



# **3380 SOUTH SERVICE RD BURLINGTON, ON**

**\$21.00 psf**

Gross Rent

**1,031 – 9,733**

Square Feet

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

## **TOTAL BUILDING AREA**

52,859 square feet

## **AVAILABLE SUITES**

|                   |               |
|-------------------|---------------|
| Suite 101:        | 3,750 sq.ft.  |
| Suite 105:        | 1,031 sq. ft. |
| Suite 108:        | 2,725 sq. ft. |
| Suite 301:        | 3,820 sq. ft. |
| Suite 304:        | 5,913 sq. ft. |
| Suites 301 & 304: | 9,733 sq. ft  |

## **BASE YEAR**

\$7.77 per sq. ft. (2025 estimate) included in Gross Rent

## **PROPERTY HIGHLIGHTS**

- 189 parking stalls at 3 spaces per 1,000 square feet leased
- Janitorial is extra
- Building signage available
- QEW profile with access via Walkers Line
- Units 301 & 304 can be combined for a total area of 9,733sf



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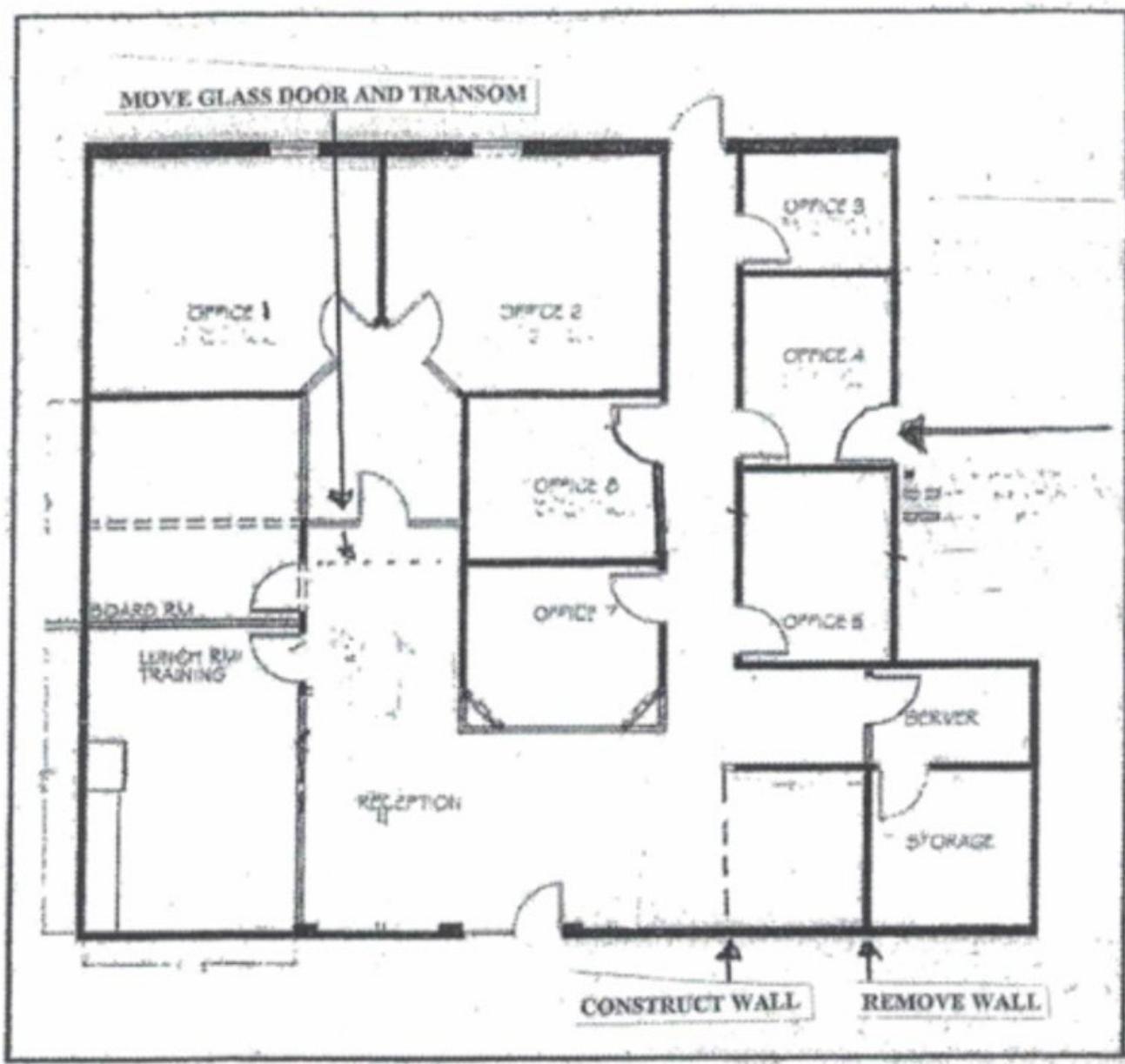
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Suite 108: 2,725 Sq. Ft.

