

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)

1,346-8,250
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

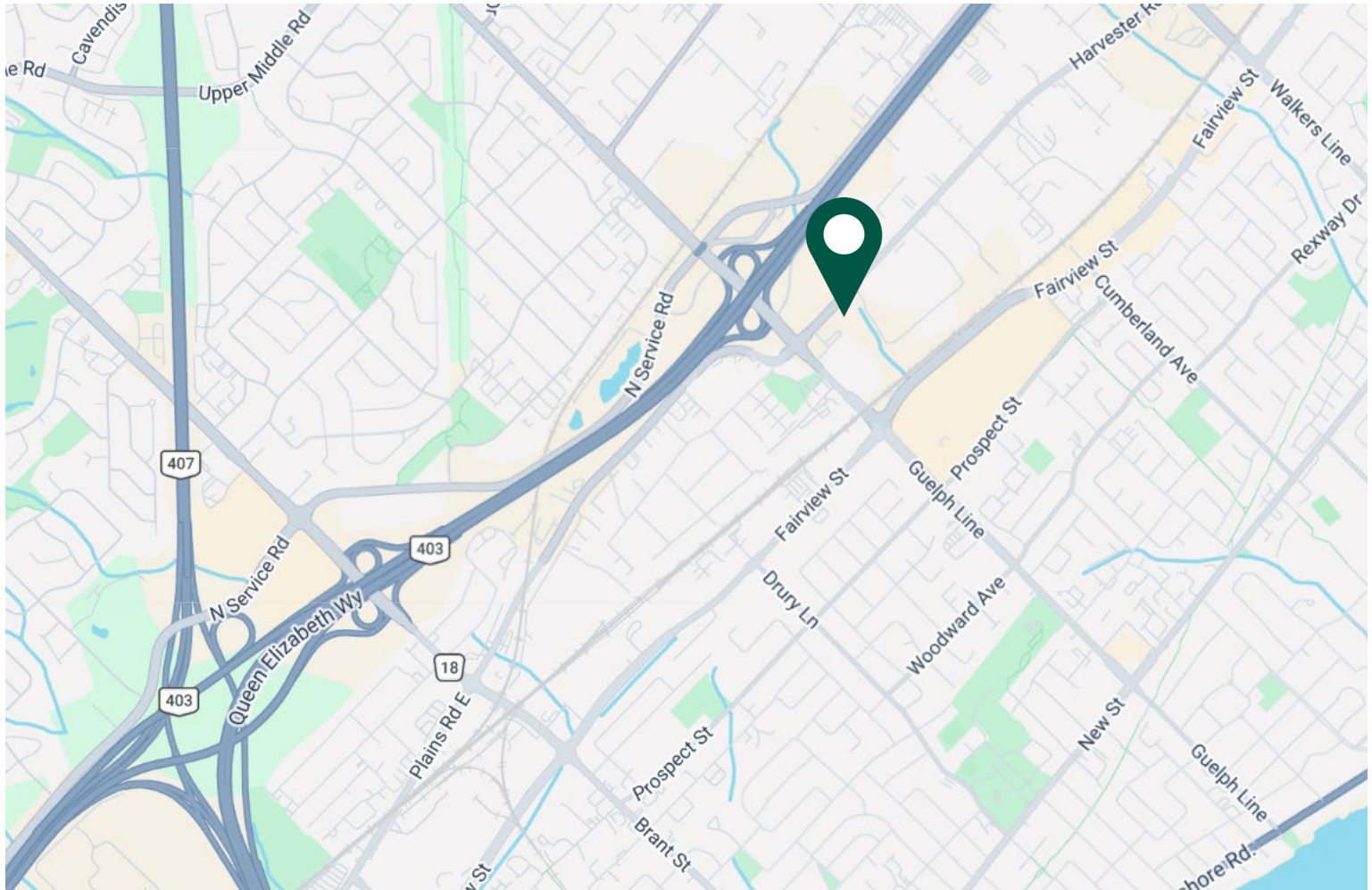
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OFFICE UNITS FOR LEASE

