

# OFFICE SPACE FOR LEASE

## 3370 SOUTH SERVICE ROAD Burlington, Ontario



<b>SPACE AVAILABLE:</b>	Suite 100	867 square feet
	Suite 104	1,342 square feet
	Suite 105	990 square feet
	Suite 202	1,795 square feet
	Suite 203	14,022 square feet (divisible)
	Suite 301/302	9,206 square feet (divisible)

**OCCUPANCY:** Immediate

**RENTAL RATE:** \$20.00 per square foot Gross with escalations

**2021 BASE YEAR:** \$8.00 per square foot (included in the Gross Rent)

**INTERIOR JANITORIAL:** Tenant expense

- COMMENTS:**
- New ownership and management
  - Ample surface parking available
  - First floor units have direct access from exterior

**FOR FURTHER INFORMATION PLEASE CONTACT:**



**KEVIN McALEESE / ROD WRIGHT**

BLAIR BLANCHARD STAPLETON HALTON LTD.  
5500 North Service Road, Second Floor  
Burlington, Ontario, L7L 6W6  
**Phone: (905) 634-4567**

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 contained herein is subject to change without notice.

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## 3370 SOUTH SERVICE ROAD Burlington, Ontario First Floor



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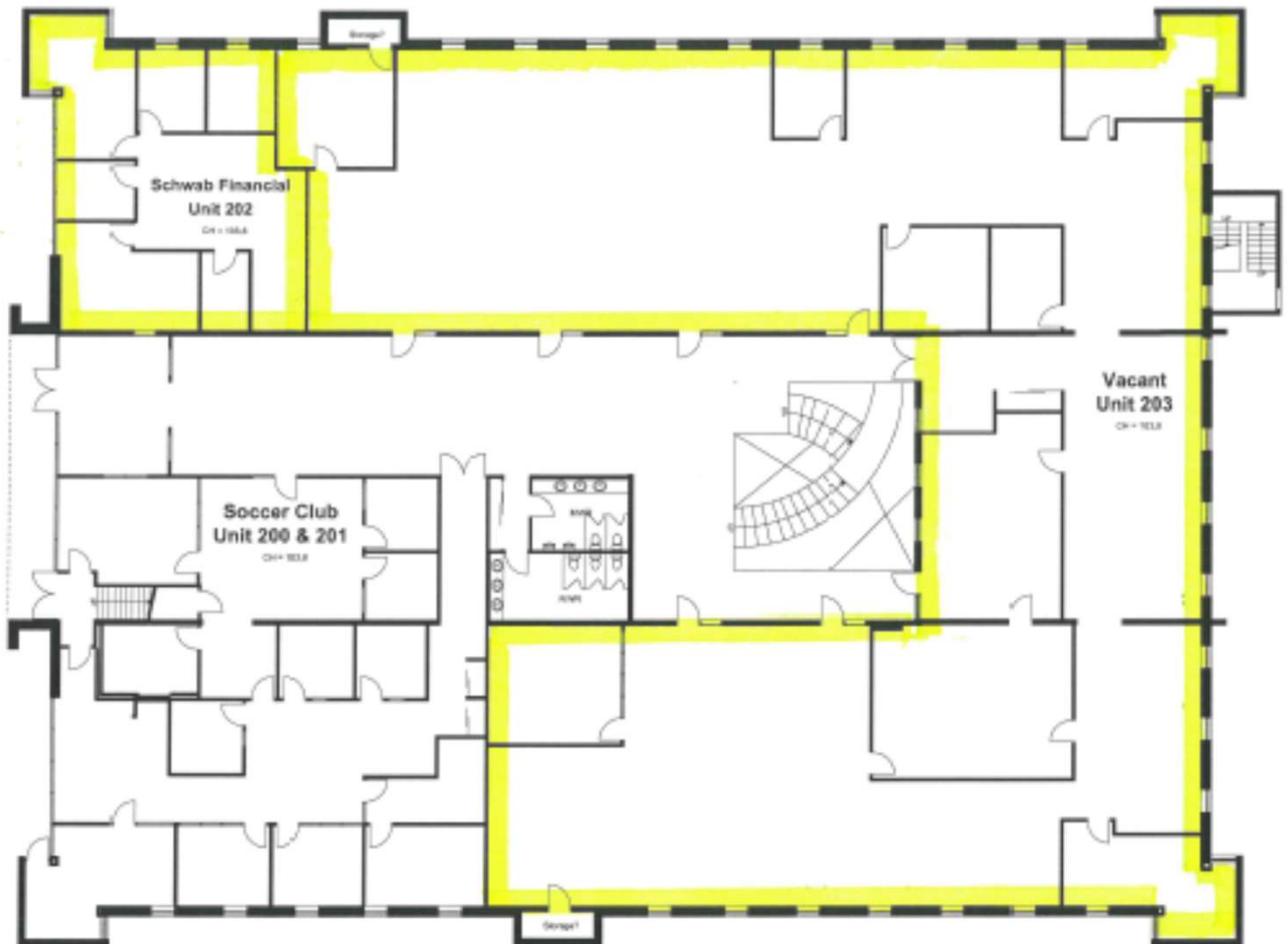
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## 3370 SOUTH SERVICE ROAD Burlington, Ontario Second Floor