Available December 1, 2025



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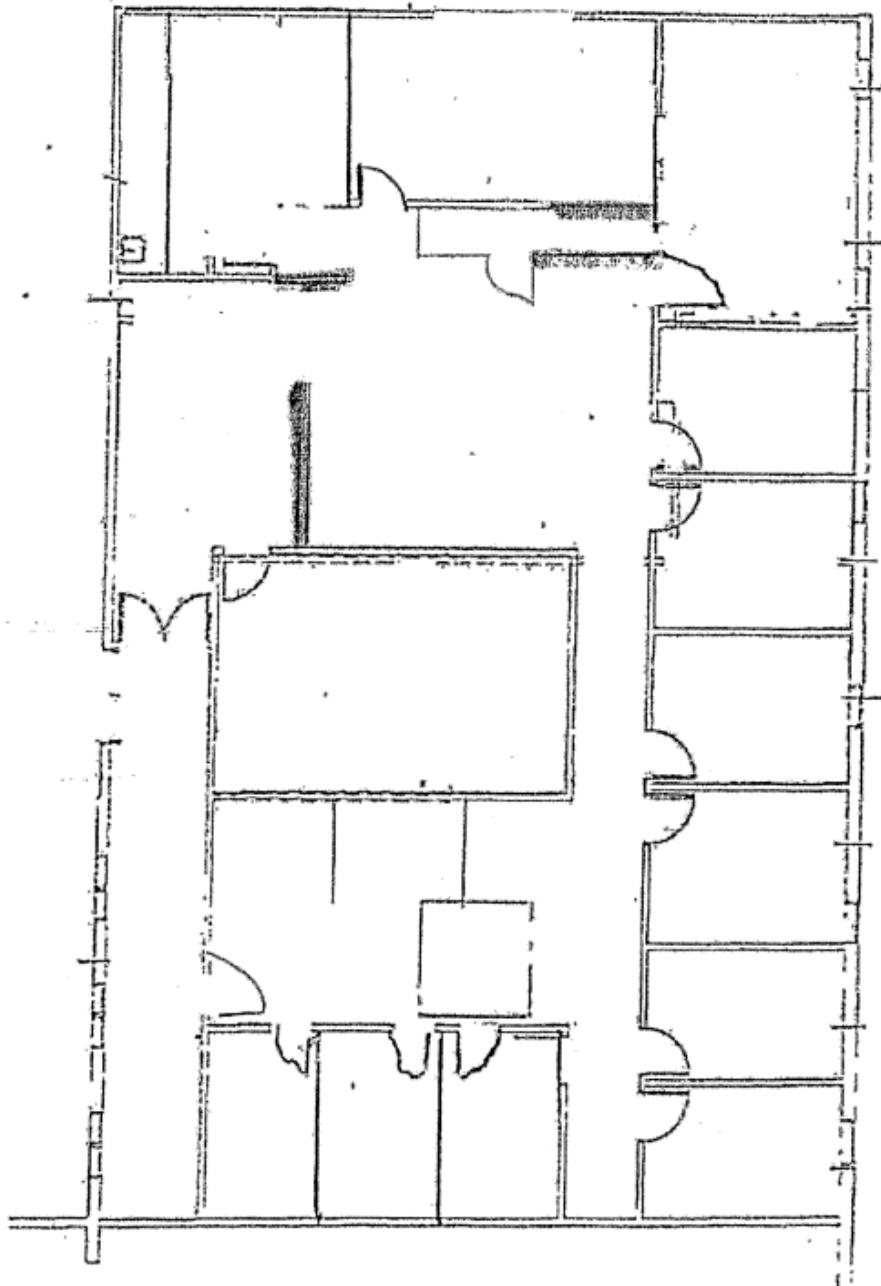
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**SOUTH SERVICE RD**  
**BURLINGTON, ONTARIO**

Suite 301: 3,820 Sq. Ft.



