

**BLAIR  
BLANCHARD  
STAPLETON**

HALTON LTD.  
REAL ESTATE BROKERAGE

**FOR LEASE**



**3228** **SOUTH  
SERVICE ROAD**  
BURLINGTON, ON

**\$21.00 PSF**  
Gross

**963-8,075**  
Square Feet

**Kevin J. McAleese**

Broker of Record

905-634-4567

[mcaleese@bbsrealty.com](mailto:mcaleese@bbsrealty.com)

**Rod Wright, B.A.Sc.**

Sales Representative

905-634-4567

[wright@bbsrealty.com](mailto: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.

# 3228

## SOUTH SERVICE RD

### BURLINGTON, ON

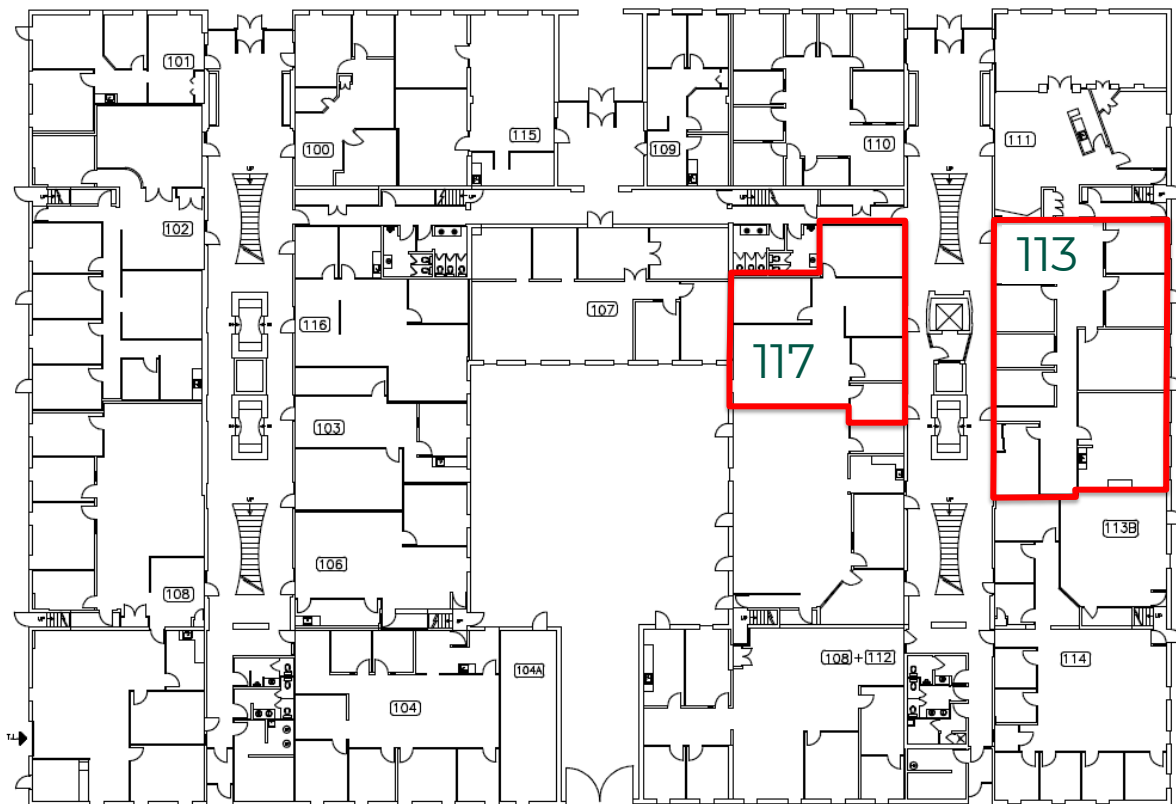
#### PROPERTY HIGHLIGHTS:

- Janitorial included
- Base year 2026 taxes and operating expenses are estimated at \$9.87 per sq. ft. and included in the Gross Rent
- QEW exposure
- Ample parking

