

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)

2,042-5,445
SQUARE FEET



3430 South Service Road, Burlington, ON



Office suites available within a welcoming, modern, well-maintained 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

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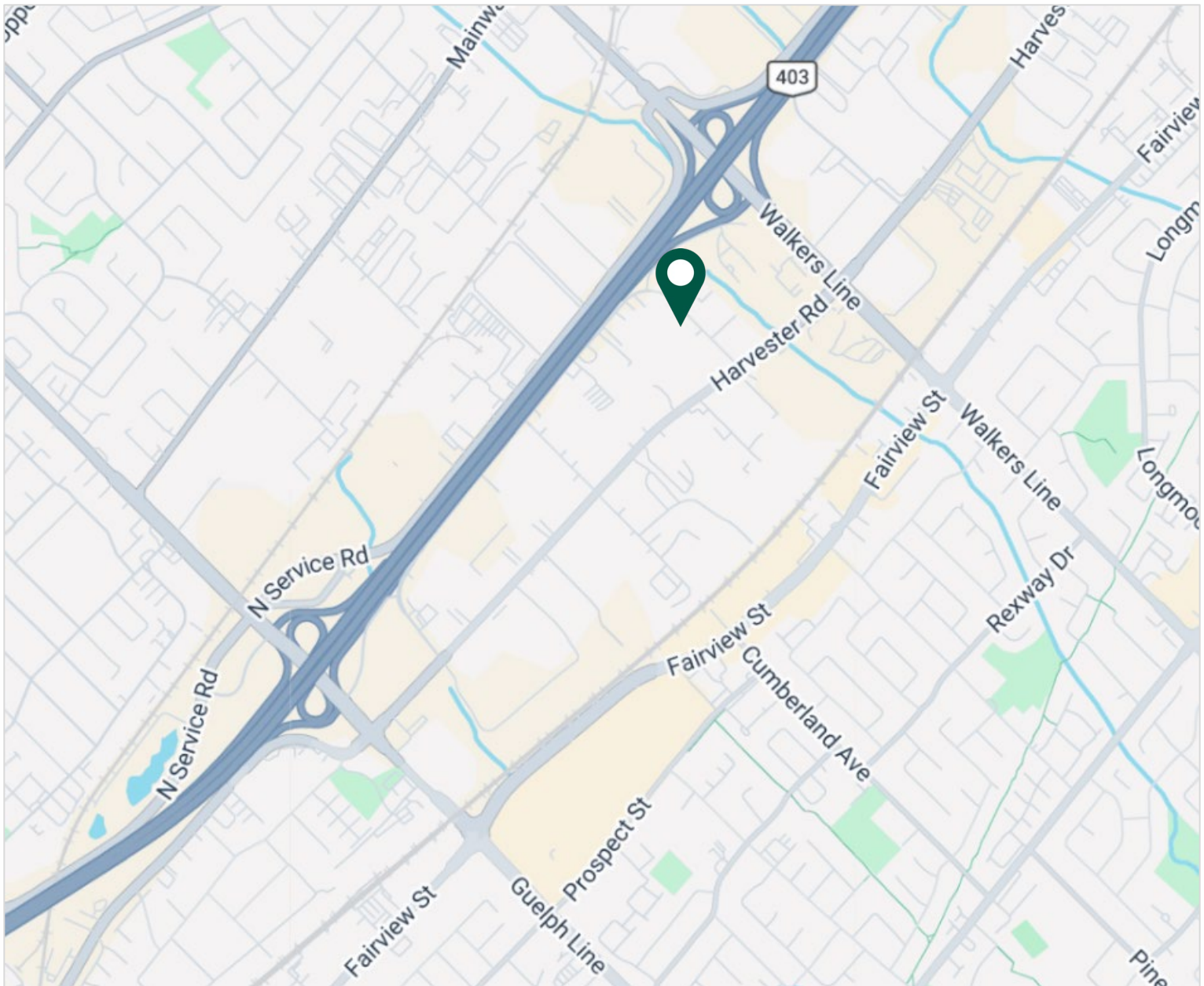
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OFFICE UNITS FOR LEASE

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.

