

**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

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.

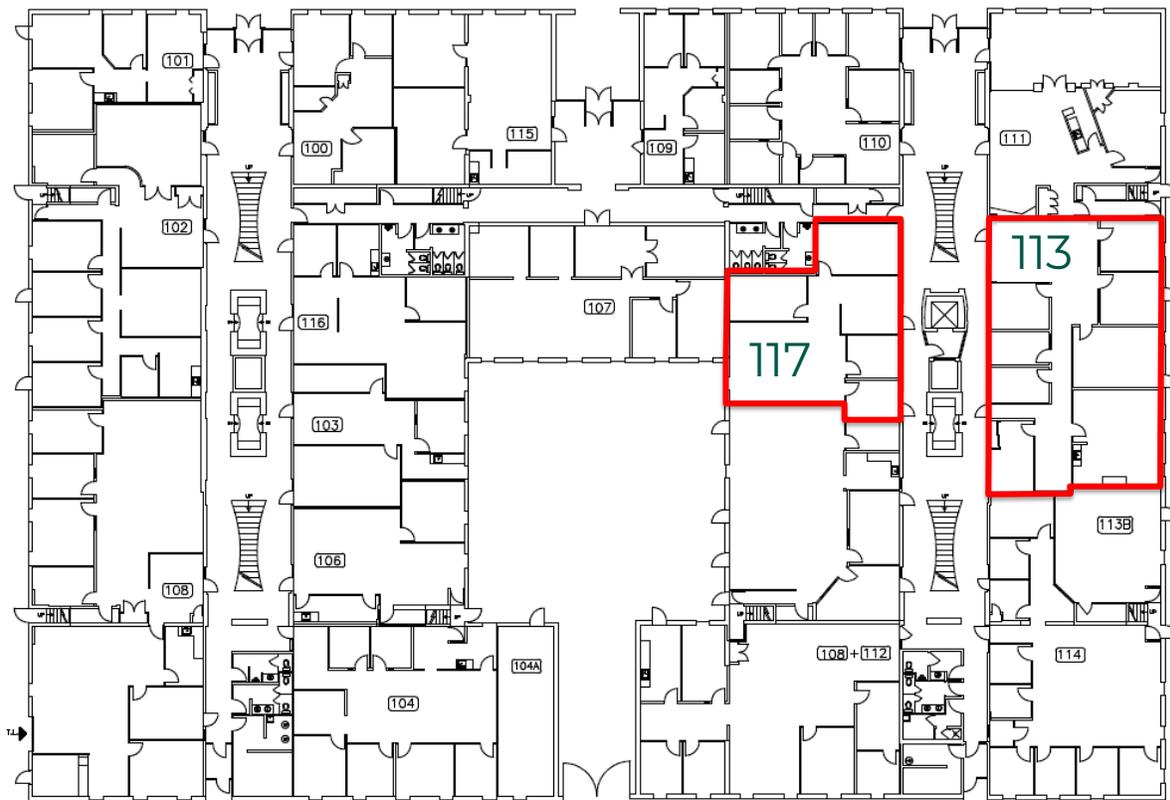
AVAILABLE SUITES:

Suite 113 2,714 Sq. Ft.

Suite 117 1,583 Sq. Ft.

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



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BURLINGTON OFFICE

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

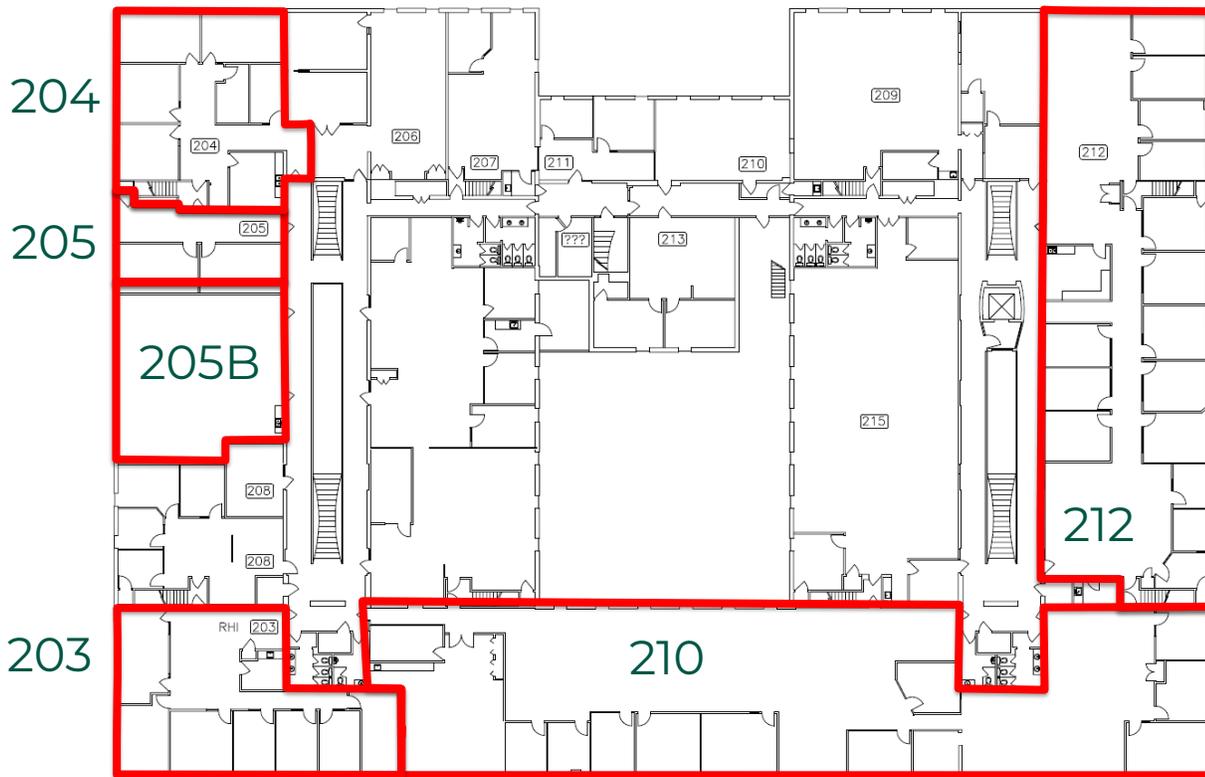
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AVAILABLE SUITES:

Suite 203	2,331 Sq. Ft.
Suite 204	1,994 Sq. Ft.
Suite 205	963 Sq. Ft.
Suite 205B	1,668 Sq. Ft.
Suite 212	5,918 Sq. Ft.
Suite 210	8,075 Sq. Ft.



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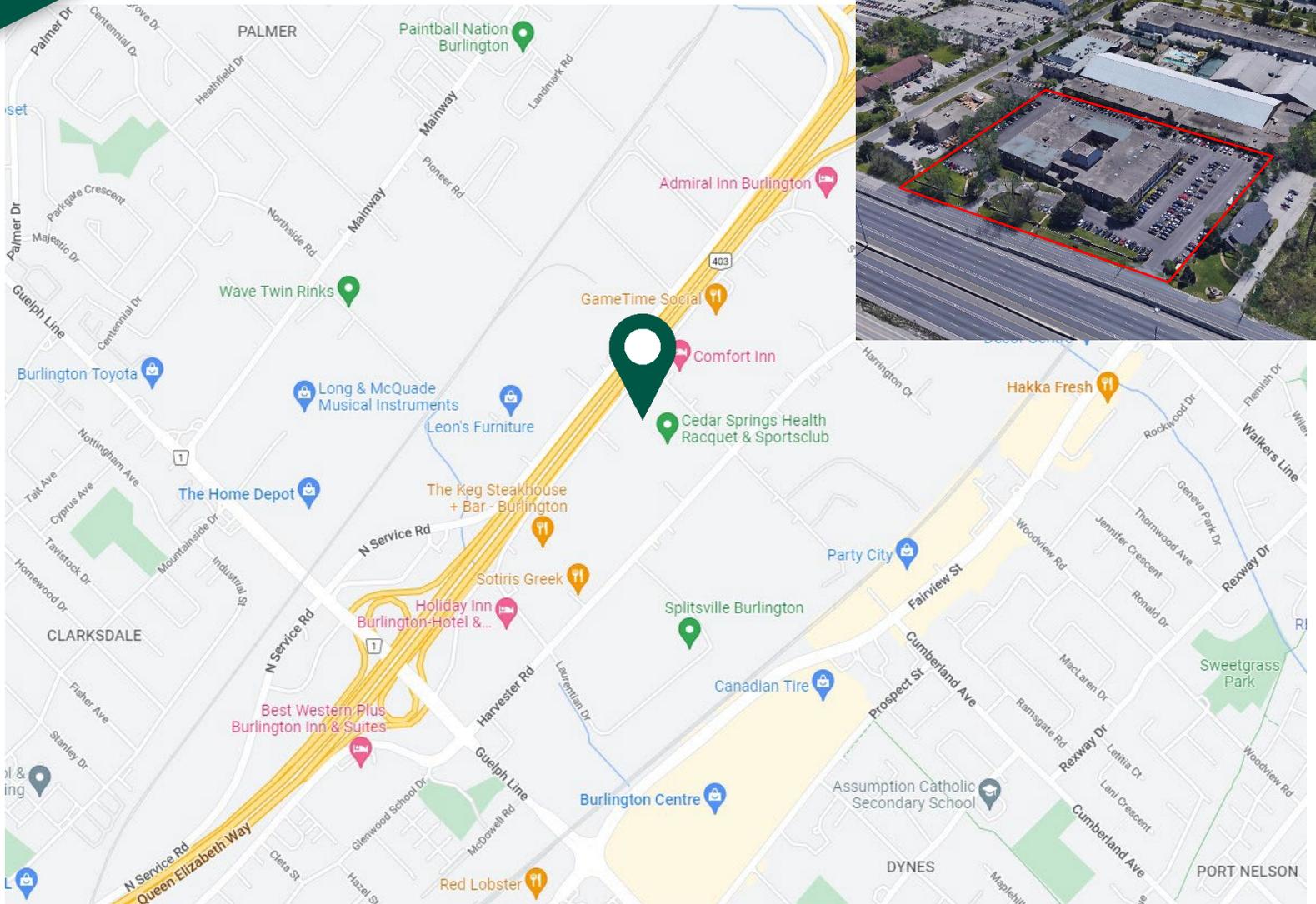
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