OPTIONS

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

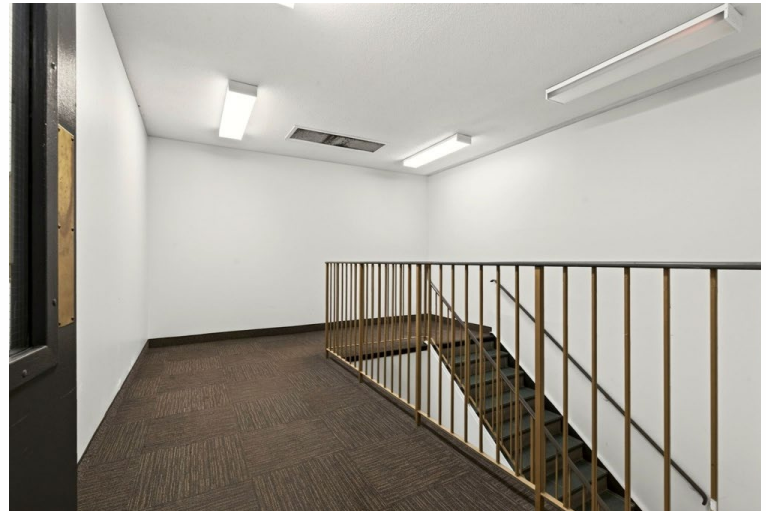
- Located in a professionally managed building
- Convenient access to the QEW and downtown Burlington
- Ample on-site parking for staff and visitors



HAMILTON MAIN OFFICE

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

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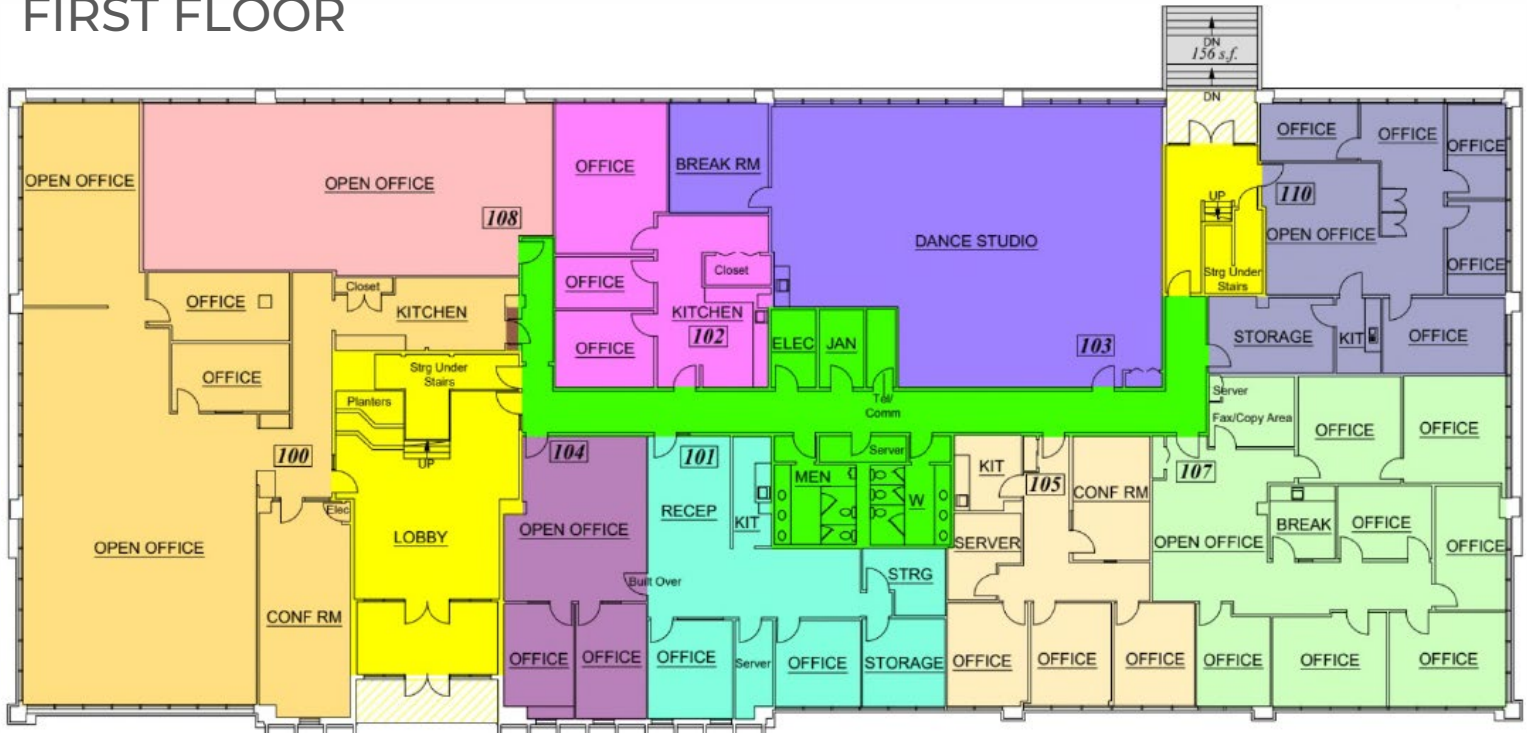