UNIT OPTIONS

UNIT	SQUARE FEET	RENTAL RATE	T.M.I. RATE	LEVEL
102	2,042 sf	\$15.00 psf	\$10.00 psf	ground-floor
104	2,199 sf	\$15.00 psf	\$10.00 psf	ground-floor
200	4,419 sf	\$15.00 psf	\$10.00 psf	second
203	5,445 sf	\$15.00 psf	\$10.00 psf	second



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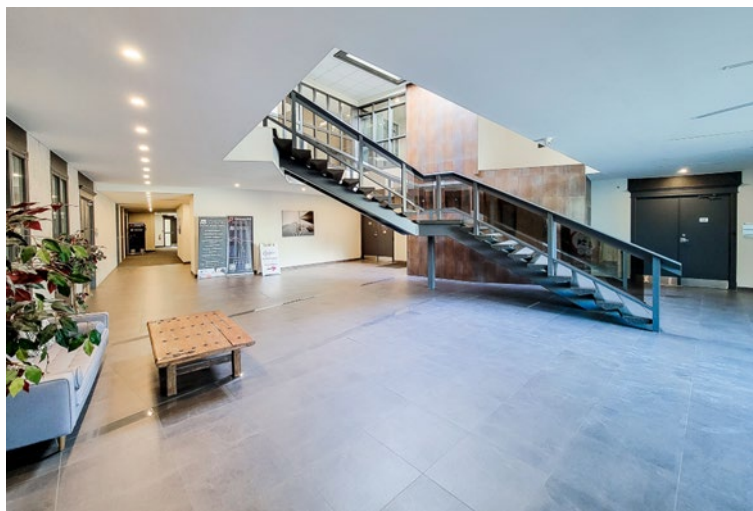
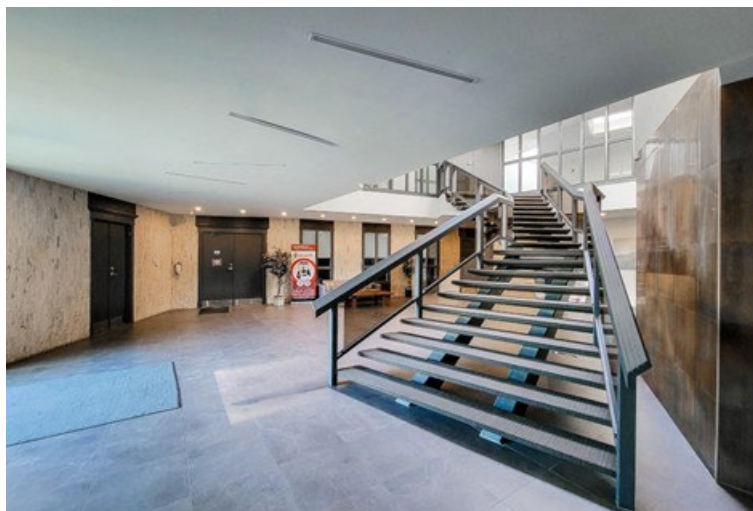
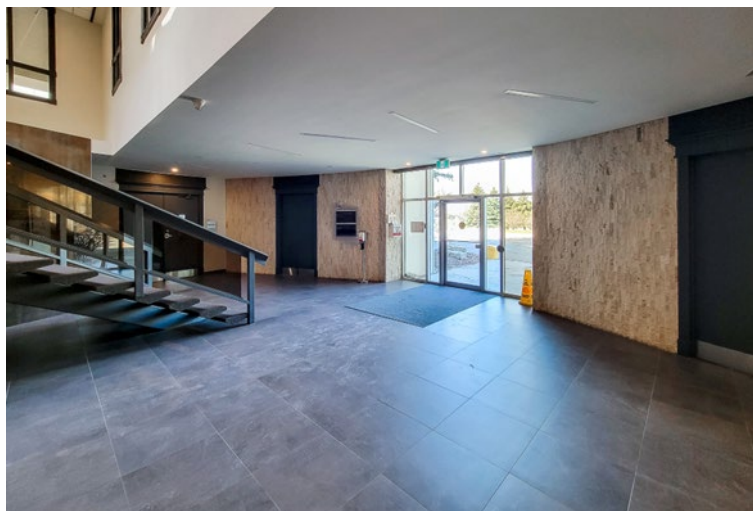
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Building Photos

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UNIT 102

Ground-floor office unit ideal for a variety of office or service-based users. The space offers a functional layout with private rooms and excellent natural light creating a bright and professional working environment.

