

**BLAIR
BLANCHARD
STAPLETON**

HALTON LTD.
REAL ESTATE BROKERAGE

FOR LEASE



3228

**SOUTH
SERVICE ROAD
BURLINGTON, ON**

\$21.00 PSF
Gross

1,010-15,628
Square Feet

Kevin J. McAleese
Broker of Record, SIOR
905-634-4567
mcaleese@bbsrealty.com

Rod Wright, B.A.Sc.
Sales Representative
905-634-4567
wright@bbsrealty.com

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Halton Ltd. makes no representation or warranty as to the accuracy or completeness thereof. The information herein contained is subject to change without notice.

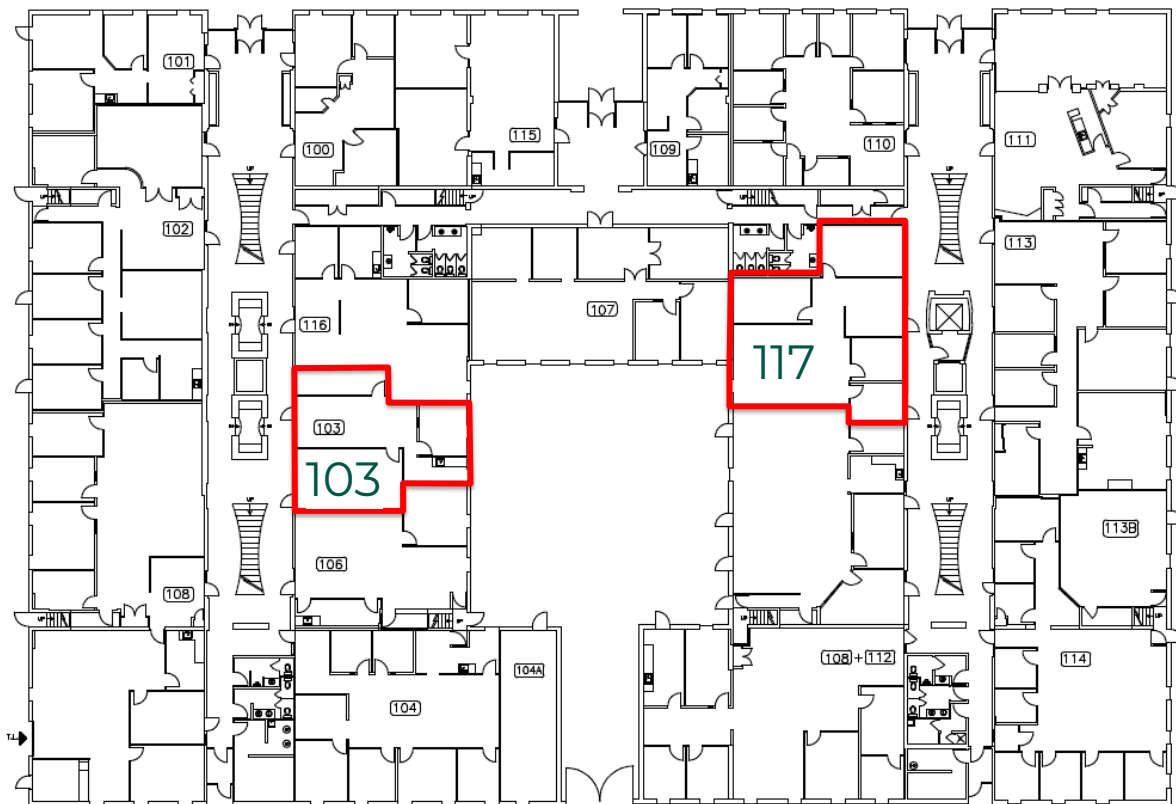
PROPERTY HIGHLIGHTS:

- Janitorial included
- Base year 2024 taxes and operating expenses are estimated at \$9.87 per sq. ft. and included in the Gross Rent
- QEW exposure
- Ample parking

AVAILABLE SUITES:

Suite 103 1,452 Sq. Ft.

Suite 117 1,583 Sq. Ft.