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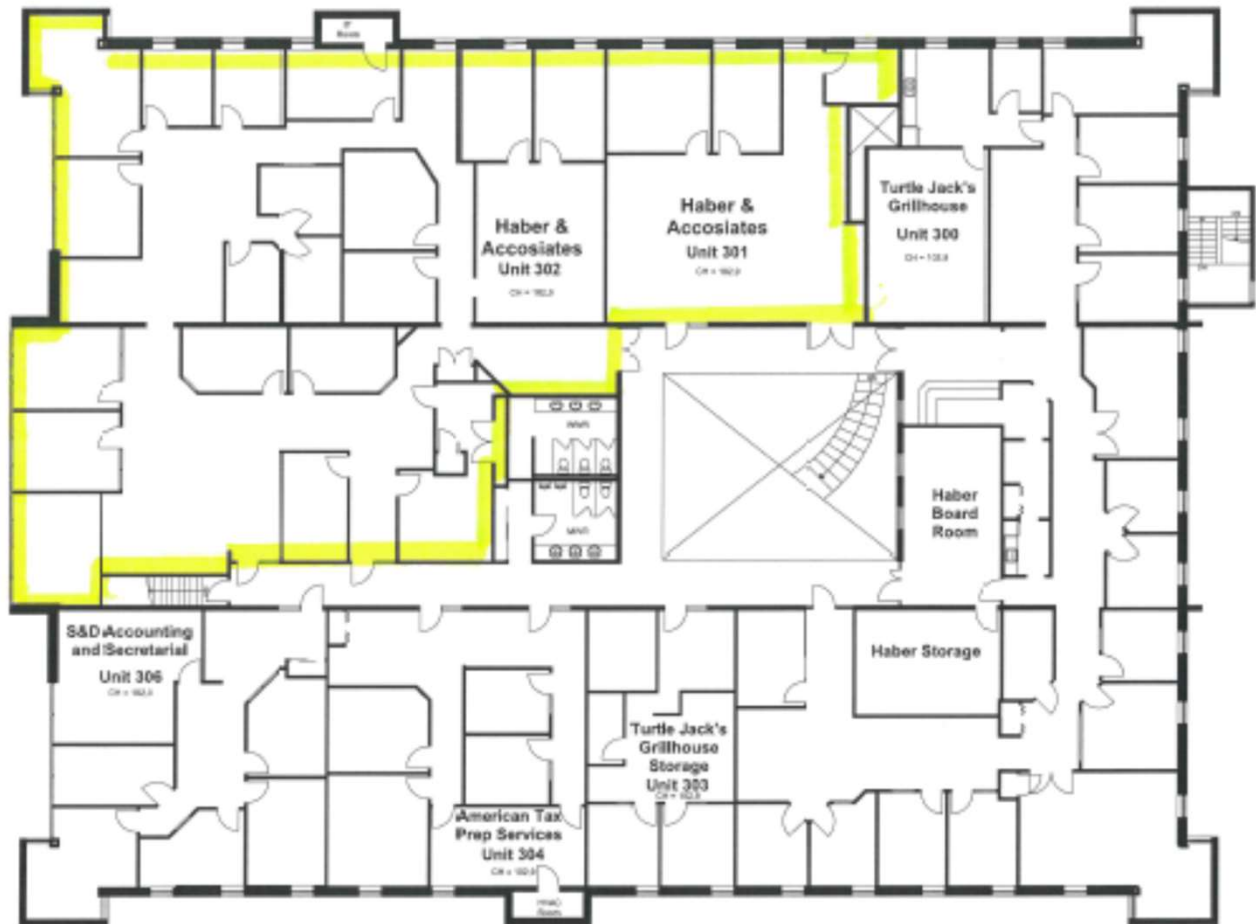
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## 3370 SOUTH SERVICE ROAD Burlington, Ontario Third Floor



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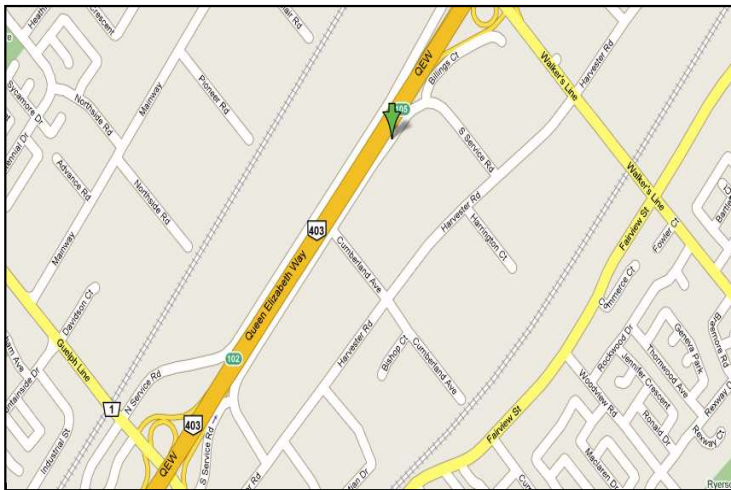
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