

**BLAIR
BLANCHARD
STAPLETON**

HALTON LTD.
REAL ESTATE BROKERAGE

FOR LEASE



3380 SOUTH SERVICE RD BURLINGTON, ON

\$21.00 psf
Gross Rent

2,275 – 9,733
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.

TOTAL BUILDING AREA

52,859 square feet

AVAILABLE SUITES

Suite 101:	3,750 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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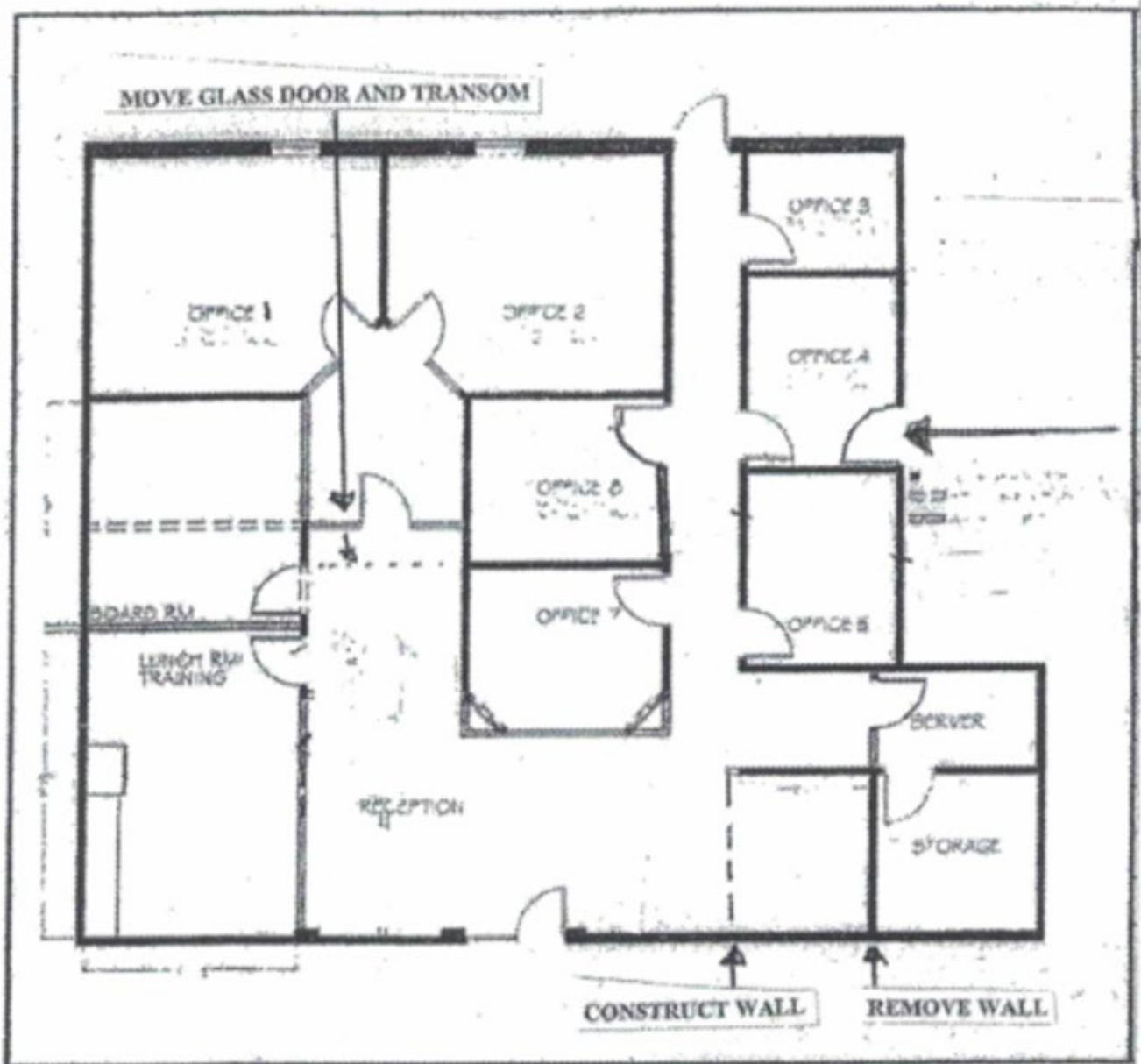
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BURLINGTON OFFICE
5500 North Service Road, Suite 204,
Burlington, ON L7L 6W6
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Suite 108: 2,725 Sq. Ft.