\$21.00 PSF

Gross

1,010-15,628

Square Feet

Kevin J. McAleese
Broker of Record, SIOR
905-634-4567
mcaleese@bbsrealty.com

Rod Wright, B.A.Sc.
Sales Representative
905-634-4567
wright@bbsrealty.com

BURLINGTON OFFICE
5500 North Service Road, Suite 204,
Burlington, ON L7L 6W6
O: 905.634.4567 F: 905.637.8724

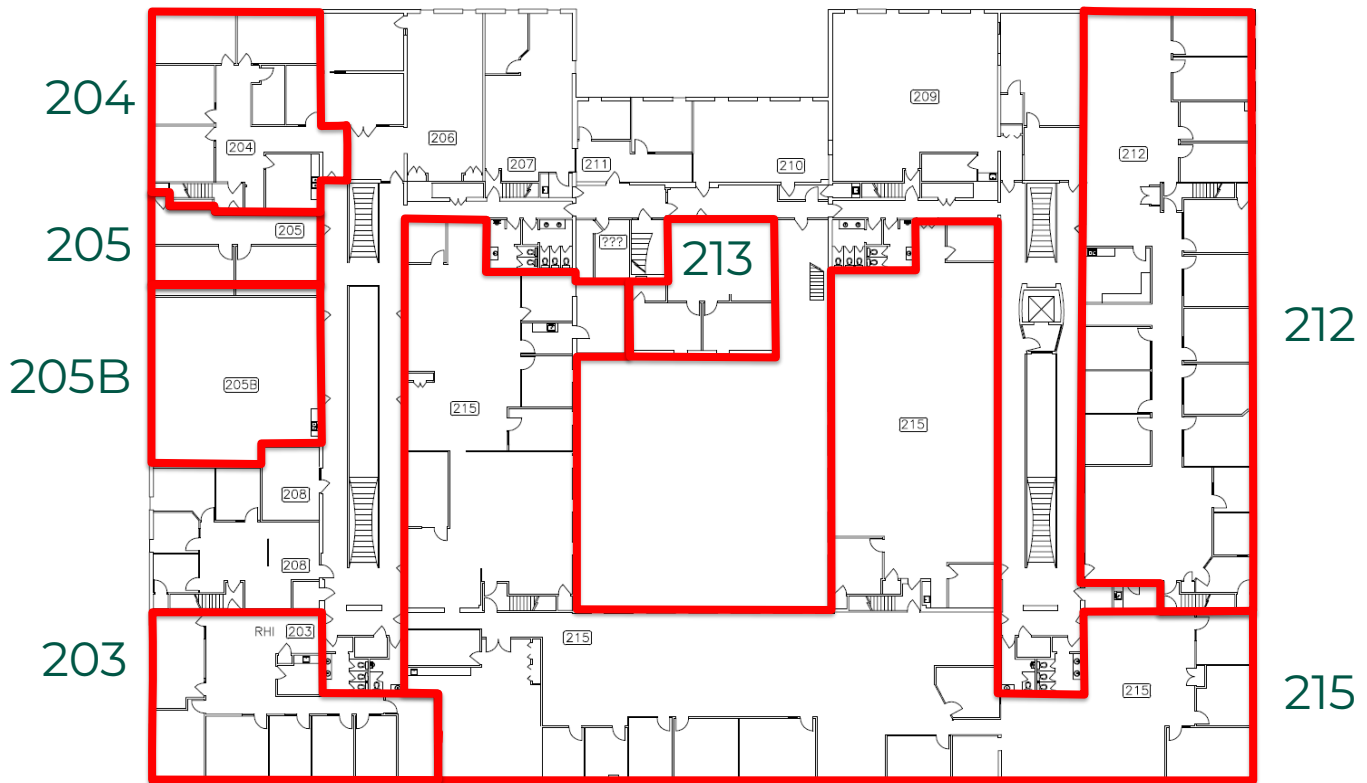
BBSREALTY.COM

PROPERTY HIGHLIGHTS:

- Janitorial included
- Base year 2024 taxes and operating expenses are estimated at \$9.87 per sq. ft. and included in the Gross Rent
- QEW exposure
- Ample parking

AVAILABLE SUITES:

Suite 203	2,331 Sq. Ft.
Suite 204	1,994 Sq. Ft.
Suite 205	963 Sq. Ft.
Suite 205B	1,668 Sq. Ft.
Suite 212	5,918 Sq. Ft.
Suite 213	1,010 Sq. Ft.
Suite 215	15,628 Sq. Ft.