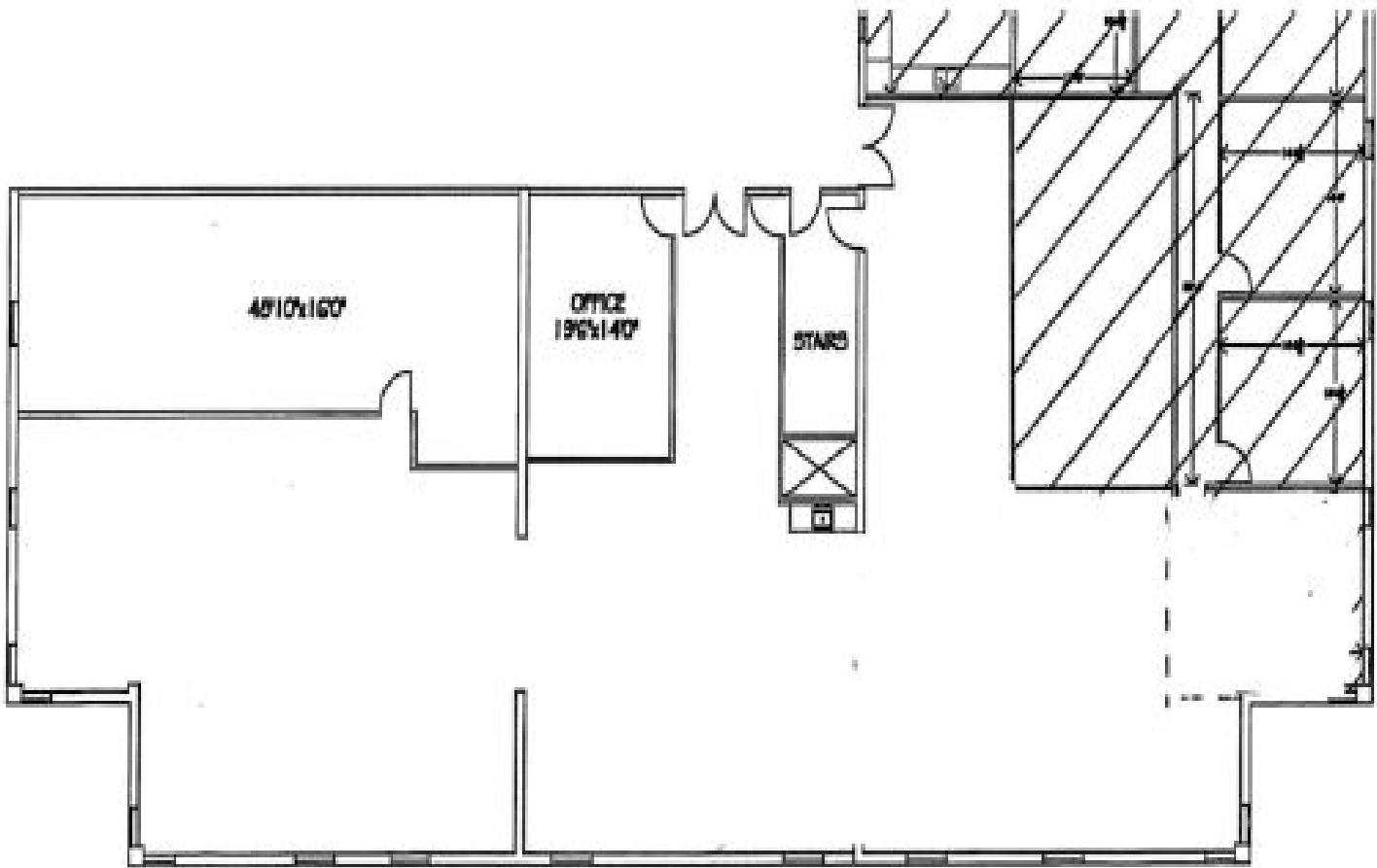
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Suite 304: 5,913 Sq. Ft.

