

**BLAIR  
BLANCHARD  
STAPLETON**

HALTON LTD.  
REAL ESTATE BROKERAGE

**FOR LEASE**



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

**\$21.00 psf**  
Gross Rent

**2,725 – 9,733**  
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  
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## 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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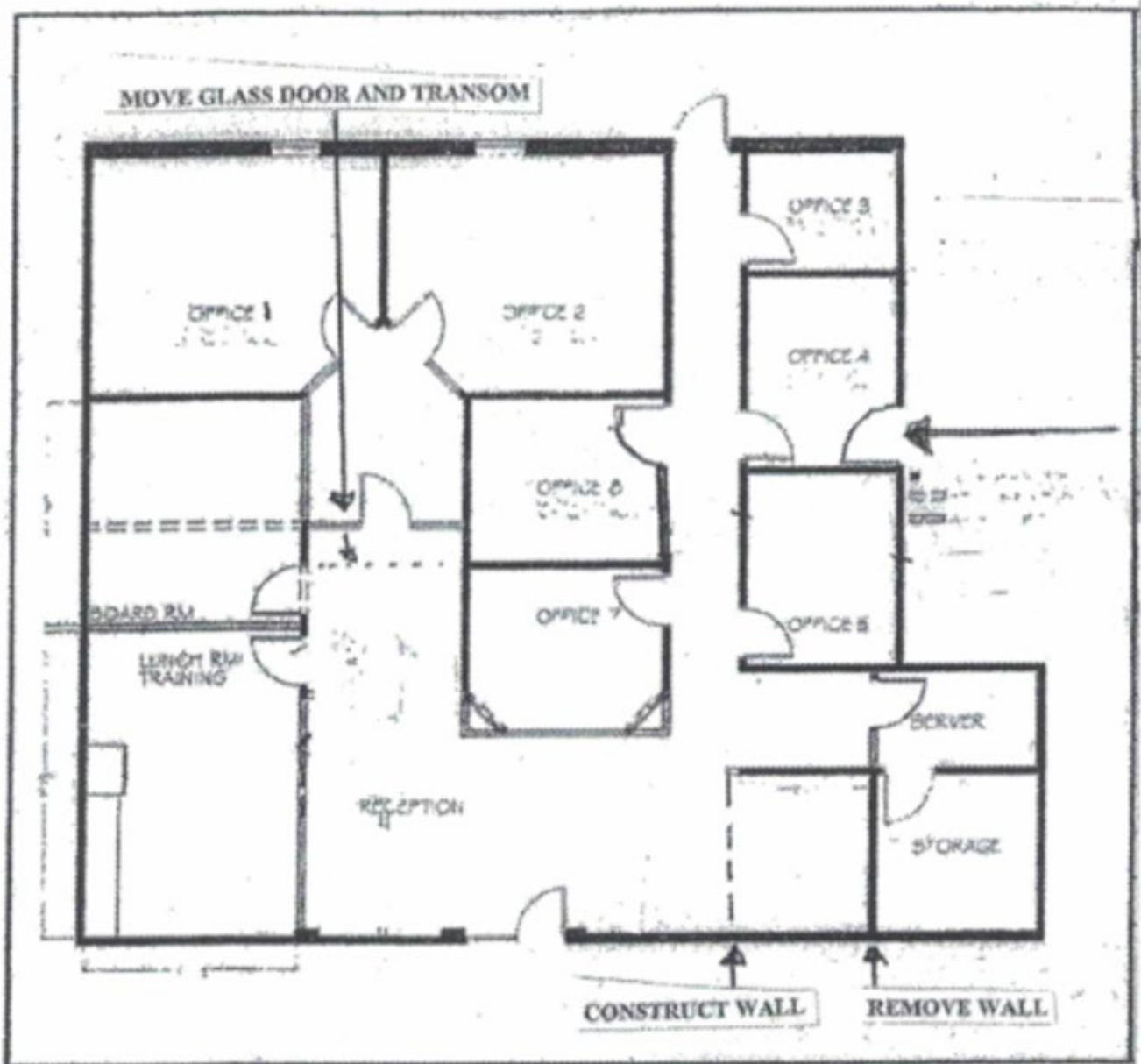
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**BURLINGTON OFFICE**  
5500 North Service Road, Suite 204,  
Burlington, ON L7L 6W6  
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Suite 108: 2,725 Sq. Ft.

