



**3228**

**SOUTH  
SERVICE ROAD  
BURLINGTON, ON**

**\$21.00 PSF**

Gross

**963-11,727**

Square Feet

**Kevin J. McAleese**  
Broker of Record  
905-634-4567  
[mcaleese@bbsrealty.com](mailto:mcaleese@bbsrealty.com)

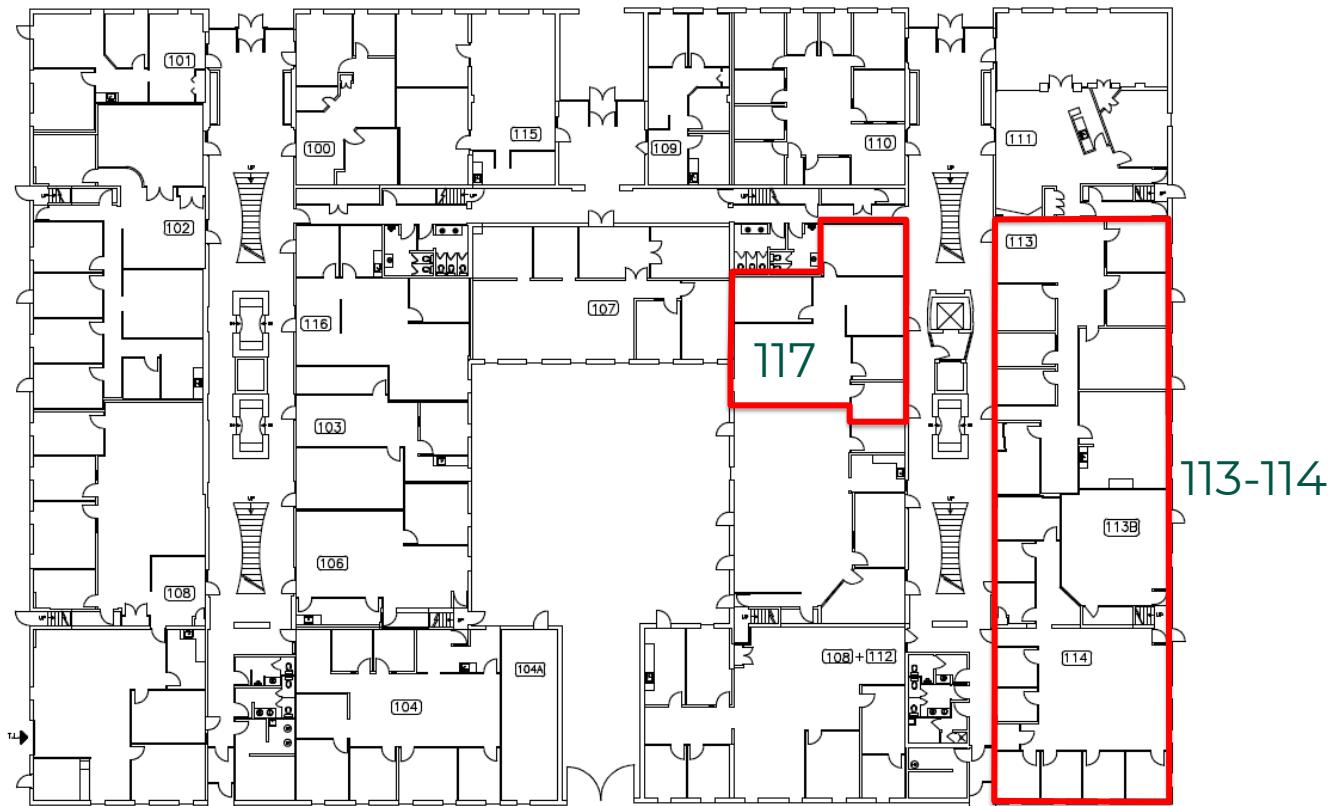
**Rod Wright, B.A.Sc.**  
Sales Representative  
905-634-4567  
[wright@bbsrealty.com](mailto:wright@bbsrealty.com)

## PROPERTY HIGHLIGHTS:

- Janitorial included
- Base year 2024 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 113-114** 5,717 Sq. Ft.  
**Suite 117** 1,583 Sq. Ft.



