

Office | For Lease

CBRE

3390 South Service Road

Burlington, ON

Built-Out and Move-In Ready Office Suites



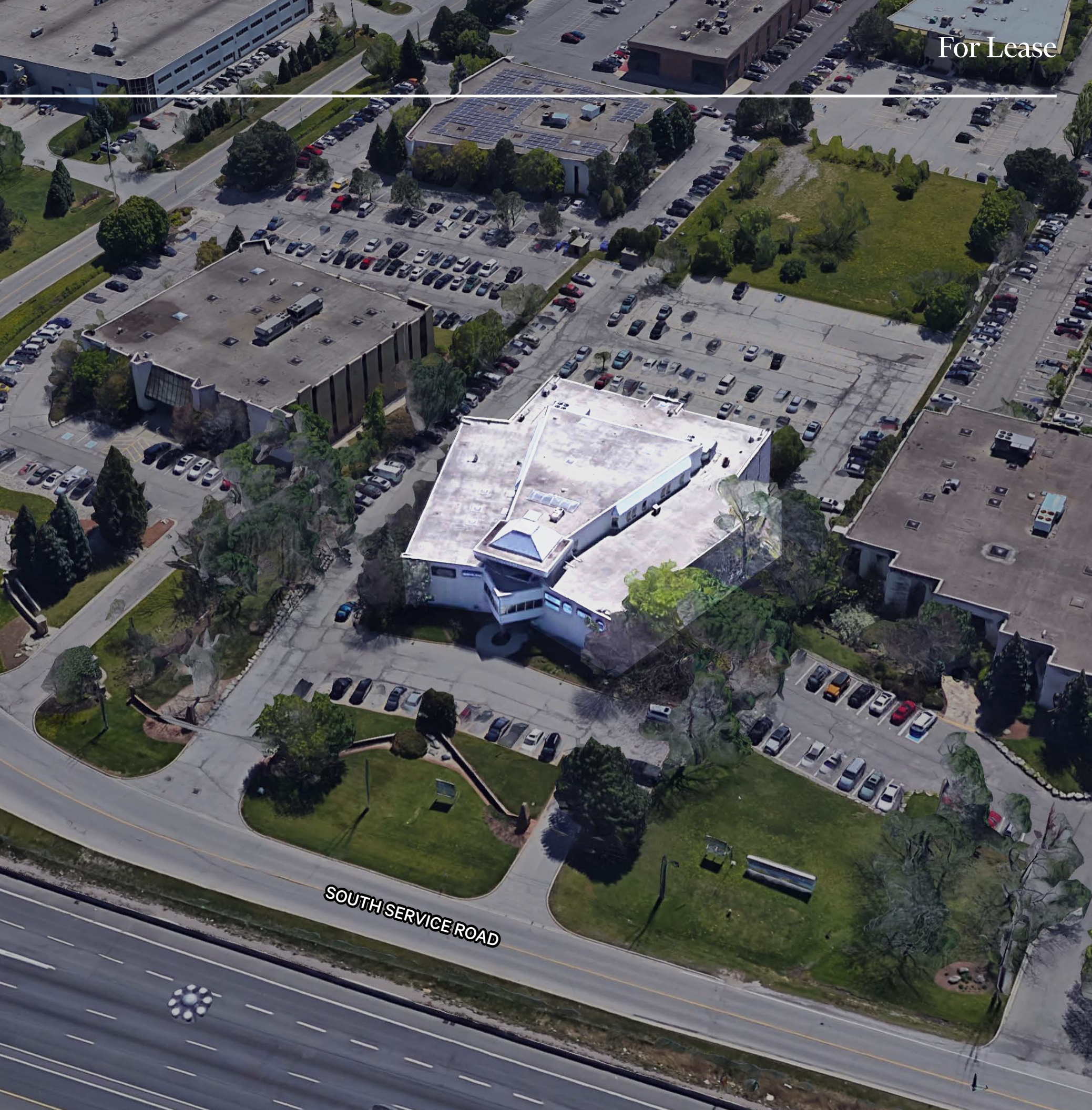
3390 South Service Road
Burlington | ON

Property Details