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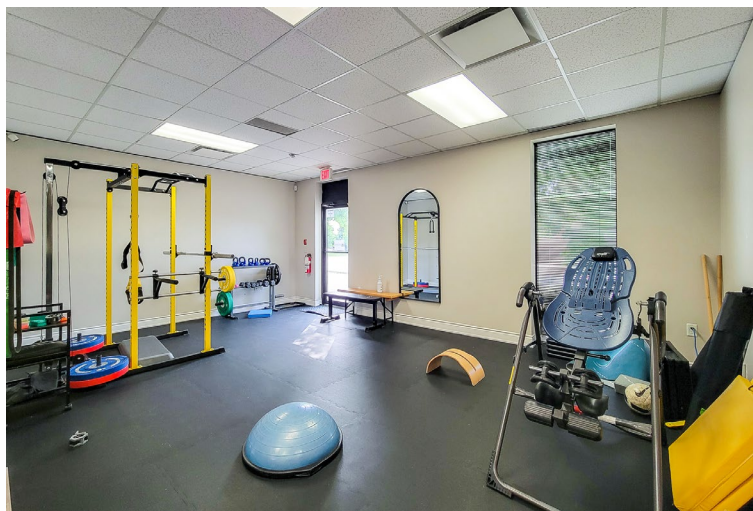
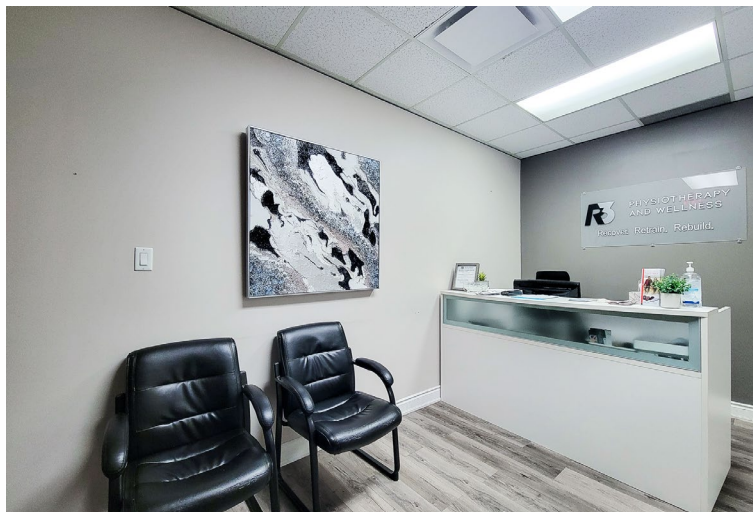
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UNIT 104

Ground-floor office unit ideal for a variety of office or service-based users. The space offers a functional layout with private rooms and excellent natural light creating a bright and professional working environment.