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**BURLINGTON OFFICE**  
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Burlington, ON L7L 6W6  
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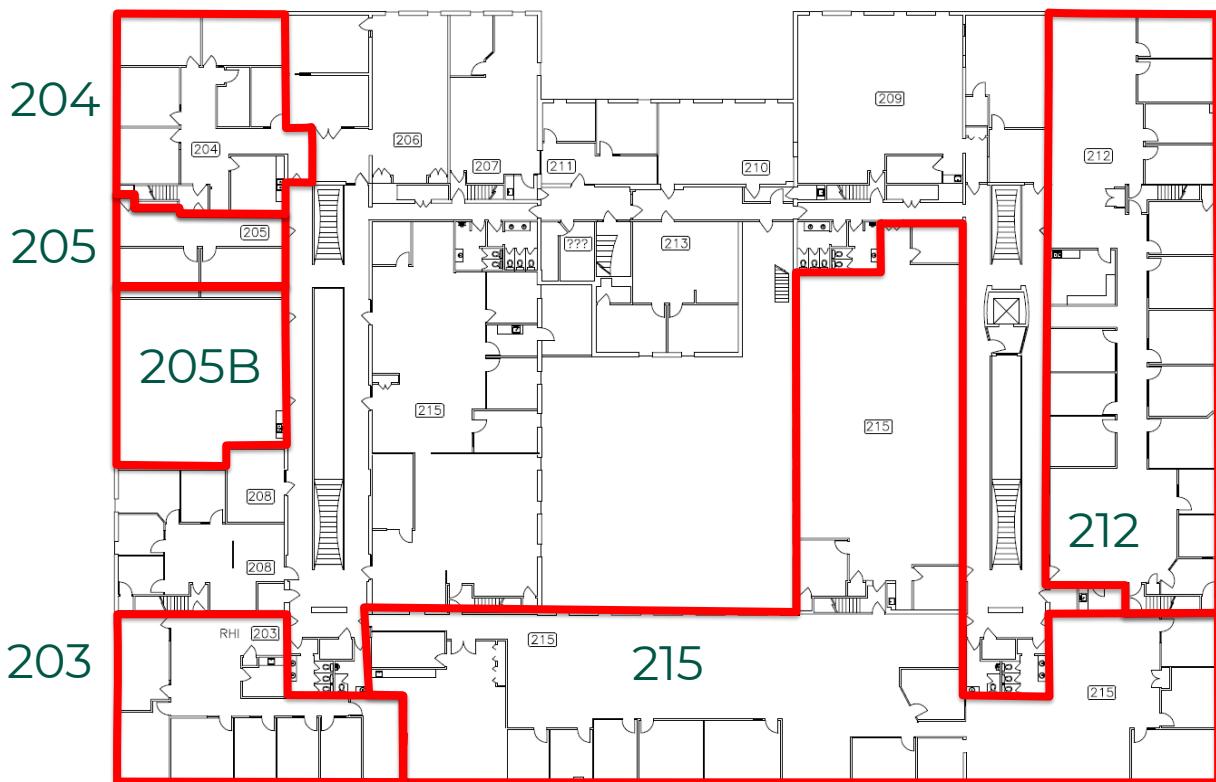
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## AVAILABLE SUITES:

<b>Suite 203</b>	2,331 Sq. Ft.
<b>Suite 204</b>	1,994 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 215</b>	11,727 Sq. Ft.