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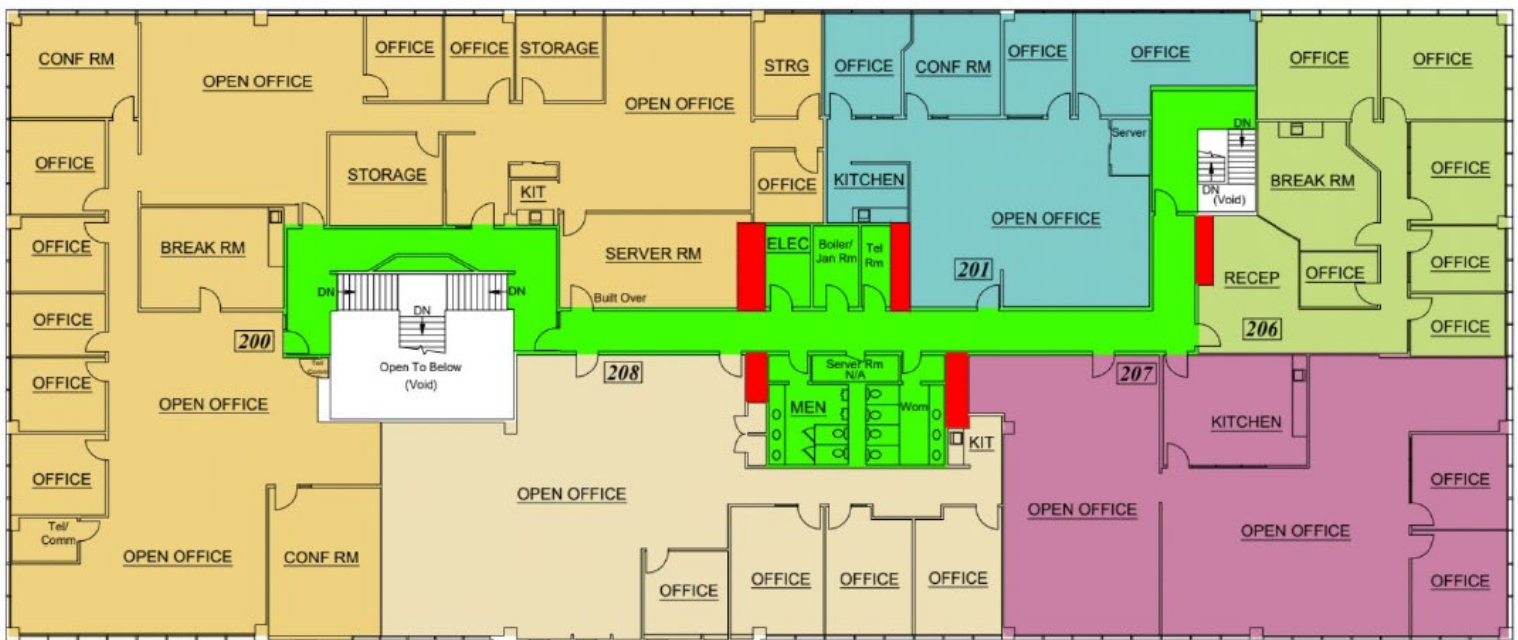
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FIRST FLOOR



