

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

OFFICE UNITS FOR LEASE

BBSREALTY.COM

\$16.00 PSF
NET LEASE RATE

\$9.21 PSF
T.M.I. (2026)

1,074-8,250
SQUARE FEET

H-BC1-333
ZONING



3050 Harvester Road, Burlington, ON

- Located in a professionally managed building
- Convenient access to the QEW and downtown Burlington
- Ample on-site parking for staff and visitors

Joe Klimowicz Sales Representative

Office: 905.527.1144 x 302
Email: klimowicz@bbsrealty.com

Co-listed with: Rod Wright, Sales Representative

Blair Blanchard Stapleton Halton Ltd.
Office: 905.634.4567



HAMILTON DOWNTOWN OFFICE

25 Main Street West, Suite 200, Hamilton, ON L8P 1H1
P 905.527.1144 F 905.546.0007

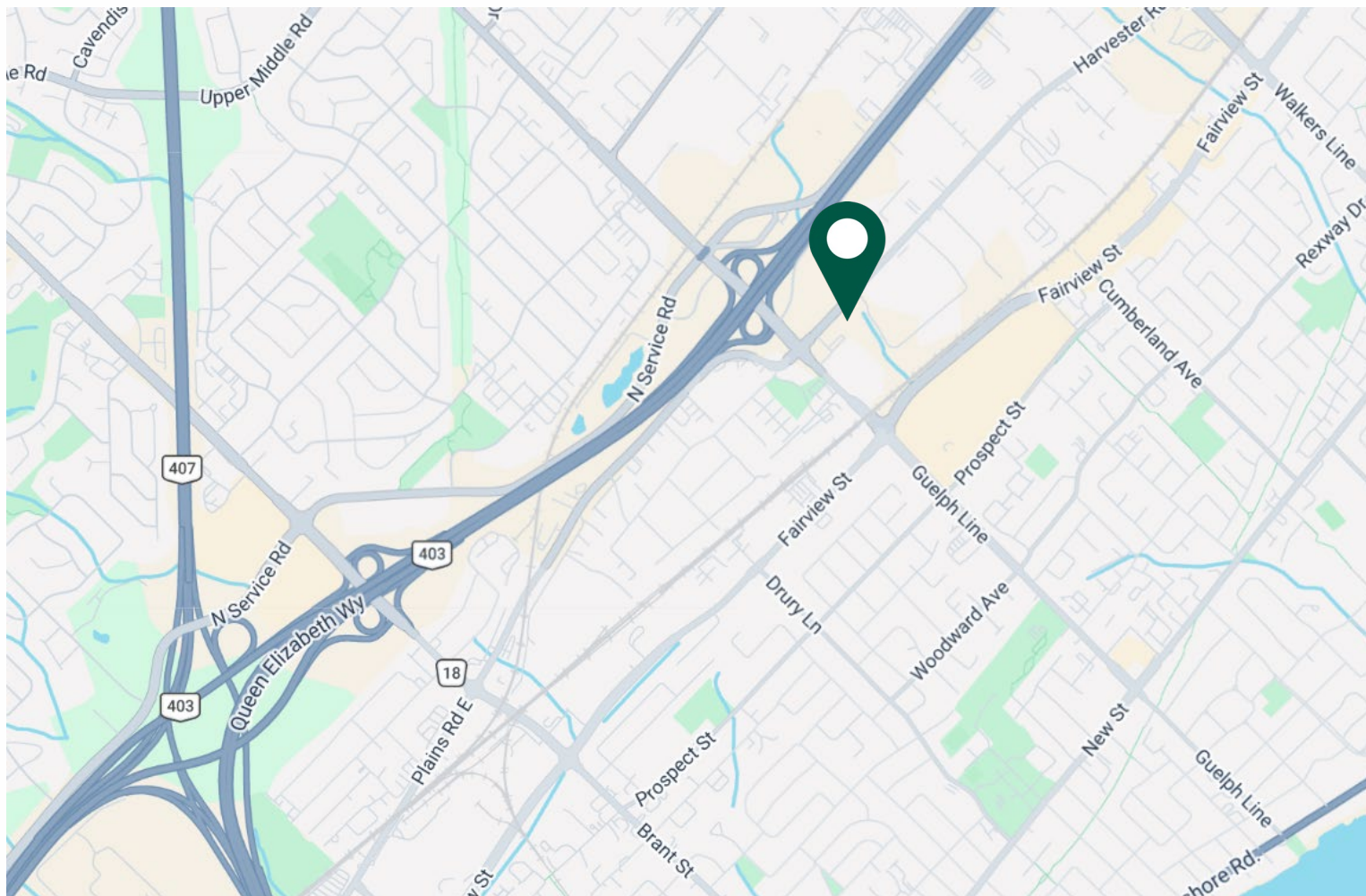
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OFFICE UNITS FOR LEASE