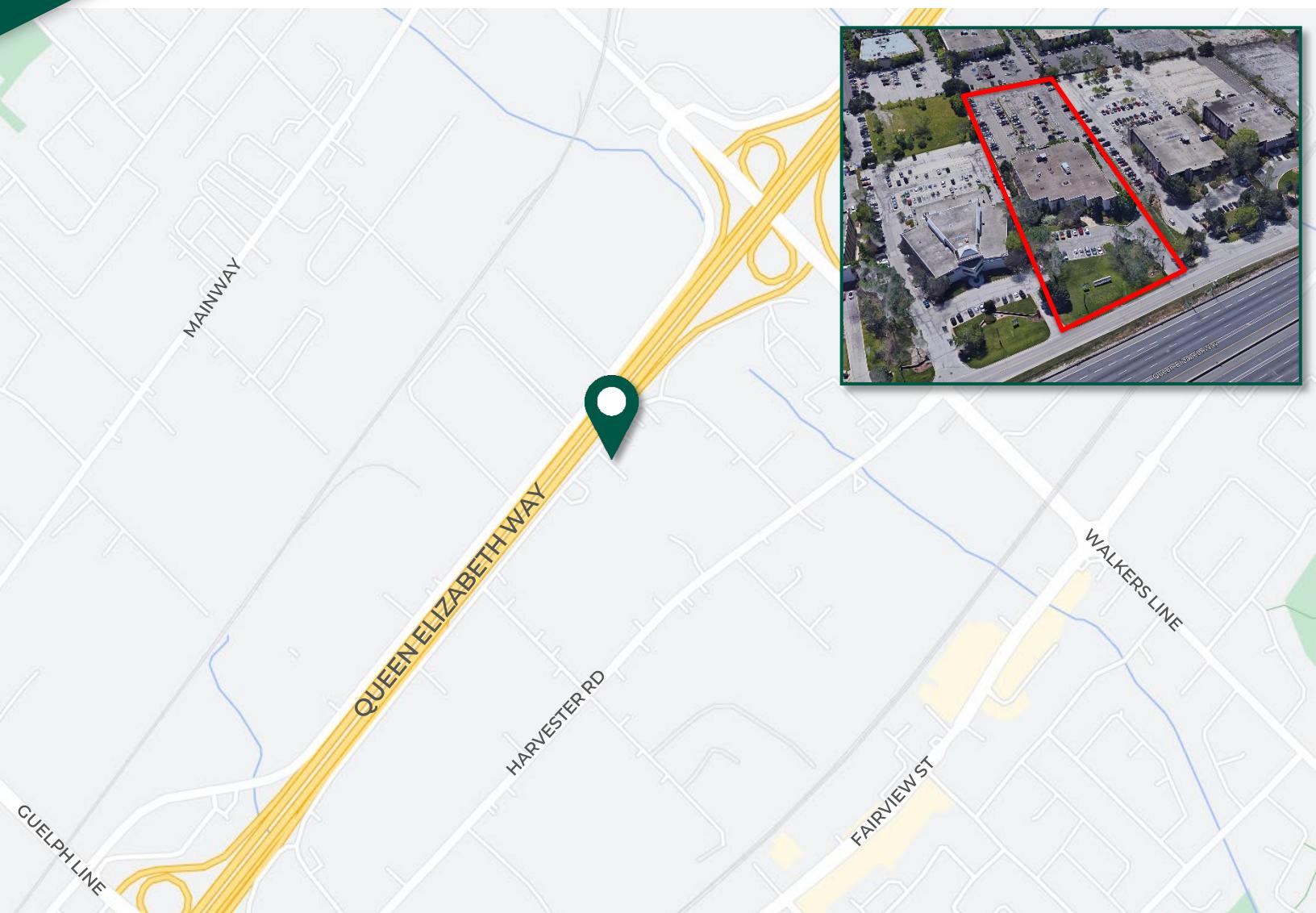


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Square Feet

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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