

# OFFICE SPACE FOR LEASE

## 3410 SOUTH SERVICE ROAD Burlington, Ontario



- TOTAL BUILDING AREA:** 50,325 square feet
- SPACE AVAILABLE:** Suite G1 6,195 sq.ft. (Sublease exp. 01/30/19)
- RENTAL RATE:** \$13.50 per square foot Net
- OPERATING COSTS:** Estimated to be \$8.98 per square foot for 2017, excluding interior janitorial (plus HST).
- LEASEHOLD'S:** Negotiable
- COMMENTS:**
- Ample surface parking available.
  - Landlord installing elevator, upgrading washrooms and new parking lot.

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**FOR FURTHER INFORMATION PLEASE CONTACT:**



**KEVIN McALEESE / ROD WRIGHT**

BLAIR BLANCHARD STAPLETON LIMITED

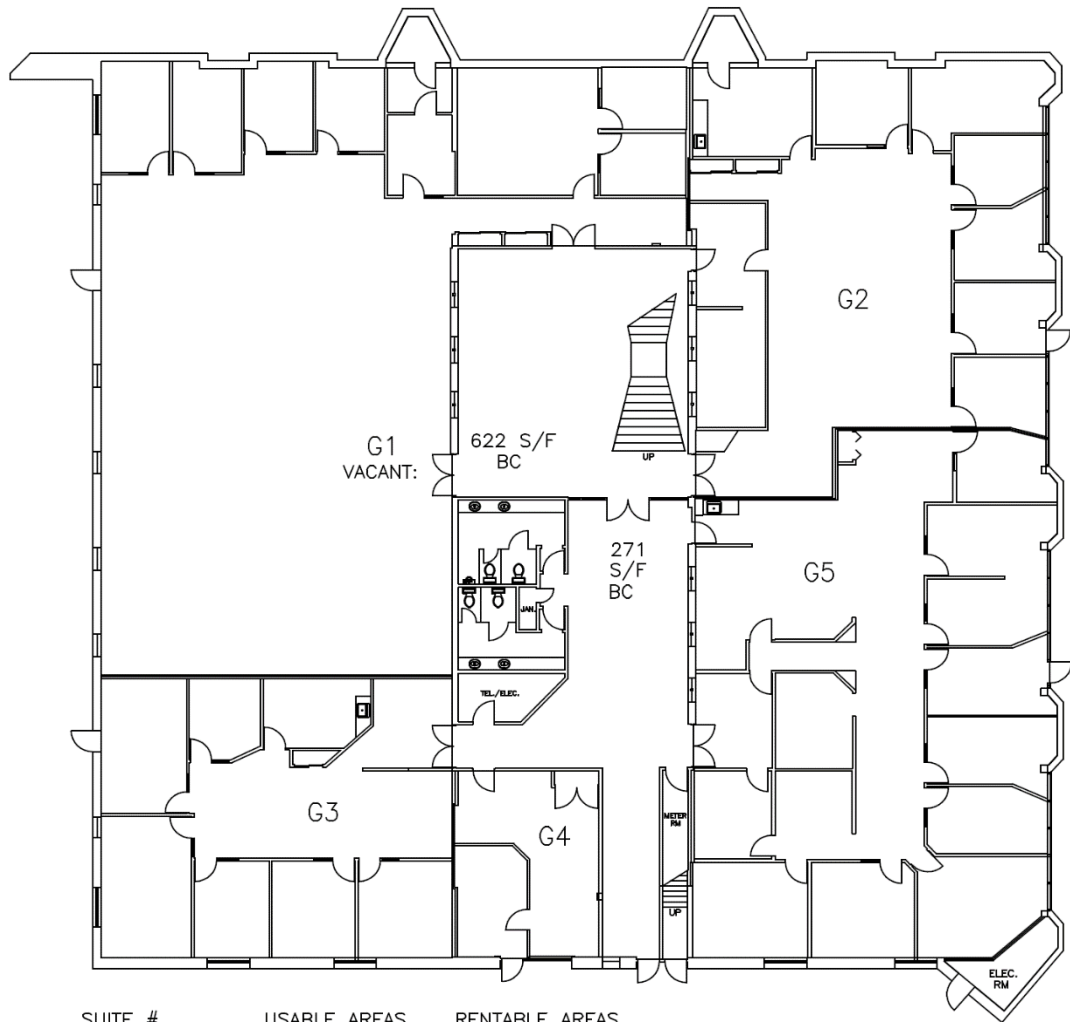
5500 North Service Road, Second Floor

Burlington, Ontario, L7L 6W6

Phone: (905) 634-4567, [www.bbsrealty.com](http://www.bbsrealty.com)

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## Garden Level Floor Plan



SUITE #	USABLE AREAS	RENTABLE AREAS
G-1	5,256 SQ. FT.	6,195 SQ. FT.
G-2	2,879 SQ. FT.	3,394 SQ. FT.
G-3	2,015 SQ. FT.	2,375 SQ. FT.
G-4	549 SQ. FT.	647 SQ. FT.
G-5	3,607 SQ. FT.	4,252 SQ. FT.

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