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HAMILTON MAIN OFFICE

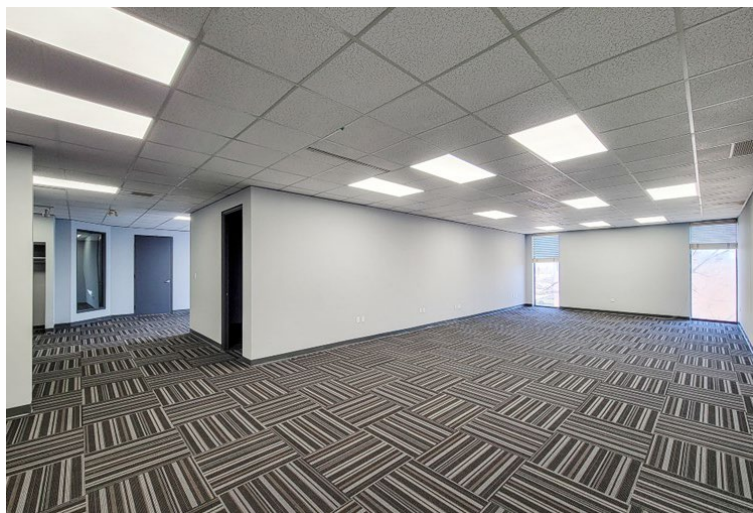
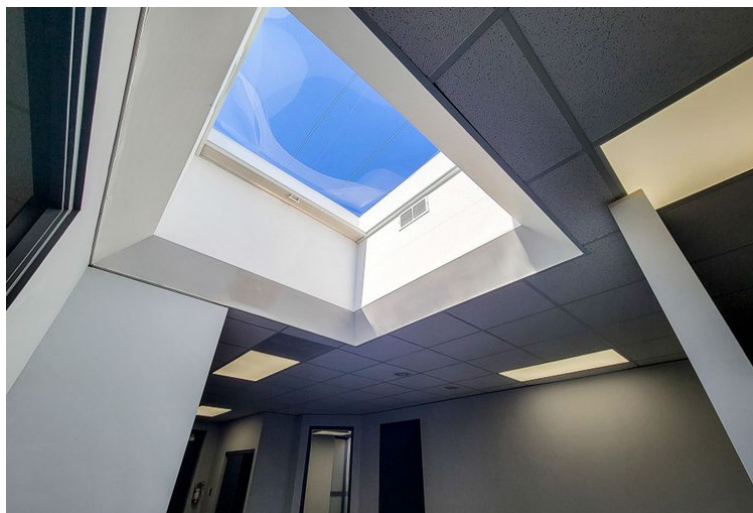
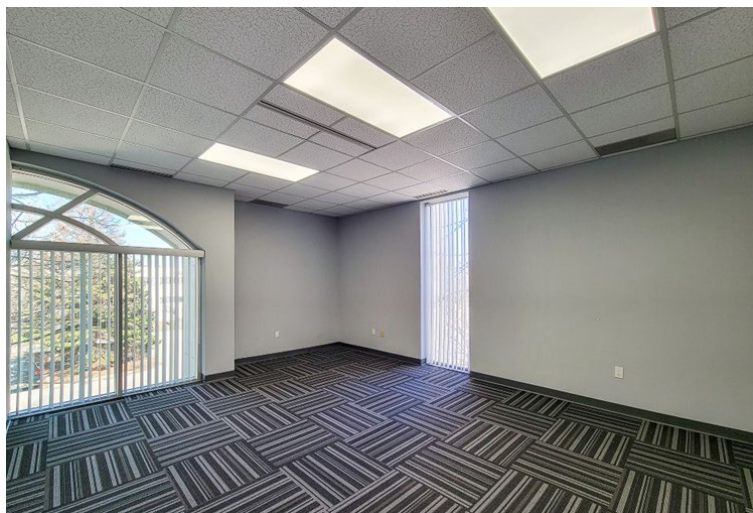
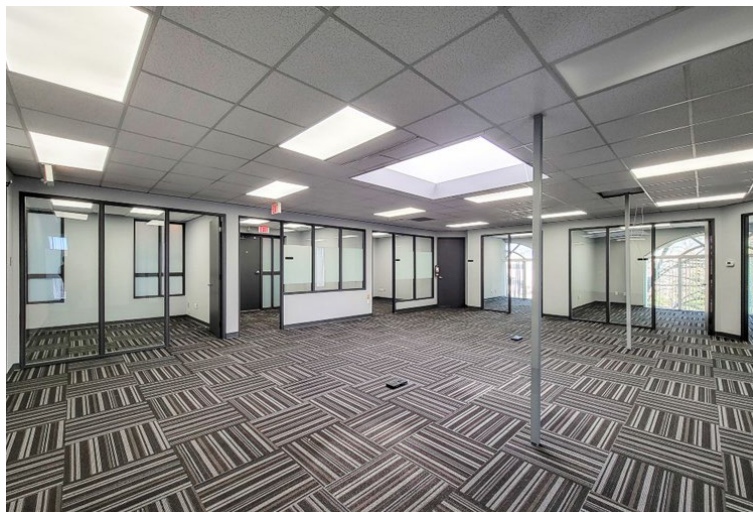
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UNIT 200