#### AVAILABLE SUITES:

**Suite 113** 2,714 Sq. Ft.

**Suite 117** 1,583 Sq. Ft.



## \$21.00 PSF

### Gross

## 963-8,075

### Square Feet

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**BURLINGTON OFFICE**  
3228 South Service Road, Suite 204,  
Burlington, ON L7N 3H8  
O: 905.634.4567 F: 905.637.8724

**BBSREALTY.COM**

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**SOUTH SERVICE RD**

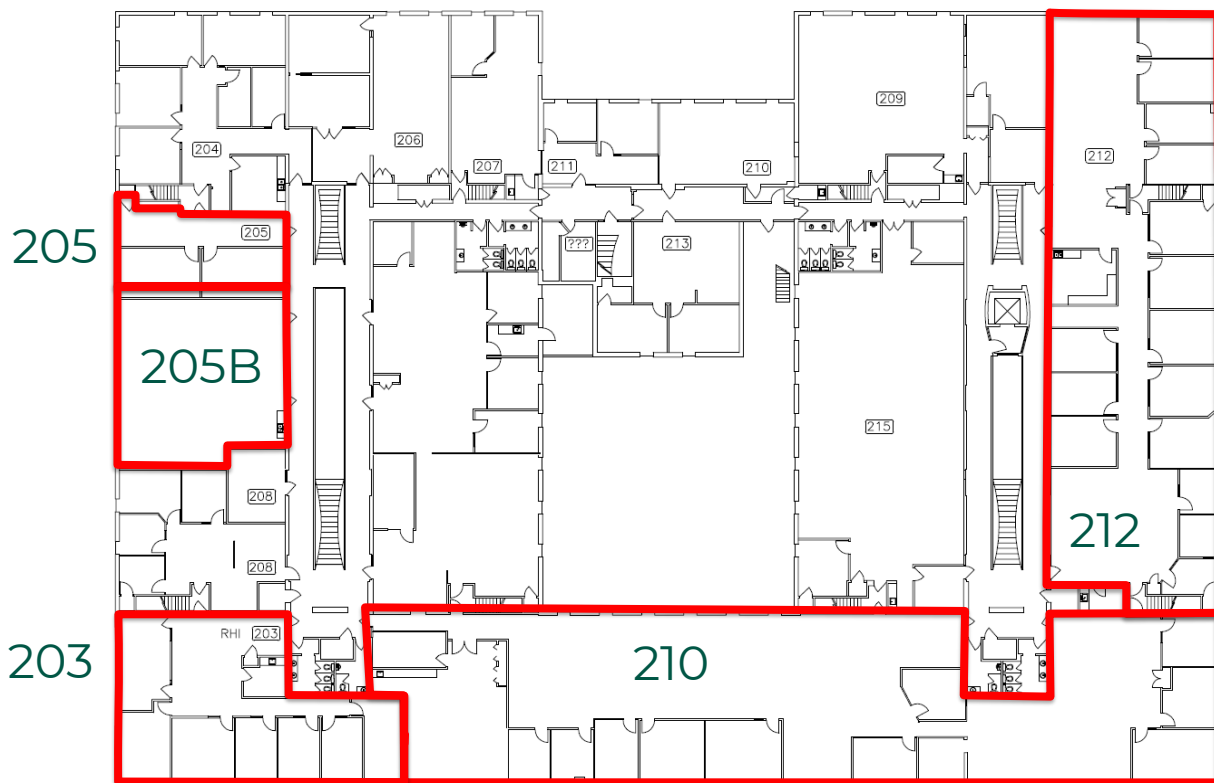
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- QEW exposure
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## AVAILABLE SUITES:

|                   |               |
|-------------------|---------------|
| <b>Suite 203</b>  | 2,331 Sq. Ft. |
| <b>Suite 205</b>  | 963 Sq. Ft.   |
| <b>Suite 205B</b> | 1,668 Sq. Ft. |
| <b>Suite 212</b>  | 5,918 Sq. Ft. |
| <b>Suite 210</b>  | 8,075 Sq. Ft. |