OPTIONS

UNIT	SQUARE FEET	LEVEL
101	1,346 sf	Main
102	1,074 sf	Main
108	1,488 sf	Main
110	1,516 sf	Main
206, 207, 208	8,250 sf	Second
208	3,082 sf	Second

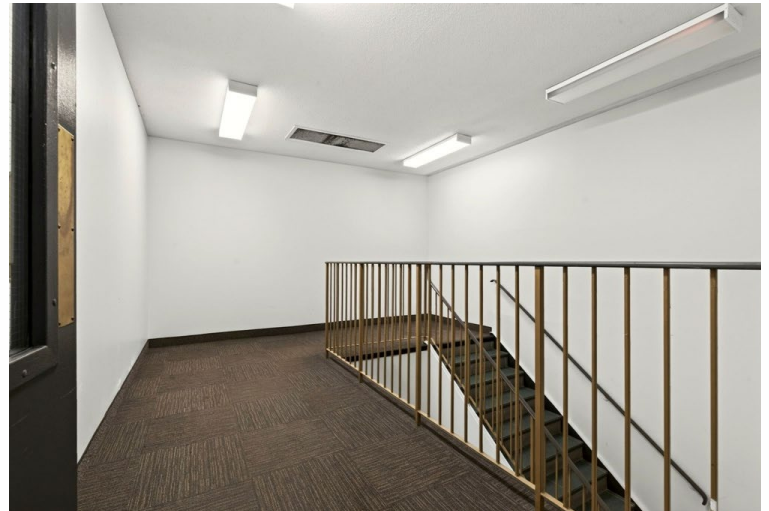
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- Ample on-site parking for staff and visitors