SECOND FLOOR



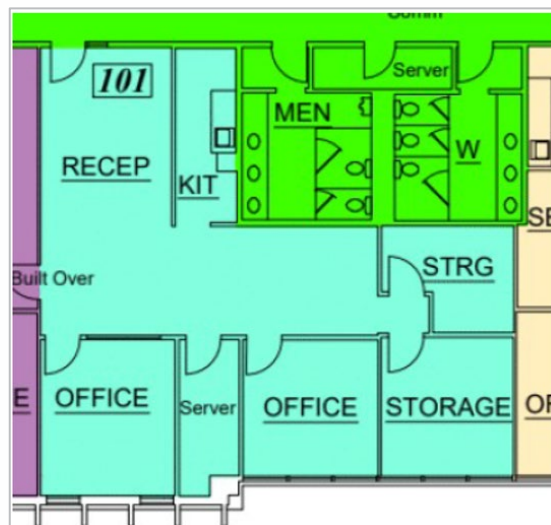
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UNIT 101 – 1,346 SF

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.



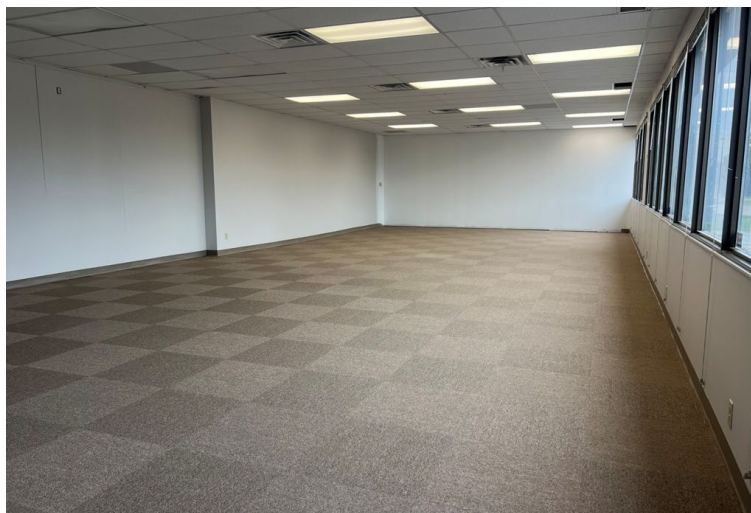
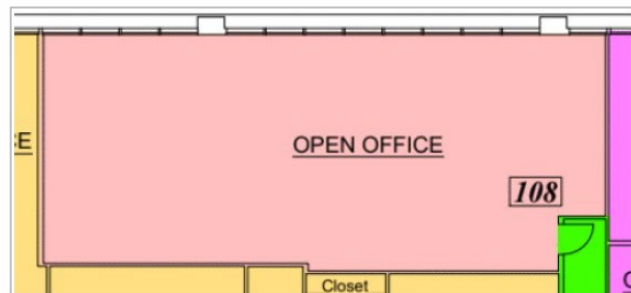
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UNIT 108 – 1,488 SF

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.



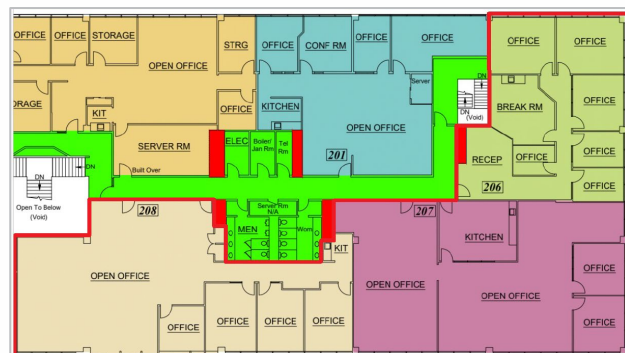
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UNIT 206, 207, 208 – 8,250 SF

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.



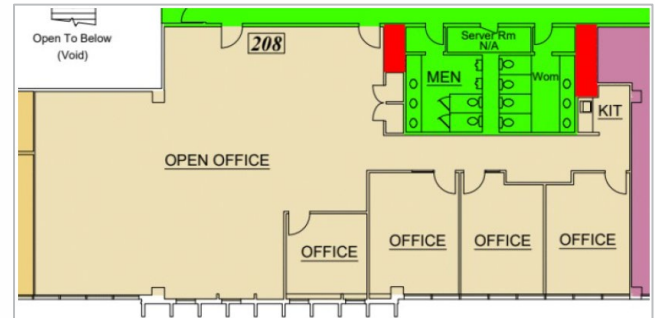
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UNIT 208 – 3,082 SF

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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