

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE UNITS FOR LEASE

BBSREALTY.COM



**\$15.00 PSF**  
NET LEASE RATE

**\$10.00 PSF**  
T.M.I. (2026)

**1,000-5,445**  
SQUARE FEET

## 3430 South Service Road, Burlington, ON

Located within a welcoming, modern, well-maintained office building with an abundance of on-site parking for staff and visitors. The property is strategically positioned along South Service Road with quick access to Highway 403, between Walkers Line and Guelph Line for excellent connectivity and access to all the amenities nearby.

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### HAMILTON MAIN OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON, L9G 4V5  
P 905.529.5900 F 905.529.7474

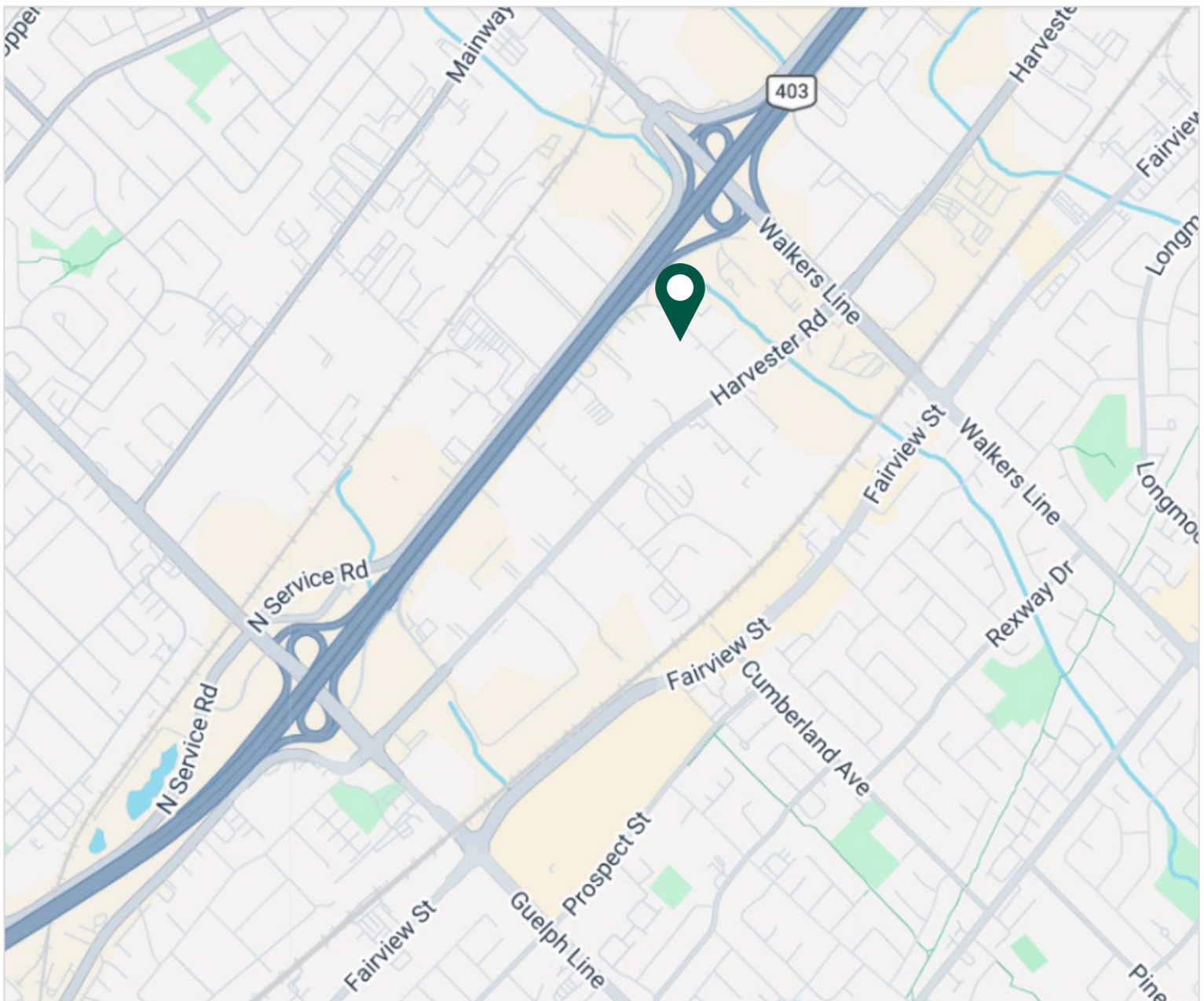
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## UNIT OPTIONS