HAMILTON MAIN OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON, L9G 4V5
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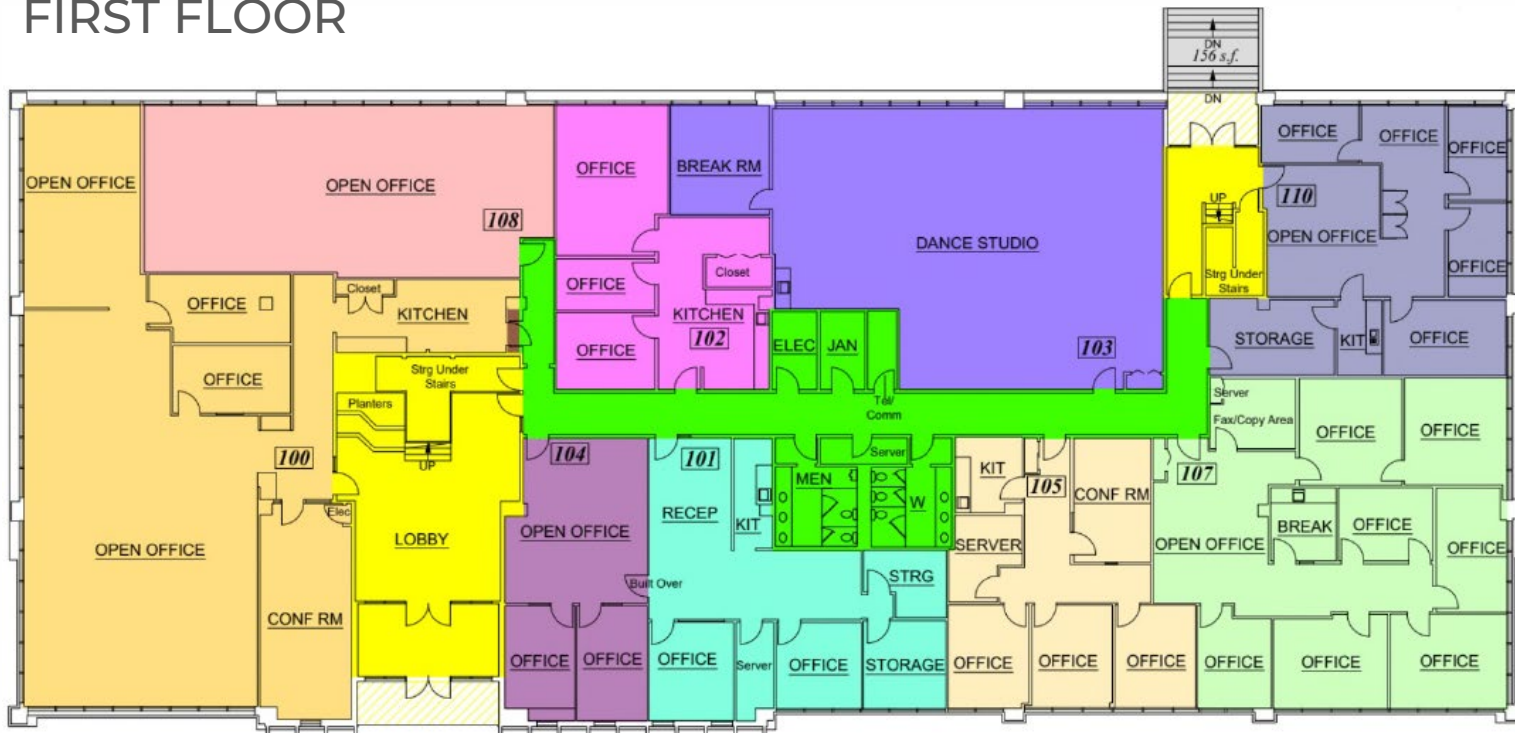


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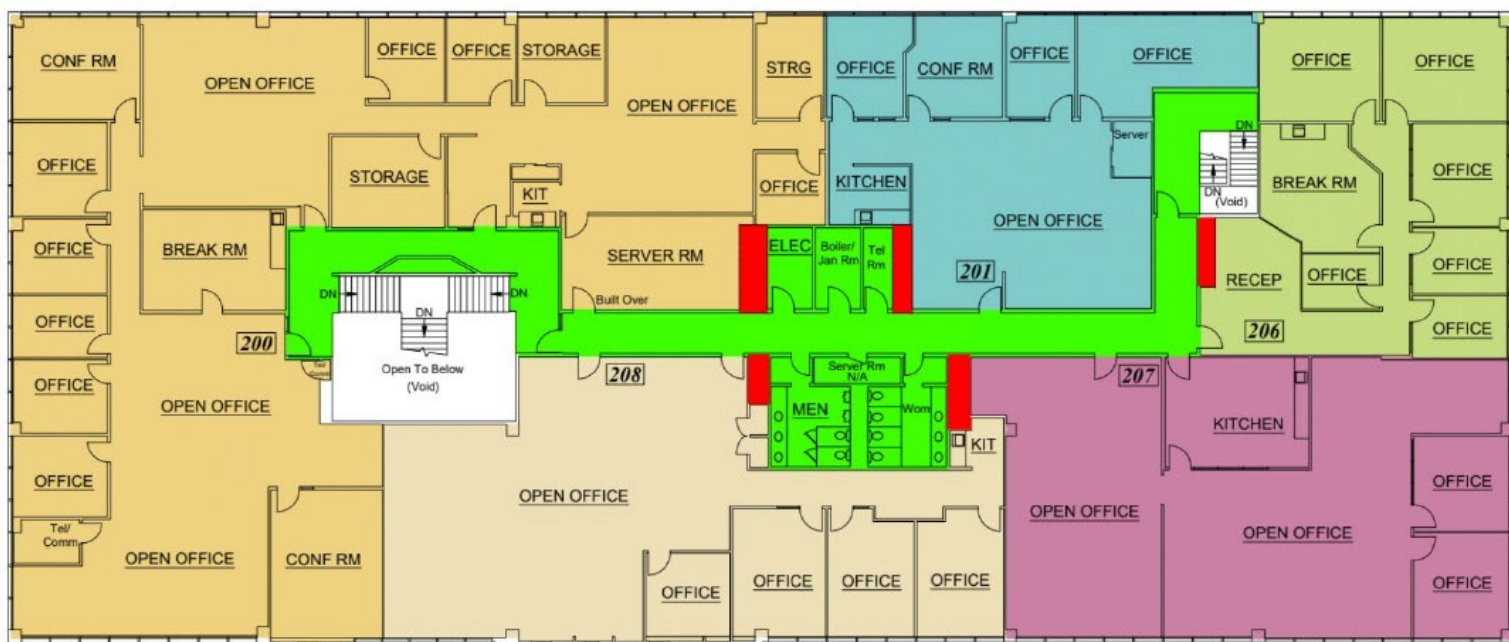
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FIRST FLOOR