Available December 1, 2025



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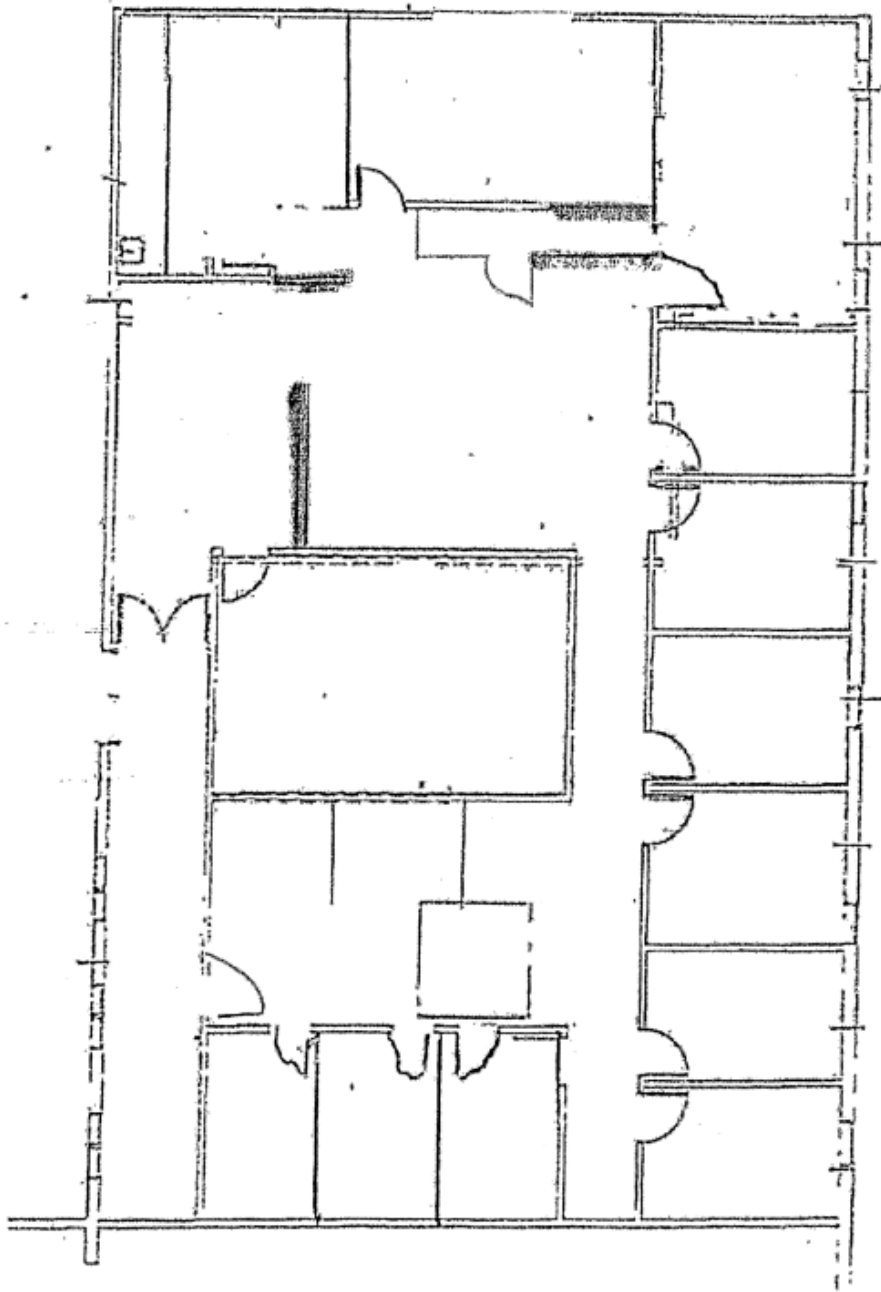
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Suite 301: 3,820 Sq. Ft.



