

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE UNIT FOR LEASE

BBSREALTY.COM

**\$20.00**<sup>PSF</sup>  
NET LEASE RATE

**\$8.00**<sup>PSF</sup>  
T.M.I. (2024)

**1,265**  
SQUARE FEET



## 1100 South Service Road, Unit 418, Stoney Creek, ON

Professional office space for lease in a well maintained building off of South Service Road in Stoney Creek. Nicely finished space with views of Lake Ontario. Close proximity to industrial areas and easy access to the QEW.

**Andrew Patrick Blair**  
Broker of Record

Office: 905.529.5900 Ext. 225  
Email: [blaird@bbsrealty.com](mailto:blaird@bbsrealty.com)

**Alexandra Blair**  
Sales Representative

Office: 905.529.5900 Ext. 213  
Email: [alexandrablair@bbsrealty.com](mailto:alexandrablair@bbsrealty.com)

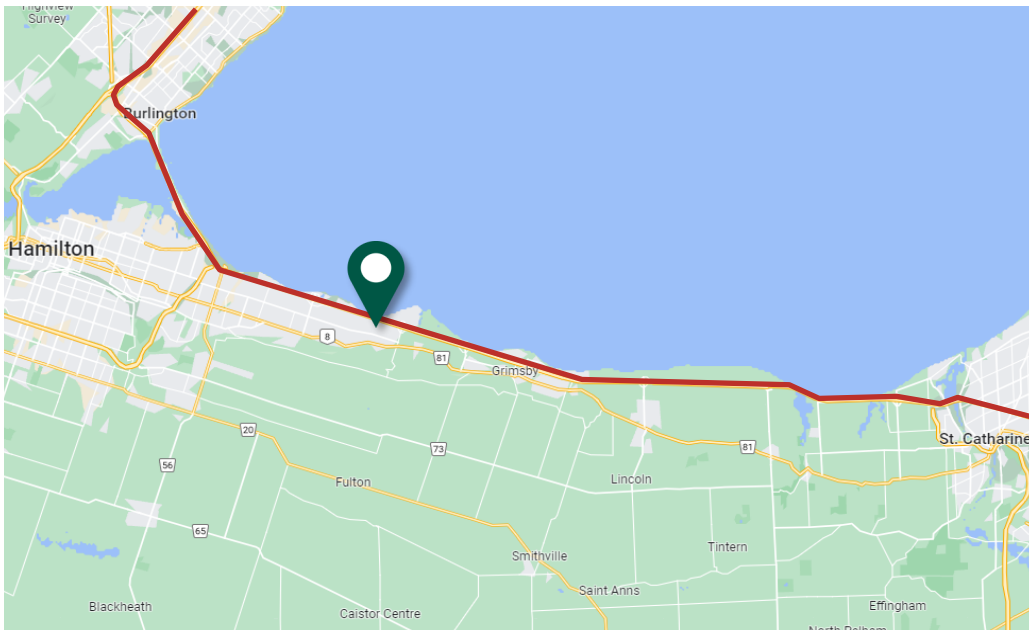
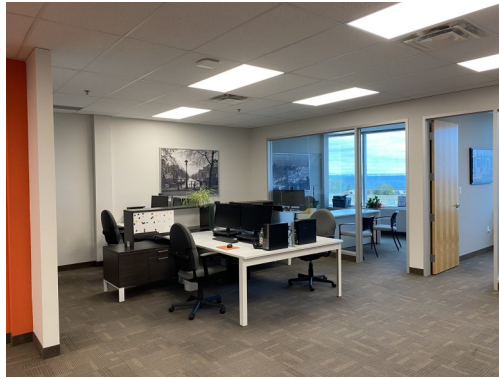
### HAMILTON OFFICE

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.

# OFFICE UNIT FOR LEASE

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## PROPERTY DETAILS

|                 |                 |
|-----------------|-----------------|
| NET LEASE RATE  | \$20.00 PSF     |
| T.M.I. (2024)   | \$8.00 PSF      |
| UNIT SIZE       | 1,265 SF        |
| FIRE PROTECTION | Full Sprinklers |
| PARKING         | 5 Spaces        |
| WASHROOMS       | 2               |
| ZONING          | M3              |

## PROPERTY DETAILS

- Located east of Glover Road on the South Service Road
- High visibility building alongside the QEW Niagara, minutes to highway access
- Plentiful natural light
- Incredible view of Lake Ontario
- Good parking, public transit close by
- Air conditioned
- Sprinklered
- Lobby with public elevator access
- Available immediately

## Andrew Patrick Blair Broker of Record

Office: 905.529.5900 Ext. 225  
Email: [blaird@bbsrealty.com](mailto:blaird@bbsrealty.com)

## Alexandra Blair Sales Representative

Office: 905.529.5900 Ext. 213  
Email: [alexandrablair@bbsrealty.com](mailto:alexandrablair@bbsrealty.com)



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