UNIT	SQUARE FEET	RENTAL RATE	T.M.I. RATE	LEVEL
101	2,892 sf	\$15.00 psf	\$10.00 psf	main
200 & 202	5,419 sf	\$15.00 psf	\$10.00 psf	second
202	1,000 sf	\$15.00 psf	\$10.00 psf	second
203	5,445 sf	\$15.00 psf	\$10.00 psf	second



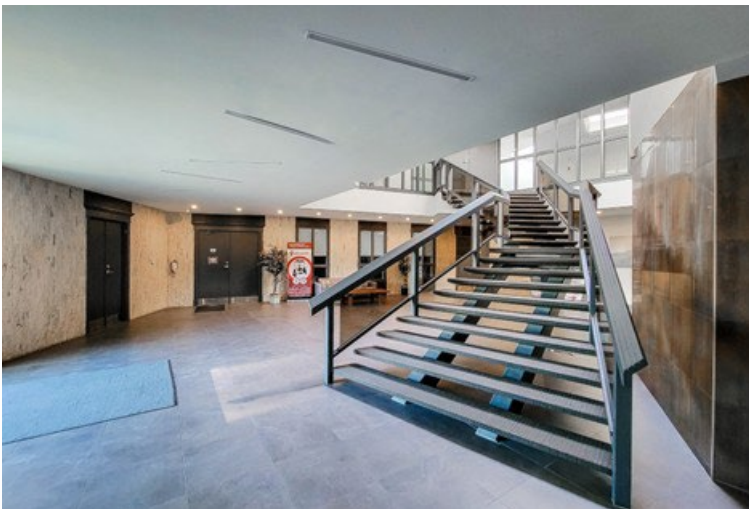
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Exterior Photos



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# UNIT 101

Ground-floor office unit featuring private offices, board room, kitchenette and your own dedicated private entrance, ideal for a variety of office or service-based users. The space benefits from excellent natural light and a functional layout, creating a bright and professional environment.