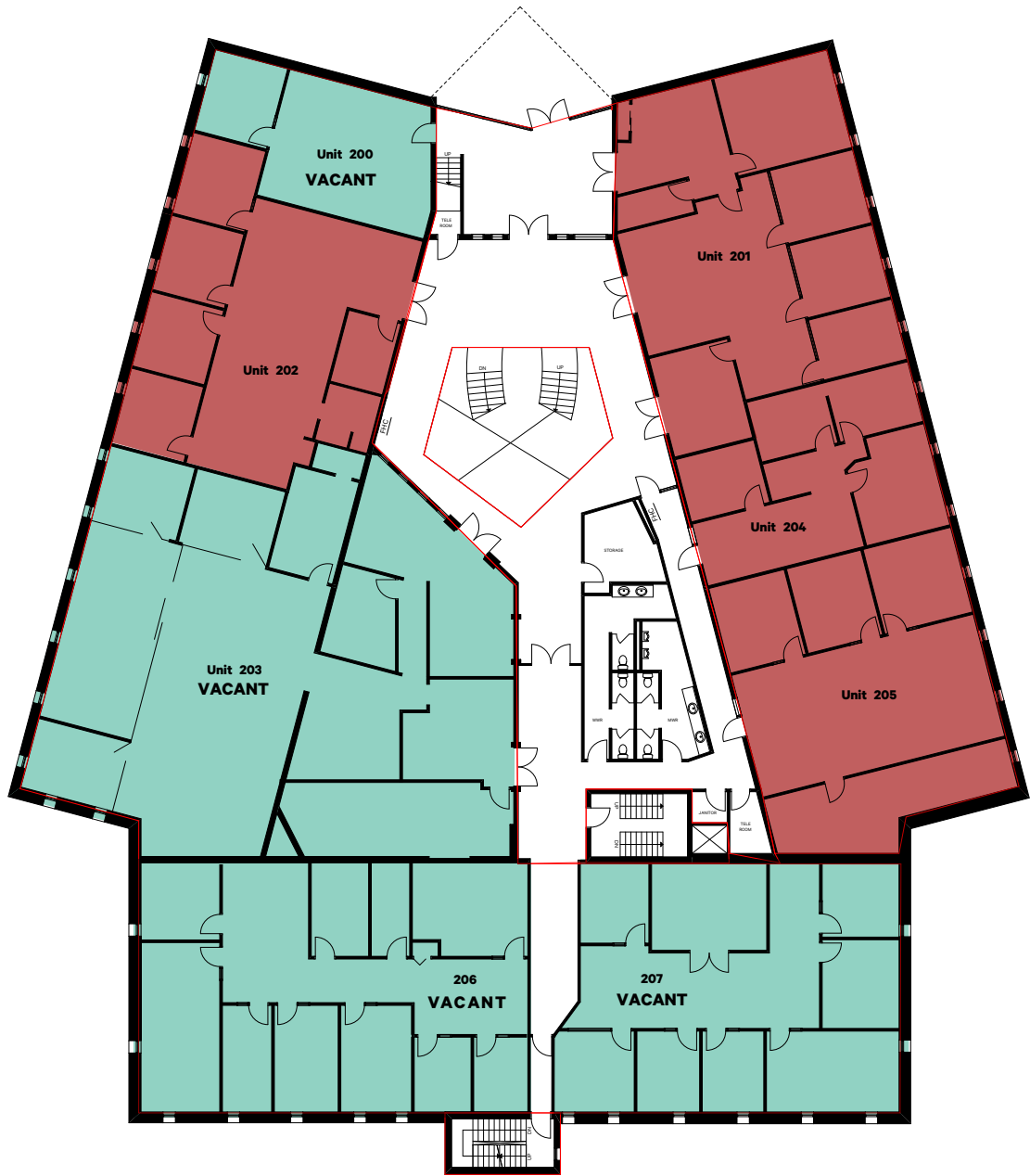
AVAILABILITY	
SUITE	SIZE
200	847 Sq. Ft.
201	LEASED
203	5,087 Sq. Ft.
206	2,965 Sq. Ft.
207	2,509 Sq. Ft.
301	9,417 Sq. Ft.
302	1,859 Sq. Ft.
305	LEASED
307	1,771 Sq. Ft.
PH1	1,325 Sq. Ft.
PH2	2,667 Sq. Ft.