SECOND FLOOR



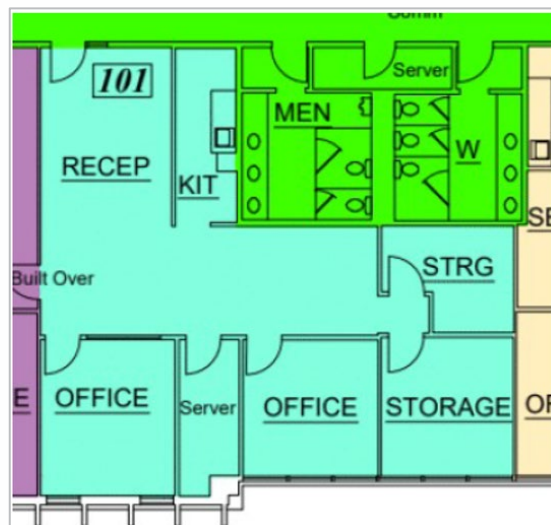
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UNIT 101 – 1,346 SF

Well-appointed, ground level office suite at 3050 Harvester Rd, offering immediate accessibility and a professional first impression for staff and clients alike. Suite 101 features a welcoming reception area, three private offices with natural light, a kitchenette, and a dedicated server/storage room — ideal for a wide range of professional or corporate uses. Ample on-site parking and turnkey condition allow for a seamless move-in. Situated in a professionally managed building with convenient access to the QEW and downtown Burlington. Available December 1, 2026.



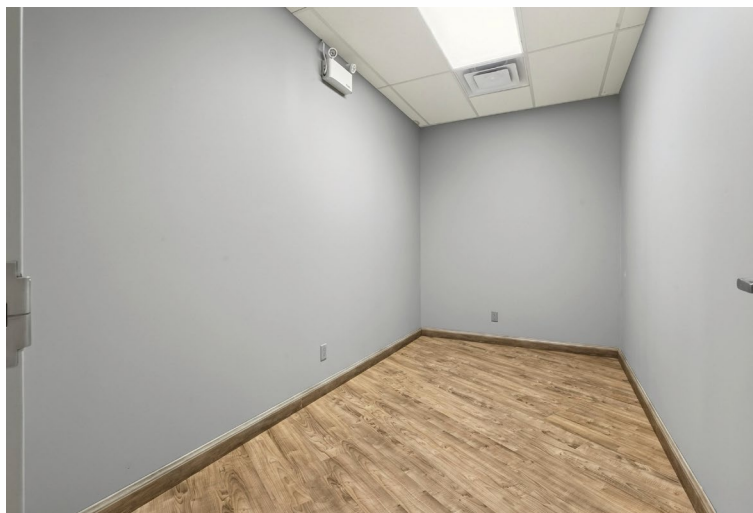
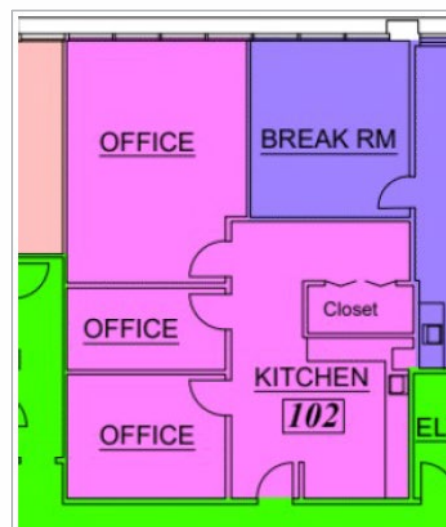
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UNIT 102 – 1,074 SF