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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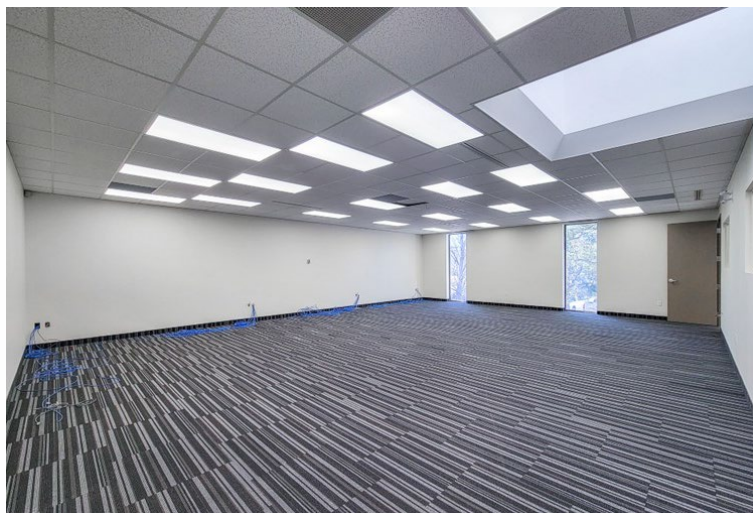
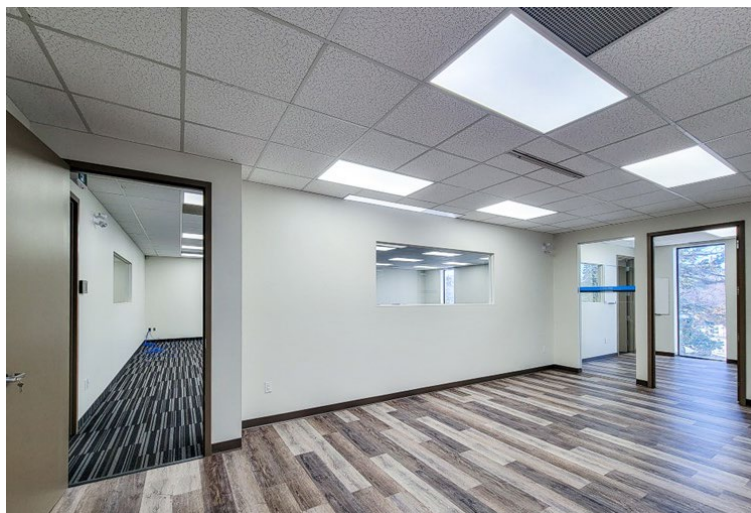
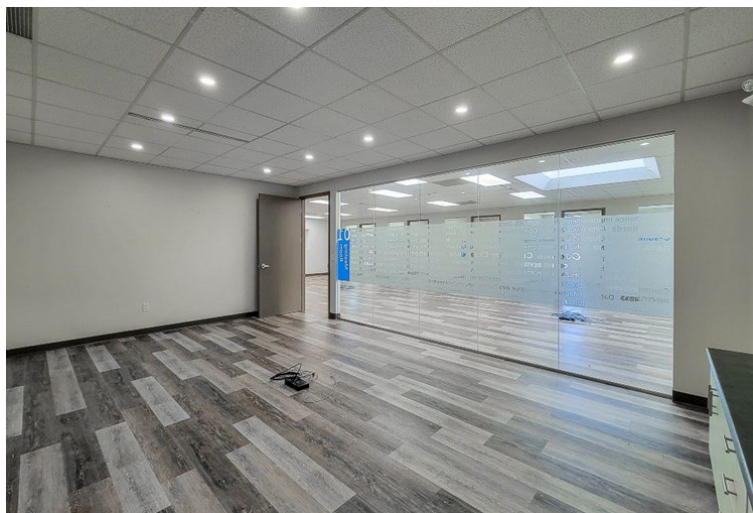
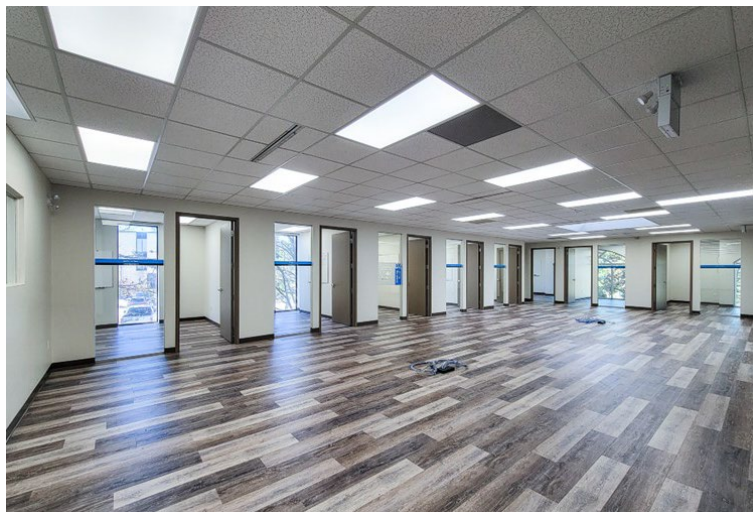
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UNIT 203

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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