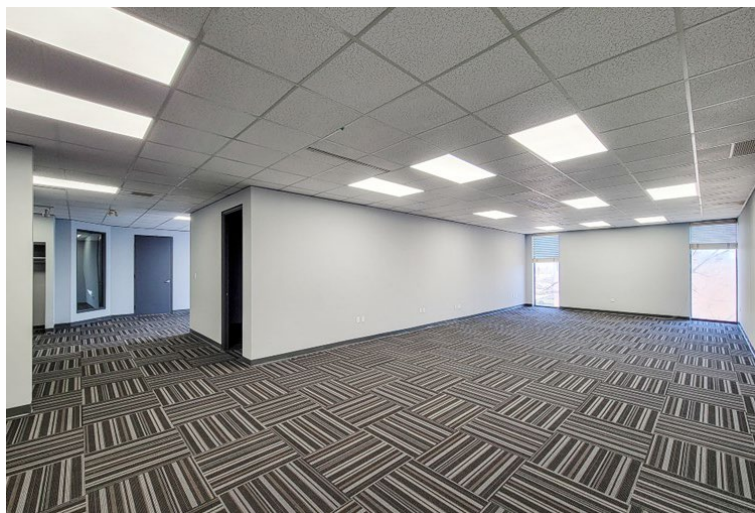
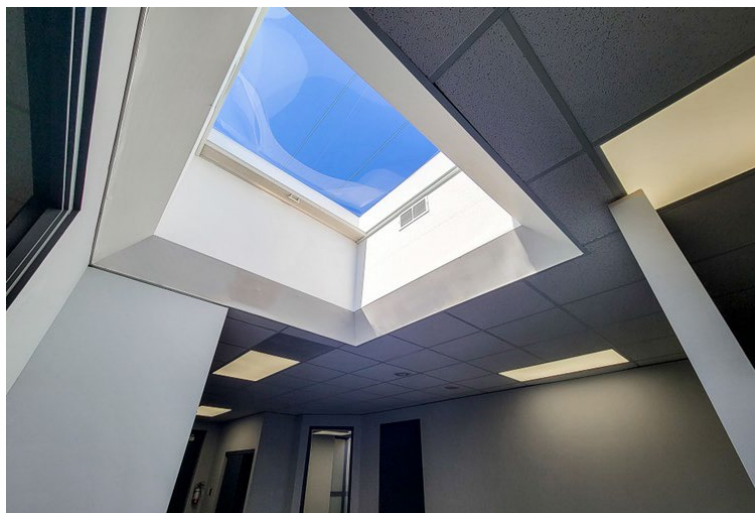
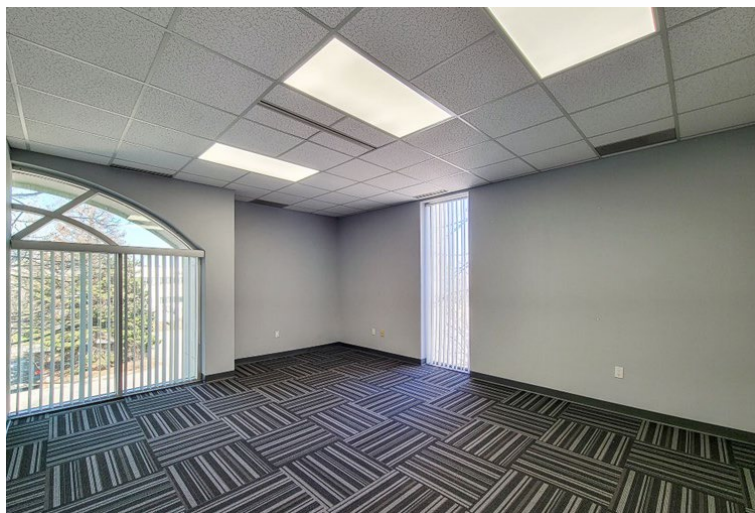
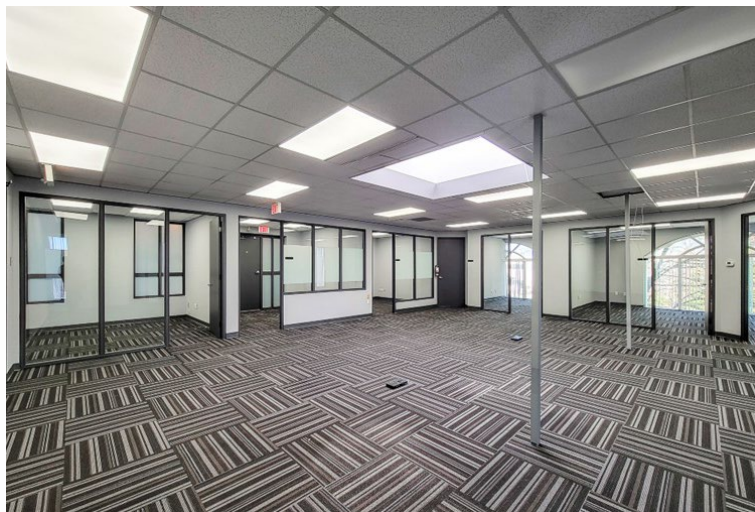
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# UNIT 200 & 202

Second-floor office unit featuring private offices, board room and kitchenette, ideal for a variety of office or service-based users. The space benefits from excellent natural light and a functional layout, creating a bright and professional environment. The space can potentially be demised into smaller units.