Bright, ground level office suite offering flexible space and immediate occupancy. Suite 102 features three offices, including one large enough to function as a boardroom, all filled with abundant natural light. The generous kitchenette includes a laundry sink with plumbing already in place for a washer, plus 240V power for added functionality. Fully accessible at grade and currently vacant, this turnkey unit is ready for immediate move-in. Located in a professionally managed building with convenient access to the QEW and downtown Burlington.



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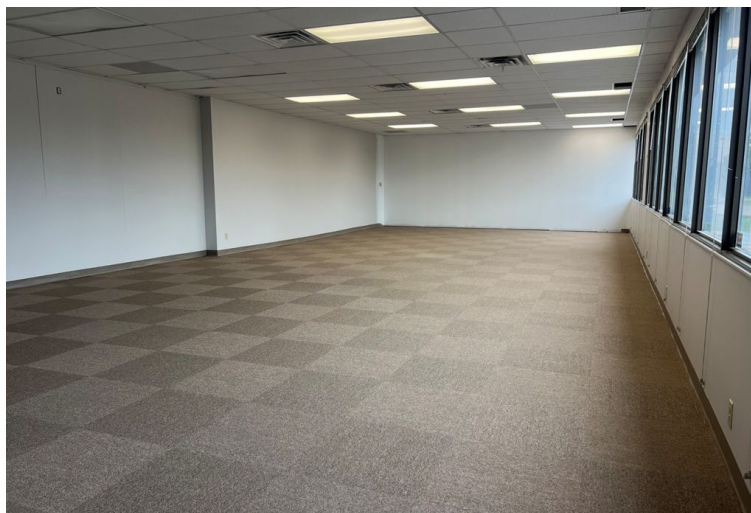
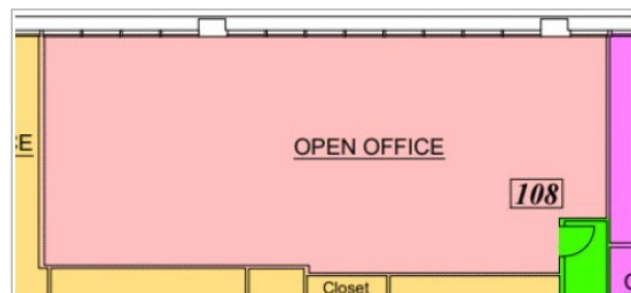
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UNIT 108 – 1,488 SF

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Spacious, ground level office suite featuring a large open concept layout filled with abundant natural light — ideal for a variety of office configurations and uses. Landlord is open to providing a tenant improvement allowance, offering flexibility to customize the space to suit tenant needs. The unit is fully accessible at grade, with ample on-site parking for staff and visitors. Situated in a professionally managed building with convenient access to the QEW and downtown Burlington.