**\$21.00 PSF**

Gross

**963-8,075**

Square Feet

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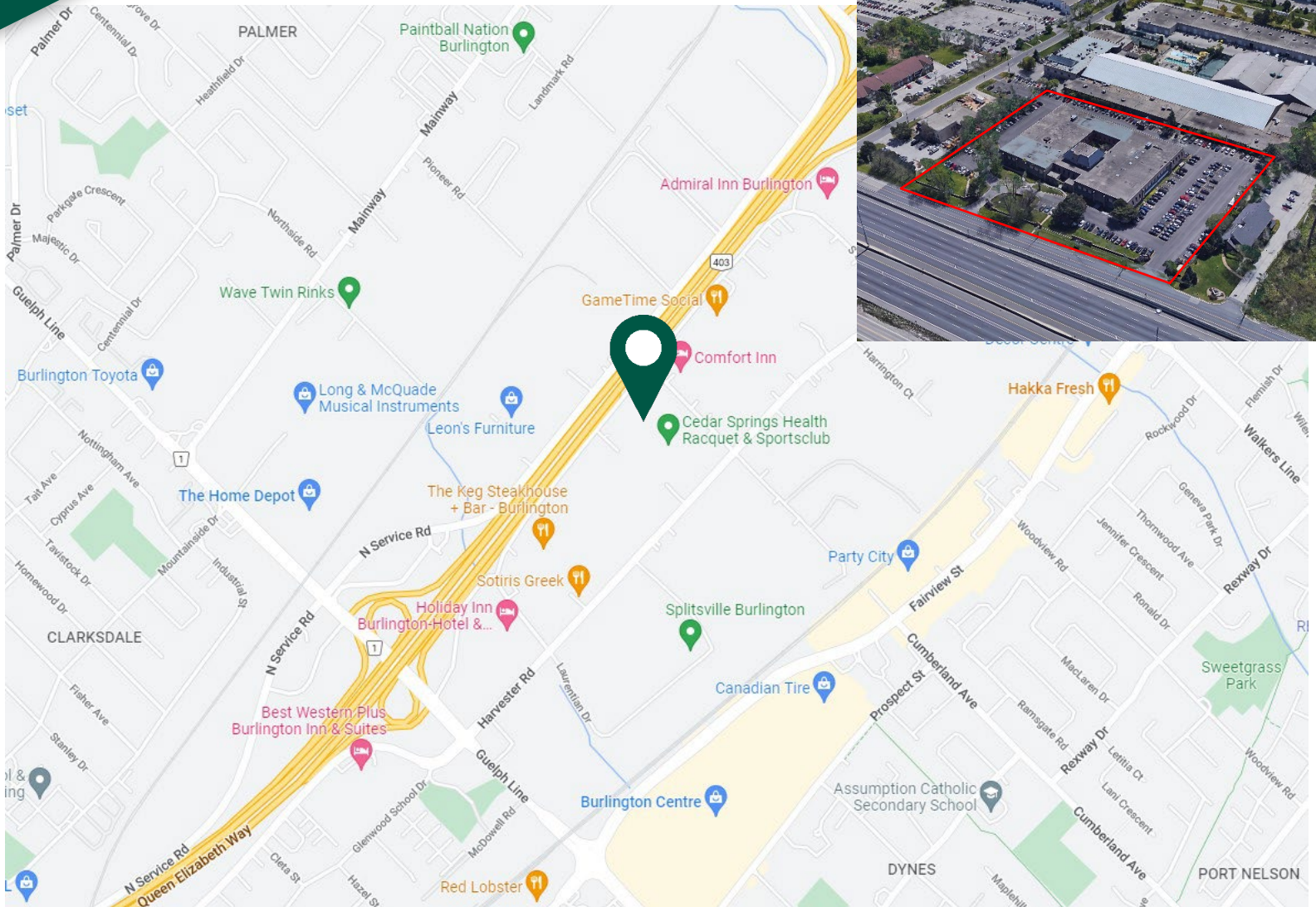
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