

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE UNIT FOR LEASE

BBSREALTY.COM

**\$9.95 PSF**  
NET LEASE RATE

**\$2.31 PSF**  
T.M.I. (2025)

**1,780**  
SQUARE FEET



## 1100 South Service Road, Second Floor, Stoney Creek, ON

Second floor office space with lots of natural light and excellent signage exposure to QEW Toronto / Niagara just minutes to a variety of amenities. Office space consists of one (1) 2 piece bathroom and separate room ideal for staff lunch room / storage. Immediate occupancy available. Square footage provided by Landlord. The Landlord will consider providing assistance toward the Tenant's leasehold improvements, subject to negotiation.



**Shawn Doiron**

Sales Representative

Office: 905.529.5900 Ext. 262

Email: [doirons@bbsrealty.com](mailto:doirons@bbsrealty.com)



### HAMILTON OFFICE

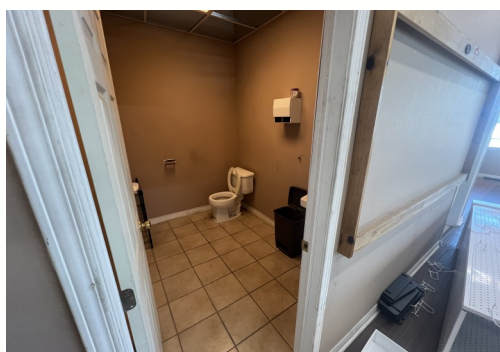
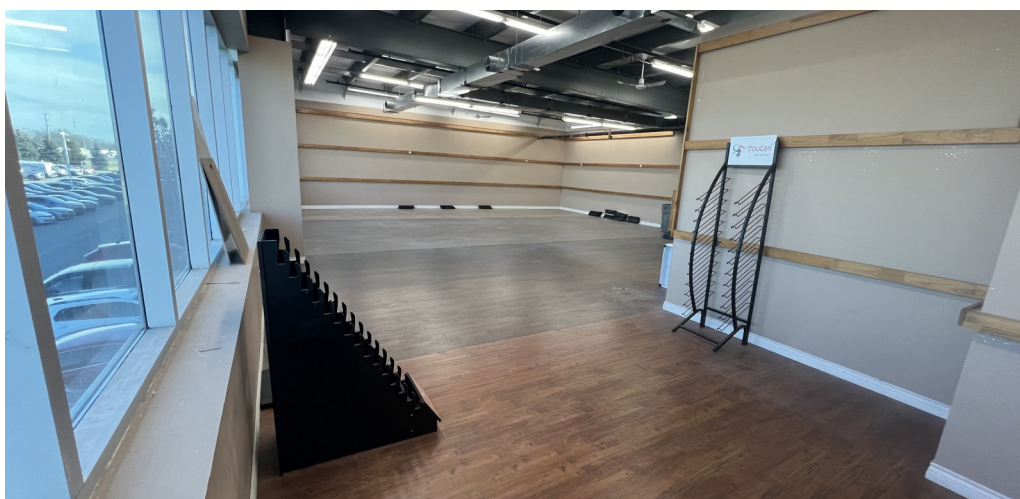
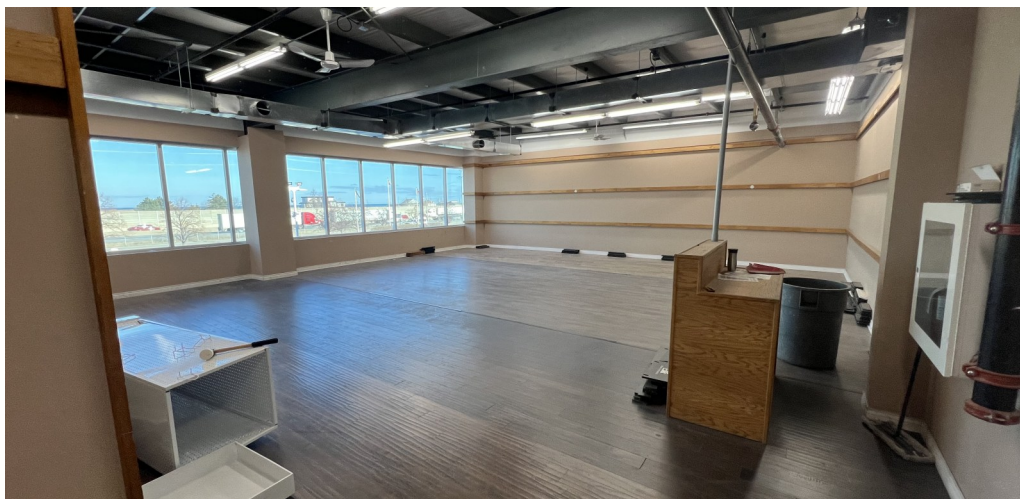
1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
P 905.529.5900 F 905.529.7474

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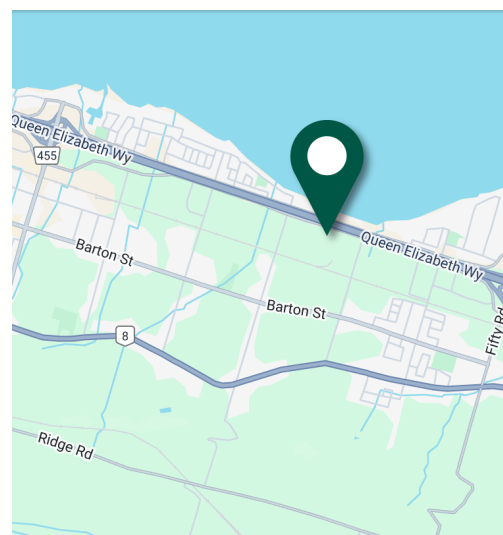
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## PROPERTY DETAILS

OFFICE	100%
PARKING	surface
WASHROOM	(1) 2 piece
ZONING	M3—402

- 3,100 square foot building on 80' x 89' lot
- Property lends itself to many possibilities for business and professional offices
- Great location within close proximity of a variety of amenities
- Public transit close by, easy access to Highway #6
- Deep window sills, wide plank pine flooring, high baseboards



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