Available December 1, 2025



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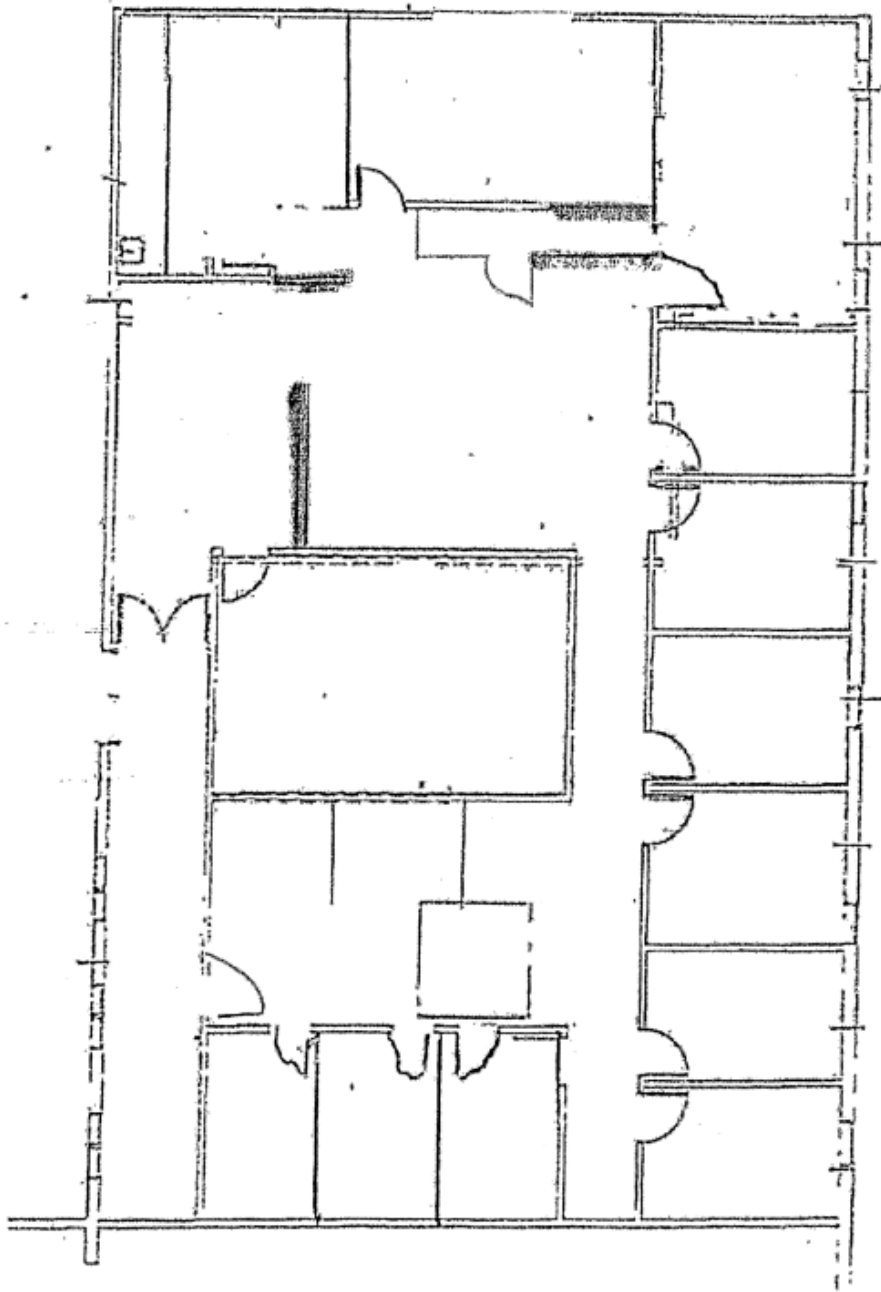
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Suite 301: 3,820 Sq. Ft.



