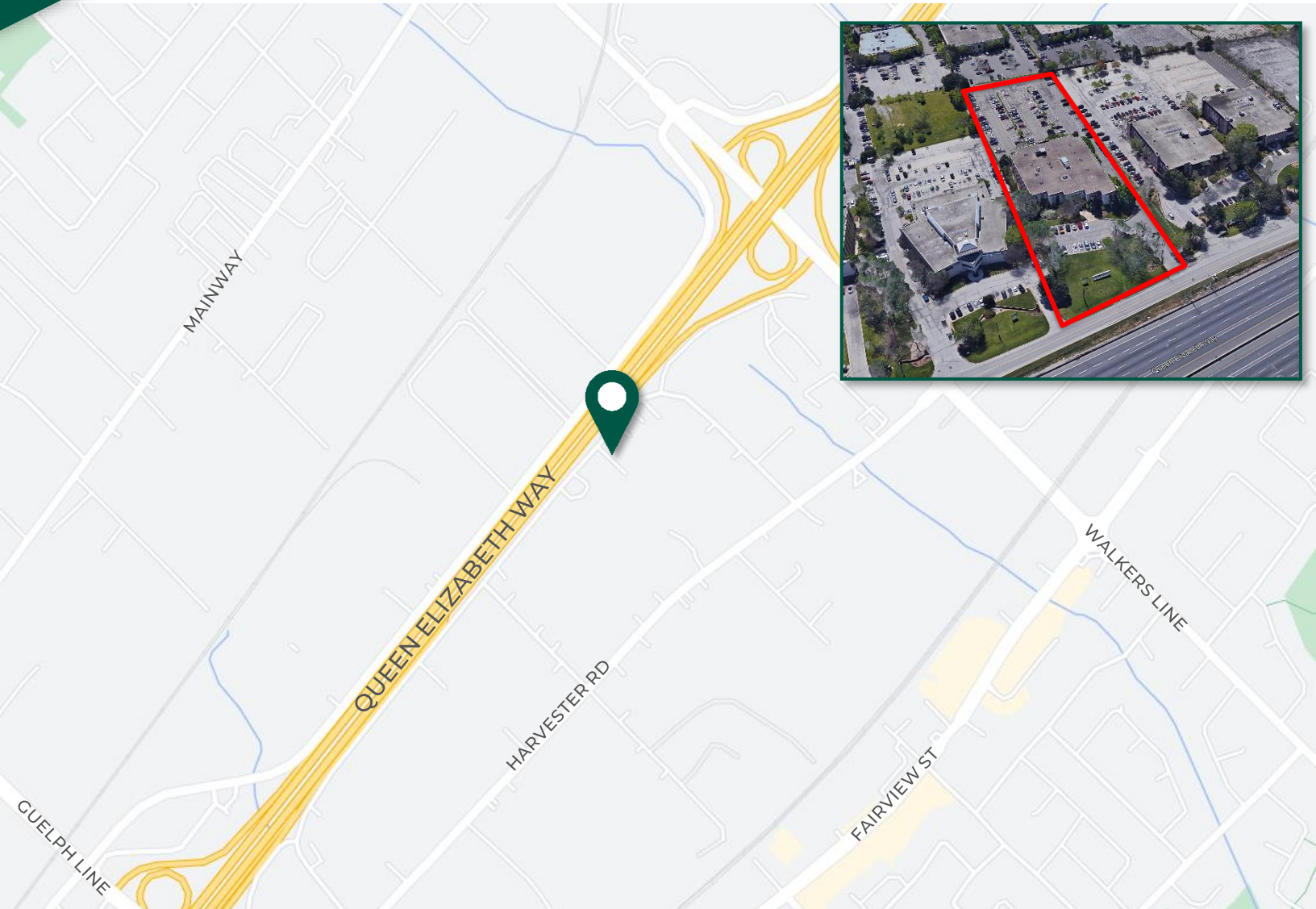
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REAL ESTATE BROKERAGE

3380

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BURLINGTON, ONTARIO**



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