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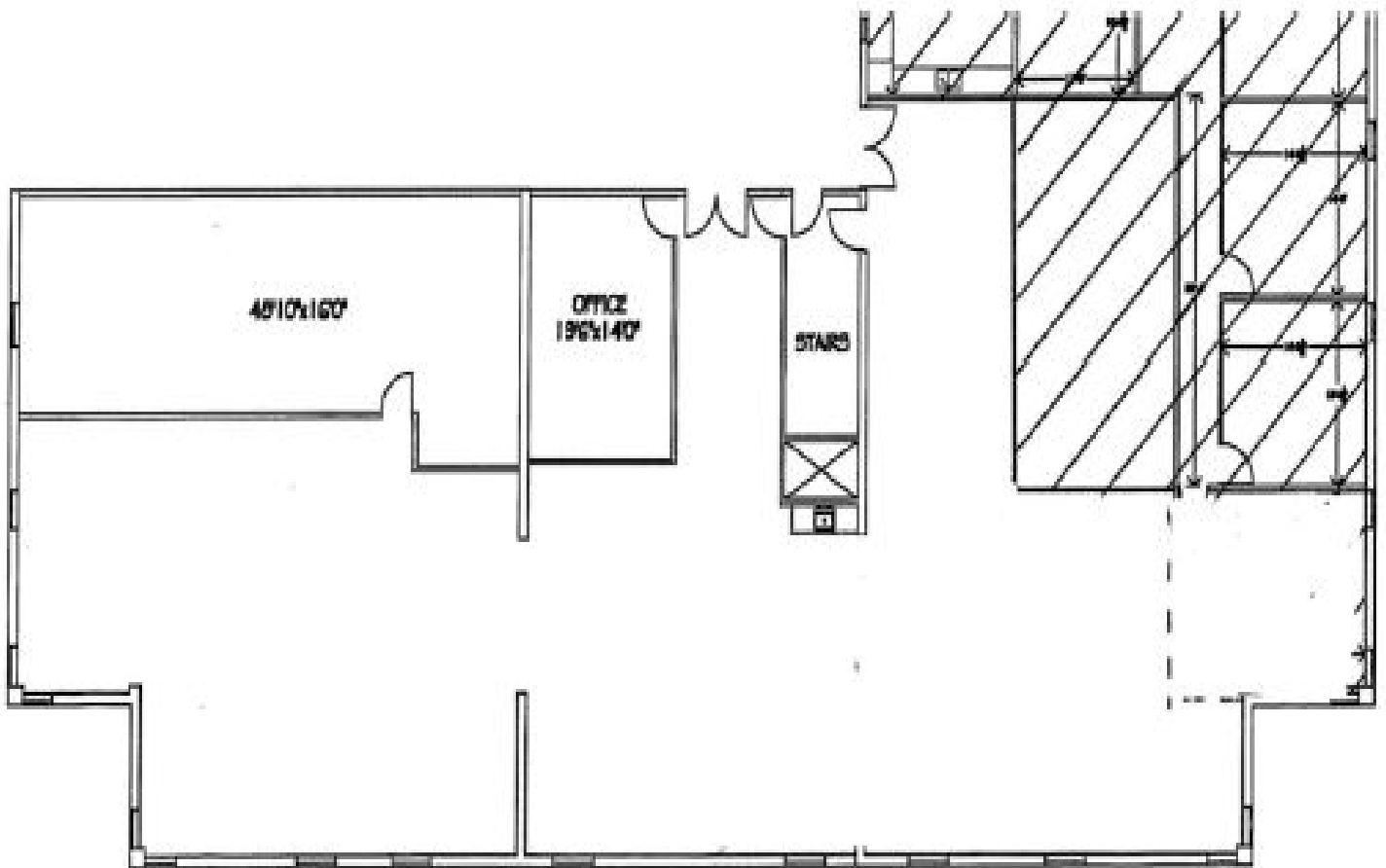
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Suite 304: 5,913 Sq. Ft.