\$21.00 PSF
Gross

1,010-15,628
Square Feet

Kevin J. McAleese
Broker of Record, SIOR
905-634-4567
mcaleese@bbsrealty.com

Rod Wright, B.A.Sc.
Sales Representative
905-634-4567
wright@bbsrealty.com

BURLINGTON OFFICE
5500 North Service Road, Suite 204,
Burlington, ON L7L 6W6
O: 905.634.4567 F: 905.637.8724

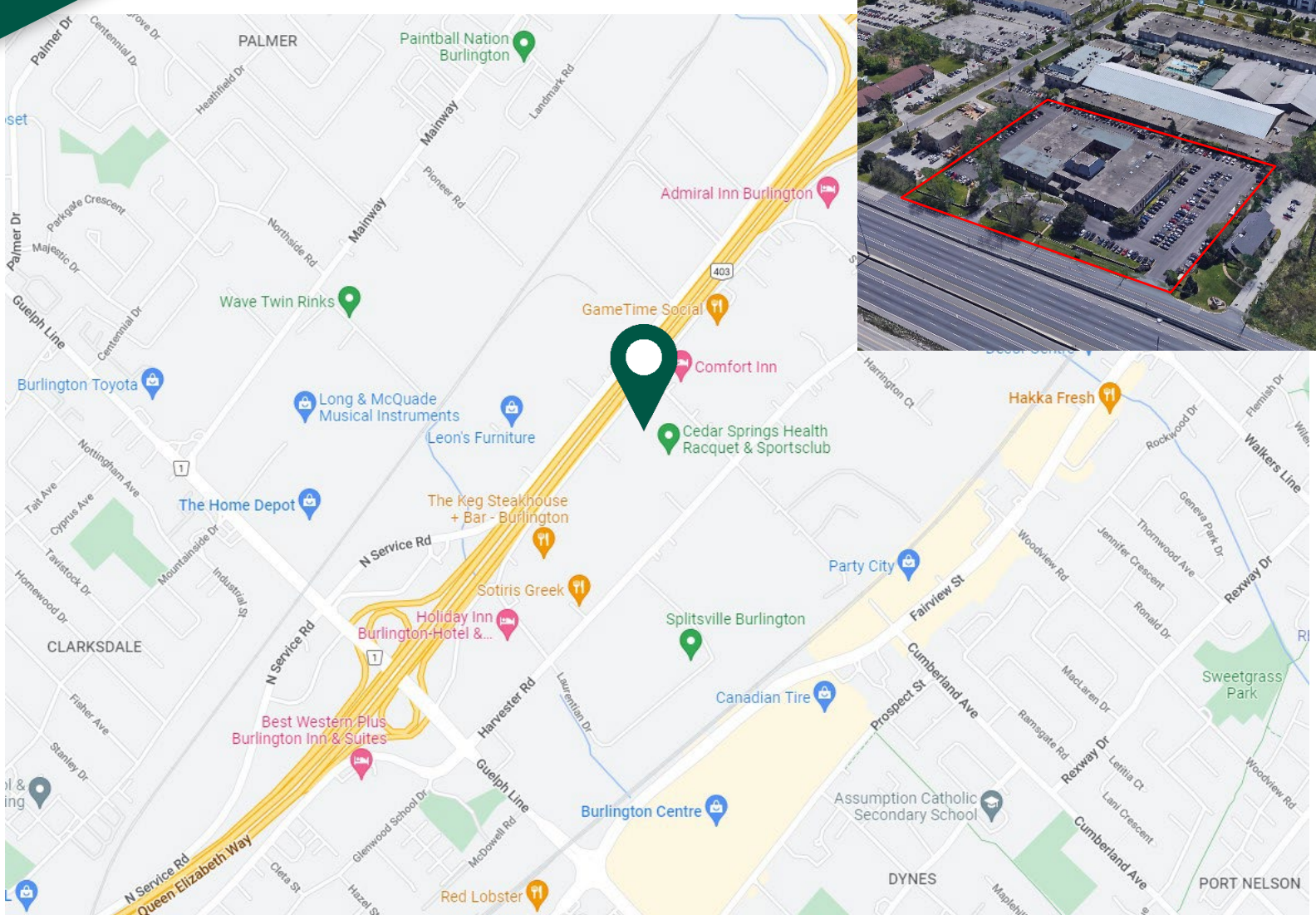
BBSREALTY.COM

**BLAIR
BLANCHARD
STAPLETON**

HALTON LTD.
REAL ESTATE BROKERAGE

3228

**SOUTH SERVICE RD
BURLINGTON, ON**



\$21.00 PSF
Gross

1,010-15,628
Square Feet

The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Halton Ltd. makes no representation or warranty as to the accuracy or completeness thereof. The information herein contained is subject to change without notice.

Kevin J. McAleese
Broker of Record, SIOR
905-634-4567
mcaleese@bbsrealty.com

Rod Wright, B.A.Sc.
Sales Representative
905-634-4567
wright@bbsrealty.com

BURLINGTON OFFICE
5500 North Service Road, Suite 204,
Burlington, ON L7L 6W6
O: 905.634.4567 F: 905.637.8724

BBSREALTY.COM