

# 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)  
Suite 102 3,739 sq.ft. (Sublease exp. 01/30/19)  
Suite 106 1,678 sq.ft. (06/01/17)

**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.

**FOR FURTHER INFORMATION PLEASE CONTACT:**



**KEVIN McALEESE / ROD WRIGHT**

BLAIR BLANCHARD STAPLETON LIMITED

5500 North Service Road, Second Floor

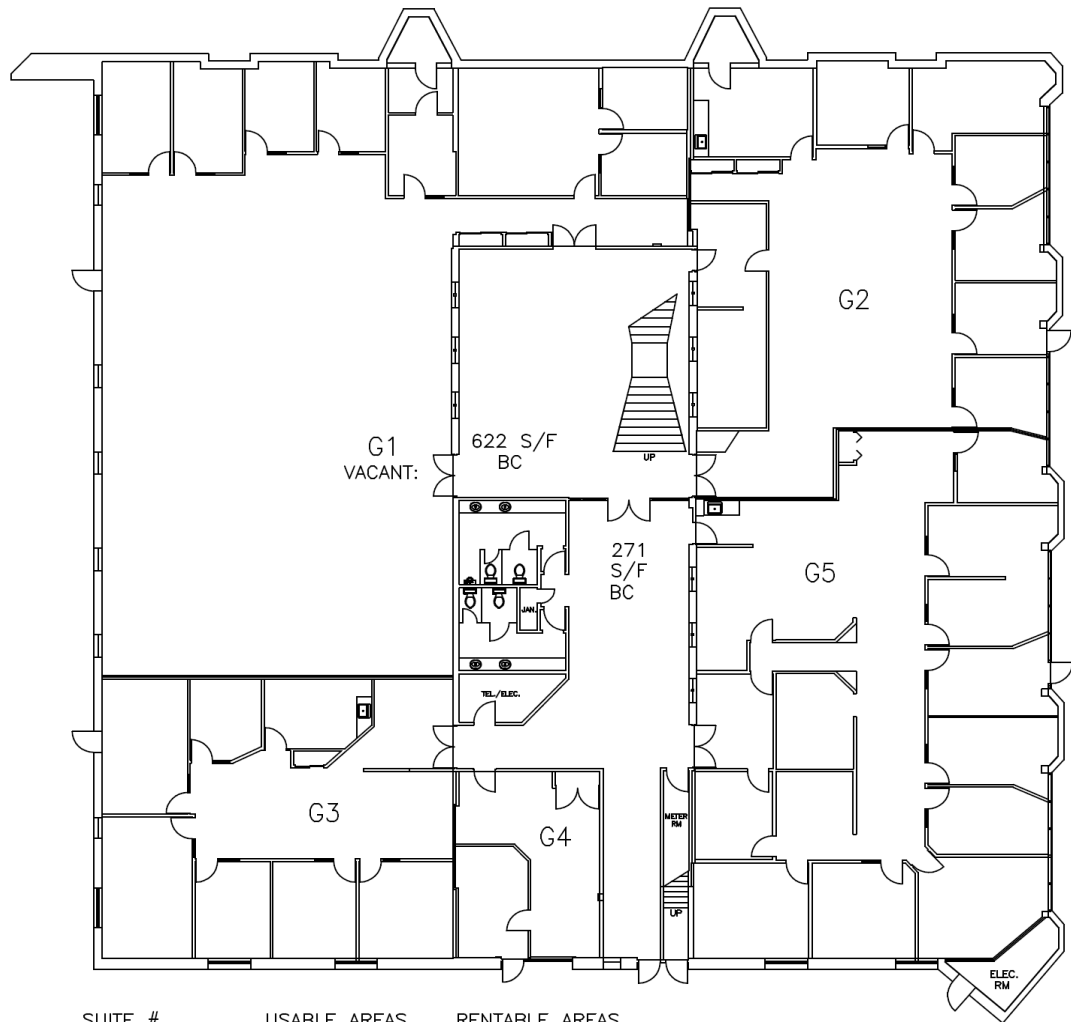
Burlington, Ontario, L7L 6W6

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