Rent	\$26.00 per Sq. Ft. (gross)
Availability Date	Immediate
Zoning	BC1

- Comments
- Take advantage of existing leasehold improvements
 - Opportunity for signage with direct exposure to the QEW
 - Abundant parking available
 - Abundance of amenities: Gametime Social, Jakes Grill & Oyster House, Golfers Creek Indoor Golf Simulators, close proximity to Appleby GO and Burlington GO Station & much more
 - Internet providers are Rogers & Bell fiber optic

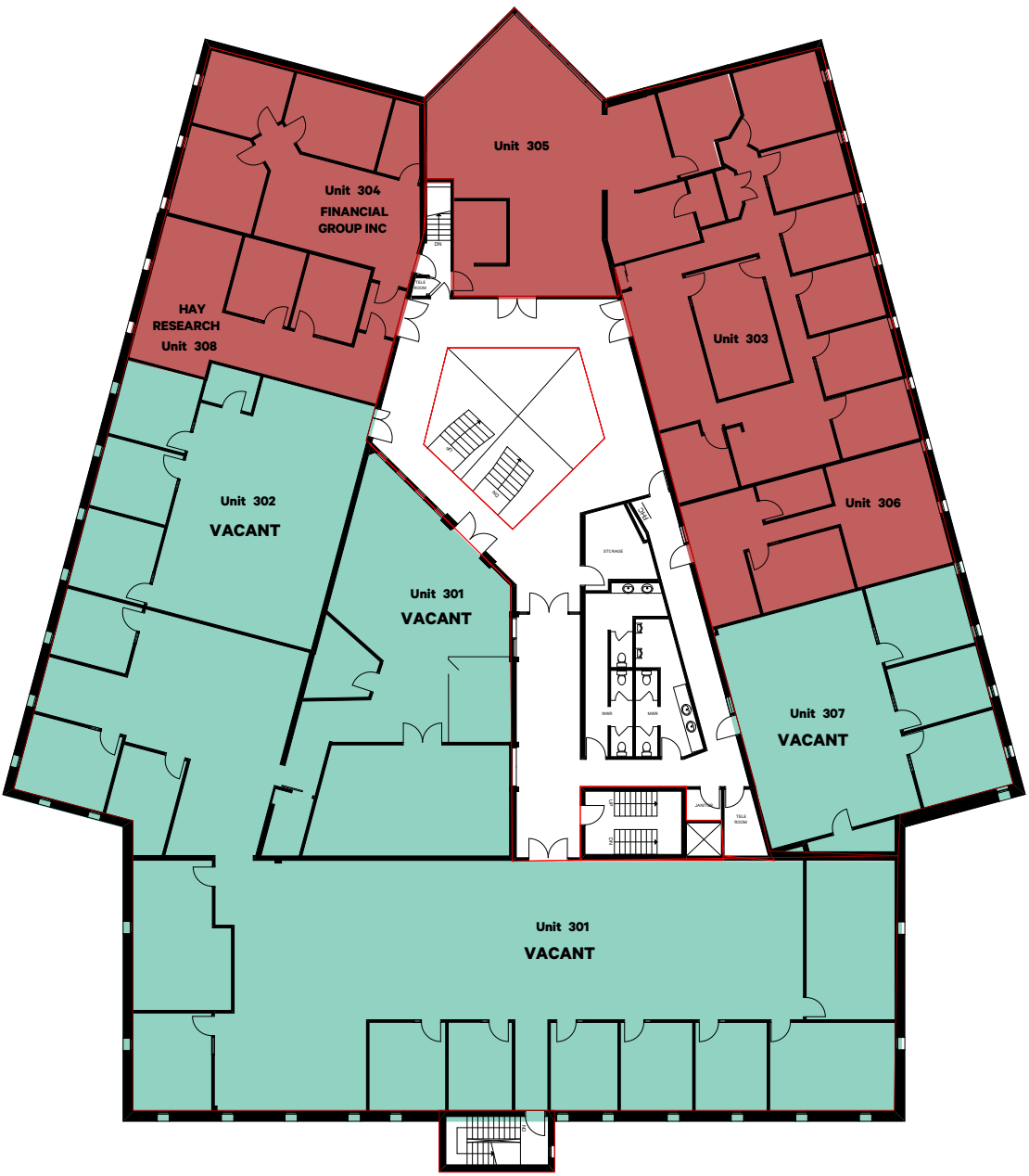


Floor Plan - Second Floor



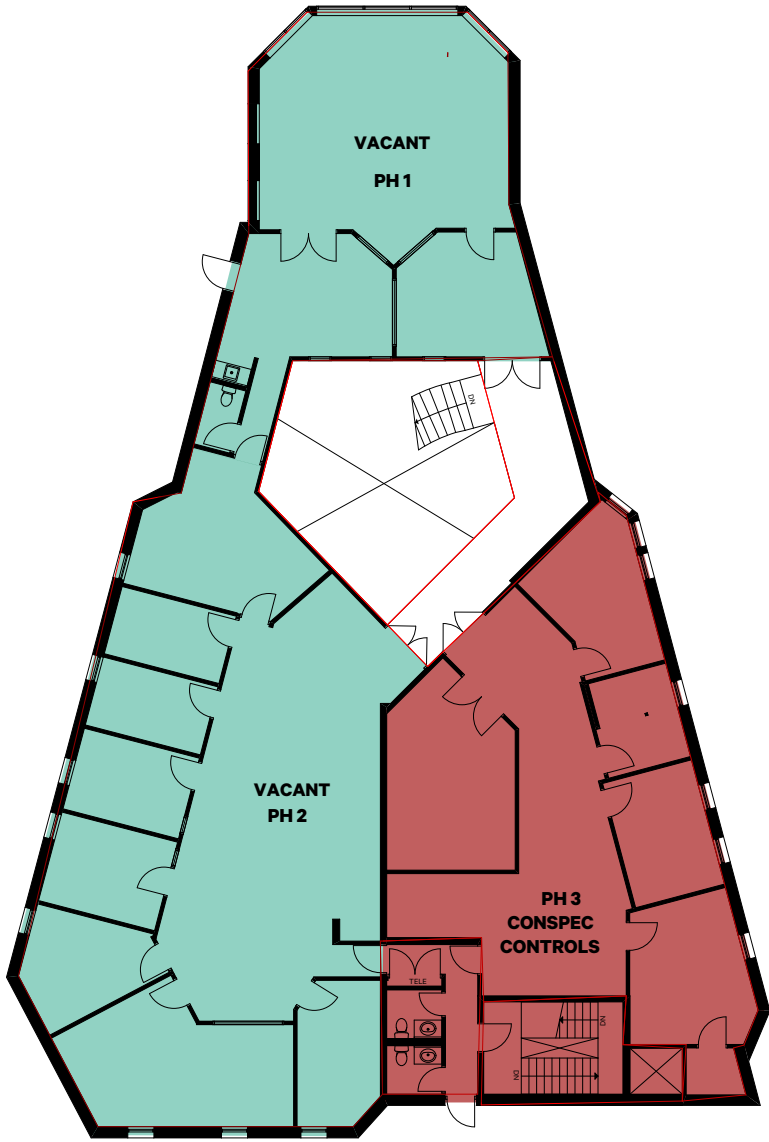
AVAILABLE SUITES	SIZE
200	847 Sq. Ft.
201	LEASED
203	5,087 Sq. Ft.
206	2,965 Sq. Ft.
207	2,509 Sq. Ft.

Floor Plan - Third Floor



AVAILABLE SUITES	SIZE
301	9,417 Sq. Ft.
302	1,859 Sq. Ft.
305	LEASED
307	1,771 Sq. Ft.

Floor Plan - Penthouse



AVAILABLE SUITE	SIZE
PH1	1,325 Sq. Ft.
PH2	2,667 Sq. Ft.