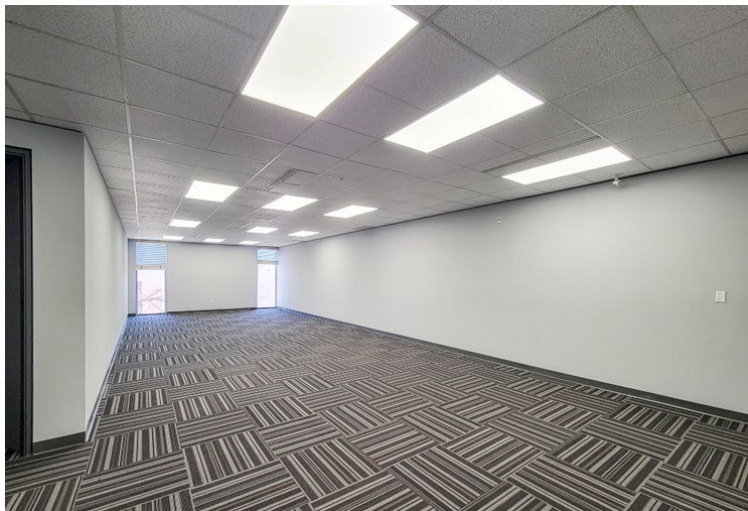
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# UNIT 202

Second-floor office unit ideal for a variety of office or service-based users. The space benefits from excellent natural light and a functional layout, creating a bright and professional environment.



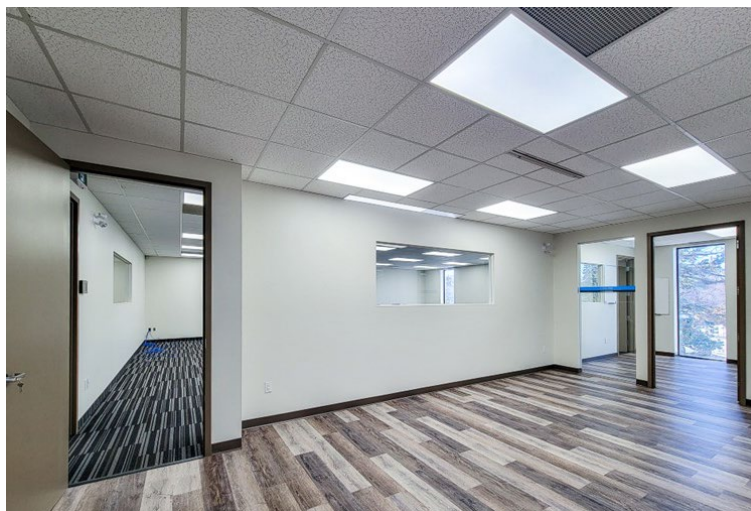
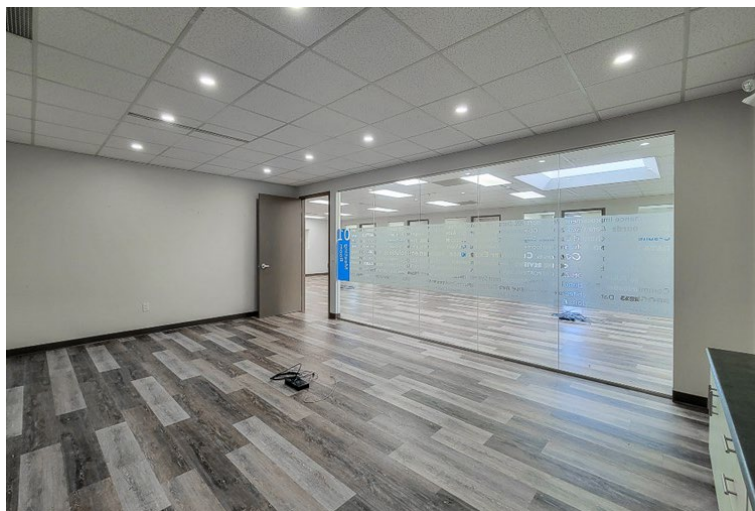
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# UNIT 203

Second-floor office unit featuring private offices, board room and kitchenette, ideal for a variety of office or service-based users. The space benefits from excellent natural light and a functional layout, creating a bright and professional environment. The space can potentially be demised into smaller units.



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