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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## 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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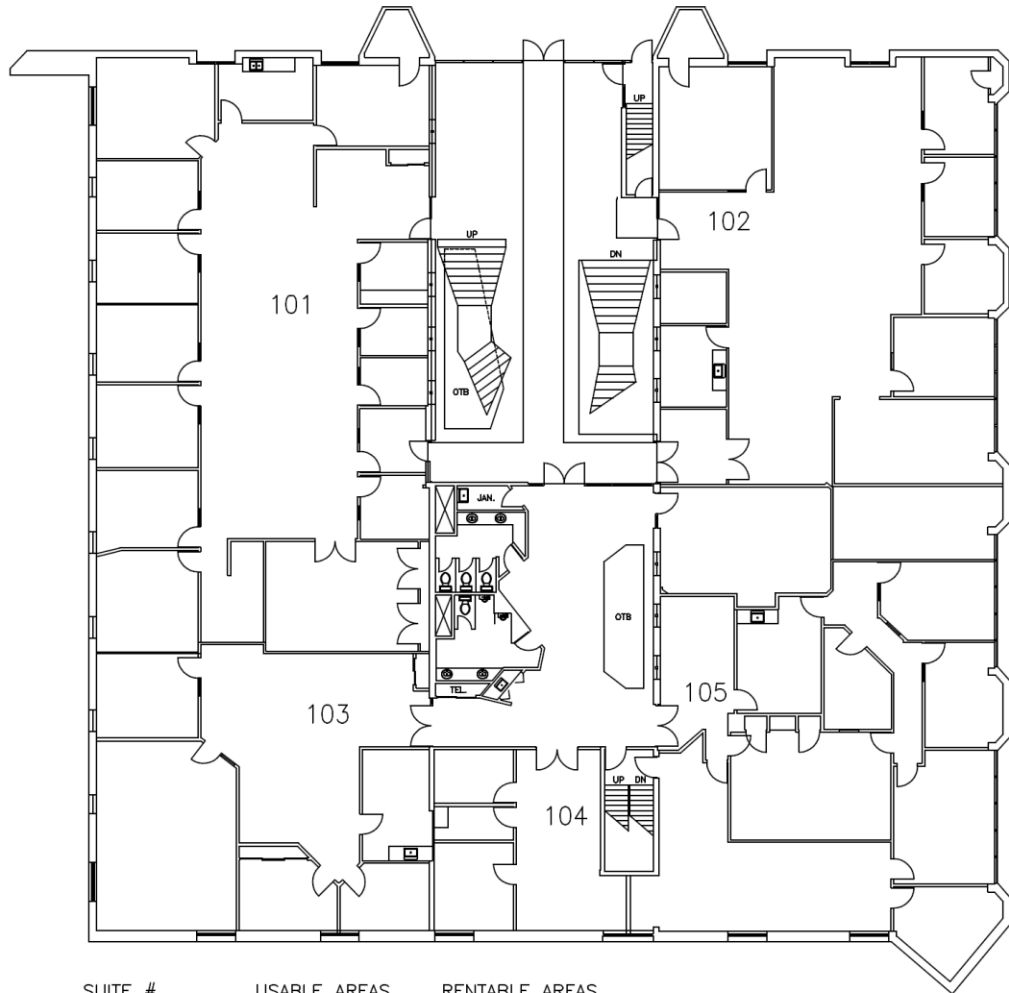
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## Entry Level Floor Plan



SUITE #	USABLE AREAS	RENTABLE AREAS
100	0,000 SQ. FT.	0,000 SQ. FT.
101	4,384 SQ. FT.	5,113 SQ. FT.
102	3,206 SQ. FT.	3,739 SQ. FT.
103	2,061 SQ. FT.	2,404 SQ. FT.
104	706 SQ. FT.	823 SQ. FT.
105	3,402 SQ. FT.	3,968 SQ. FT.

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