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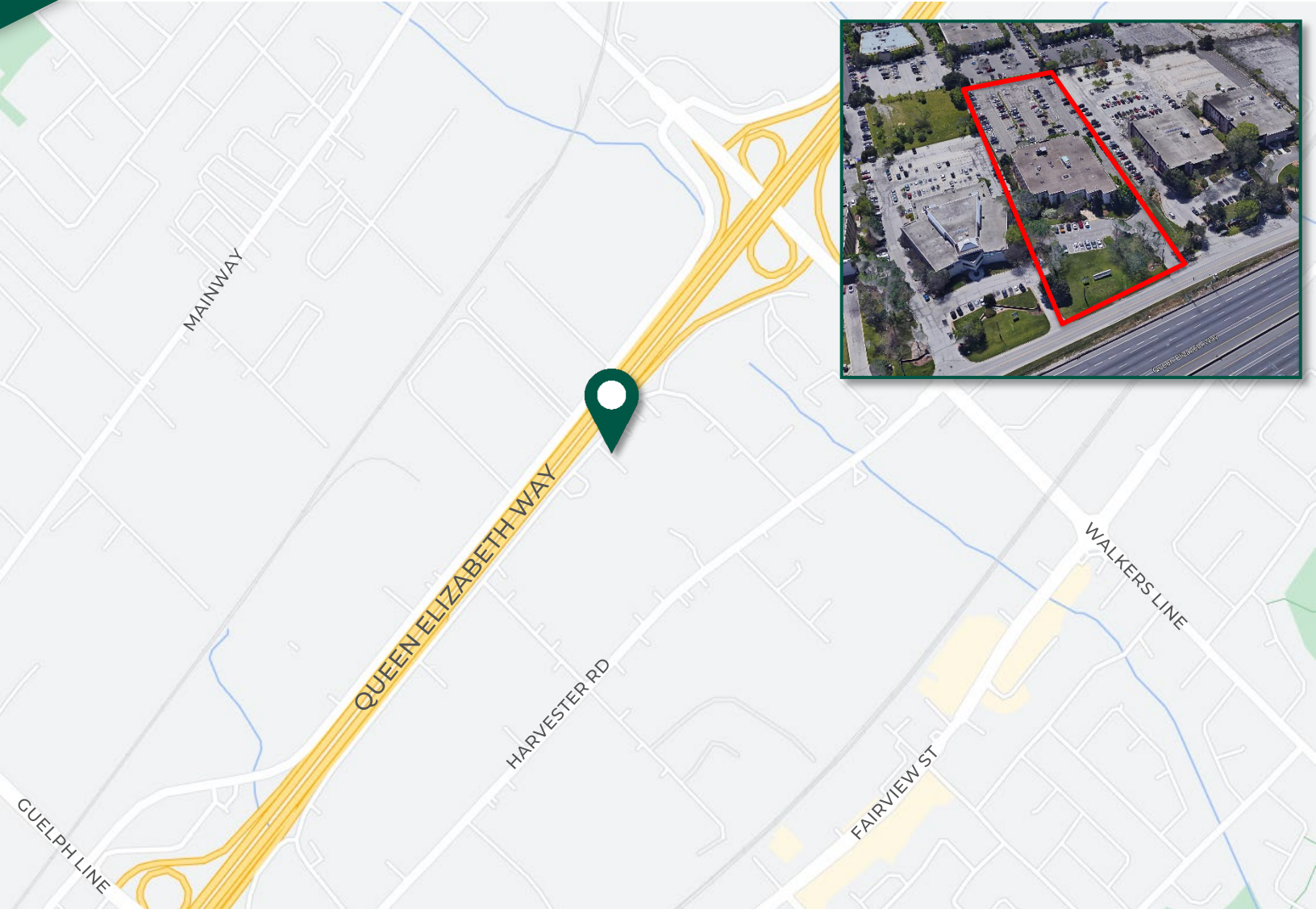
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