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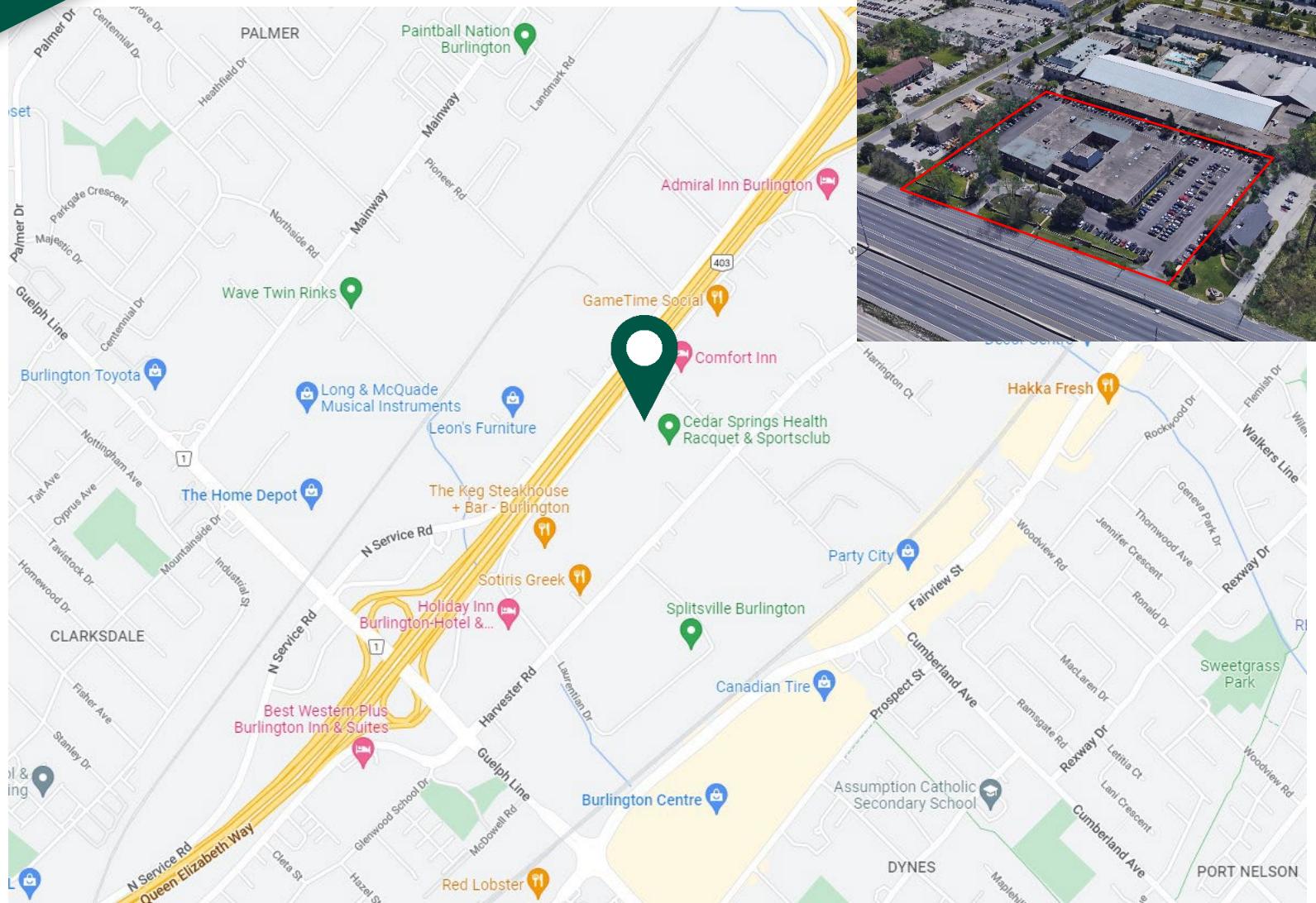
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The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Ltd. makes no representation or warranty as to the accuracy or completeness thereof. The information herein contained is subject to change without notice.

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