Suite Photos



Suite Photos



Amenities

★ Subject Property

● Restaurants

1. Jake's Grill & Oyster House

2. Hakka Rise & MoMo House

3. Wild Wings

4. Sandwich Empire

5. Scaddabush Italian Restaurant

● Banks

1. RBC Royal Bank

2. National Bank

3. CIBC

4. TD Canada Trust

5. RBC Royal Bank

● Shopping

1. Fairview Gardens Plaza

2. Woodview Place

3. Canadian Tire

4. Burlington Centre

5. The Home Depot

● Leisure & Entertainment

1. GameTime Social

2. Golfers Creek - Simulators

3. Lil Monkeys Indoor Playground

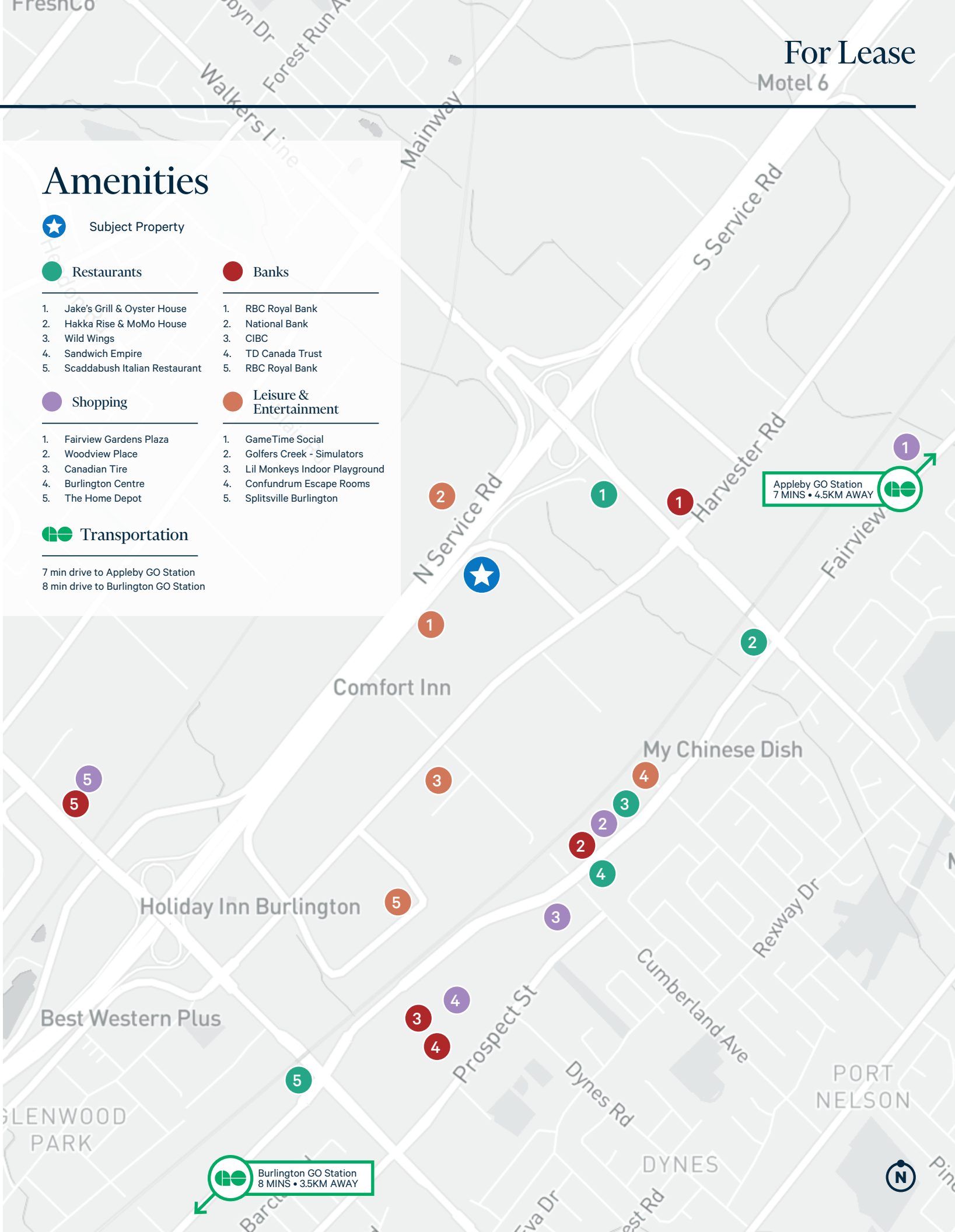
4. Confundrum Escape Rooms

5. Splitsville Burlington

● Transportation

7 min drive to Appleby GO Station

8 min drive to Burlington GO Station



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