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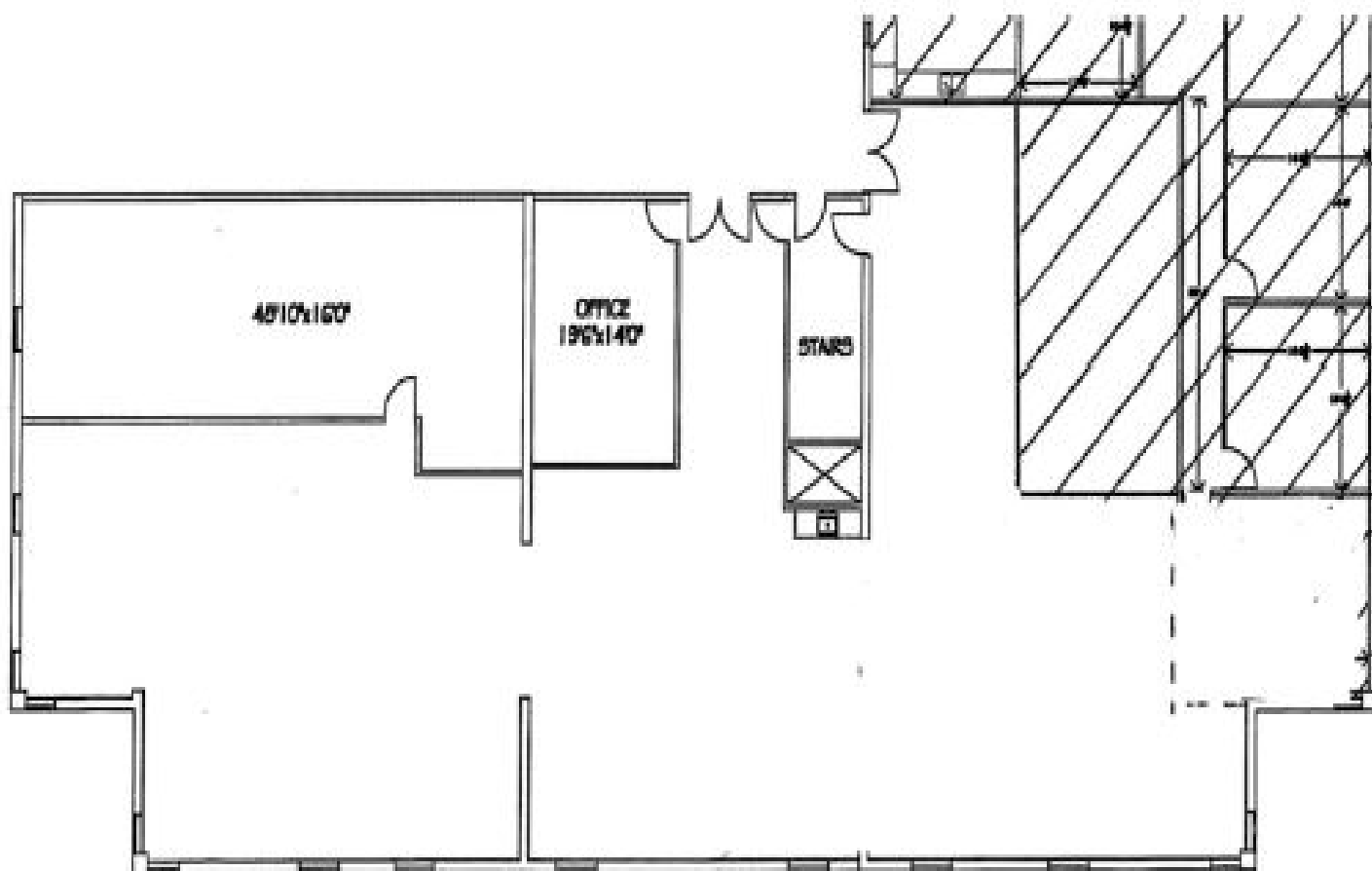
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**SOUTH SERVICE RD
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Suite 304: 5,913 Sq. Ft.