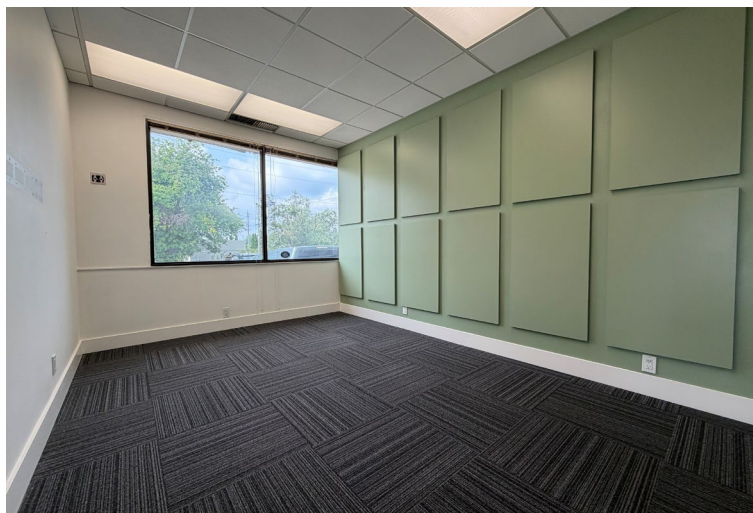
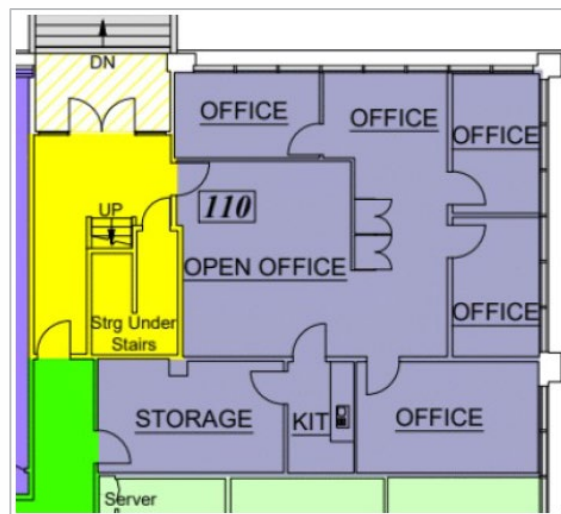
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UNIT 110 – 1,516 SF

Spacious, ground-level office suite offering 5 private offices, a kitchenette, and a large reception area, complemented by an open-concept layout filled with abundant natural light — ideal for a variety of office configurations and uses. Landlord is open to providing a tenant improvement allowance, offering flexibility to customize the space to suit tenant needs. The unit is fully accessible at grade, with ample on-site parking for staff and visitors. Situated in a professionally managed building with convenient access to the QEW and downtown Burlington.



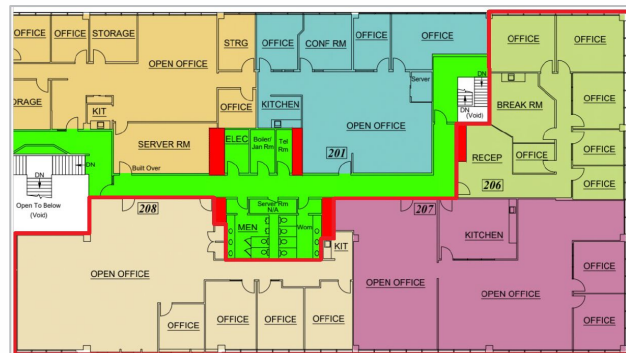
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UNIT 206, 207, 208 – 8,250 SF

Rare opportunity to lease 8,250 SF of contiguous office space across three combined units (206,207,208), offering exceptional flexibility for growing or multi-department organizations. Located on the second floor (no elevator), the space features multiple private offices, open bull pen areas for collaborative work, three kitchenettes, and dedicated server rooms to support a range of business operations. Landlord is open to providing a tenant improvement allowance, allowing for customization to suit tenant requirements. Ample on-site parking is available, and the building is professionally managed with convenient access to the QEW and downtown Burlington.



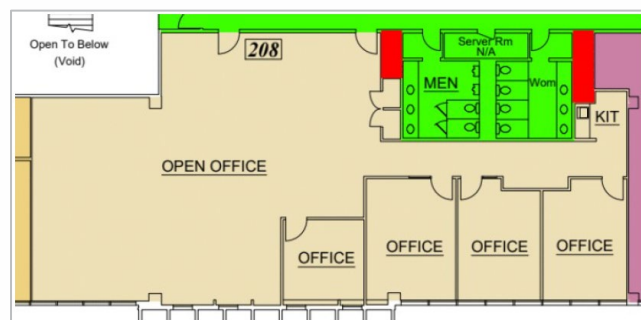
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UNIT 208 – 3,082 SF

Well-appointed second floor office suite (no elevator) offering a functional mix of private and open workspace. The unit features four private offices with windows, a huge bullpen area for collaborative work, and a kitchenette to support day-to-day operations. A large closet at the entry provides convenient additional storage. Landlord is open to providing a tenant improvement allowance, allowing for customization to suit tenant needs. Ample on-site parking is available, and the location is just minutes from the QEW and downtown Burlington.



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