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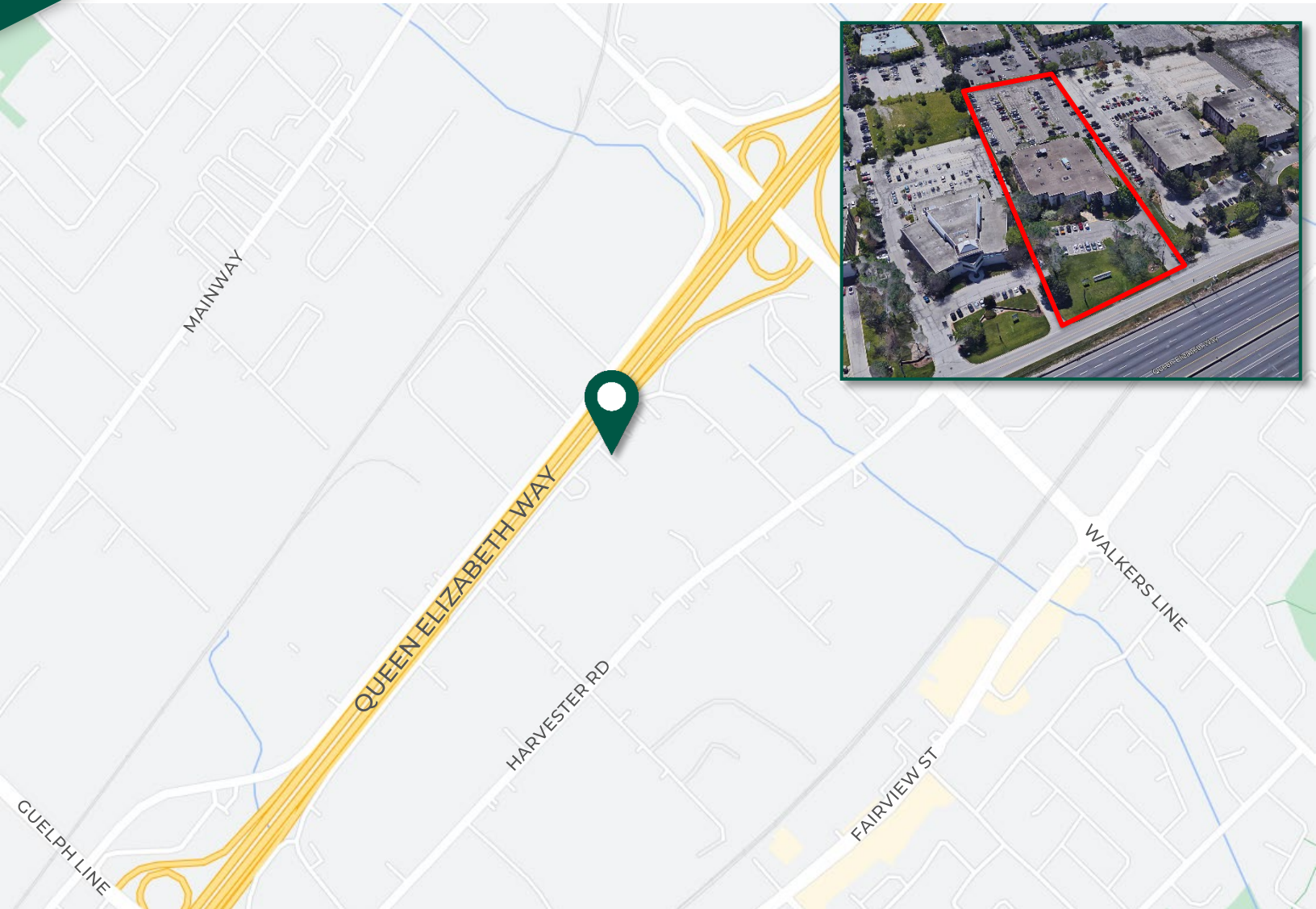
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