

Office | For Lease

CBRE

3390 South Service Road

Burlington, ON

Built-Out and Move-In Ready Office Suites



3390 South Service Road
Burlington | ON

For Lease

Property Details

AVAILABILITY

SUITE	SIZE (SQ. FT.)
200	847 Sq. Ft.
201	2,465 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.

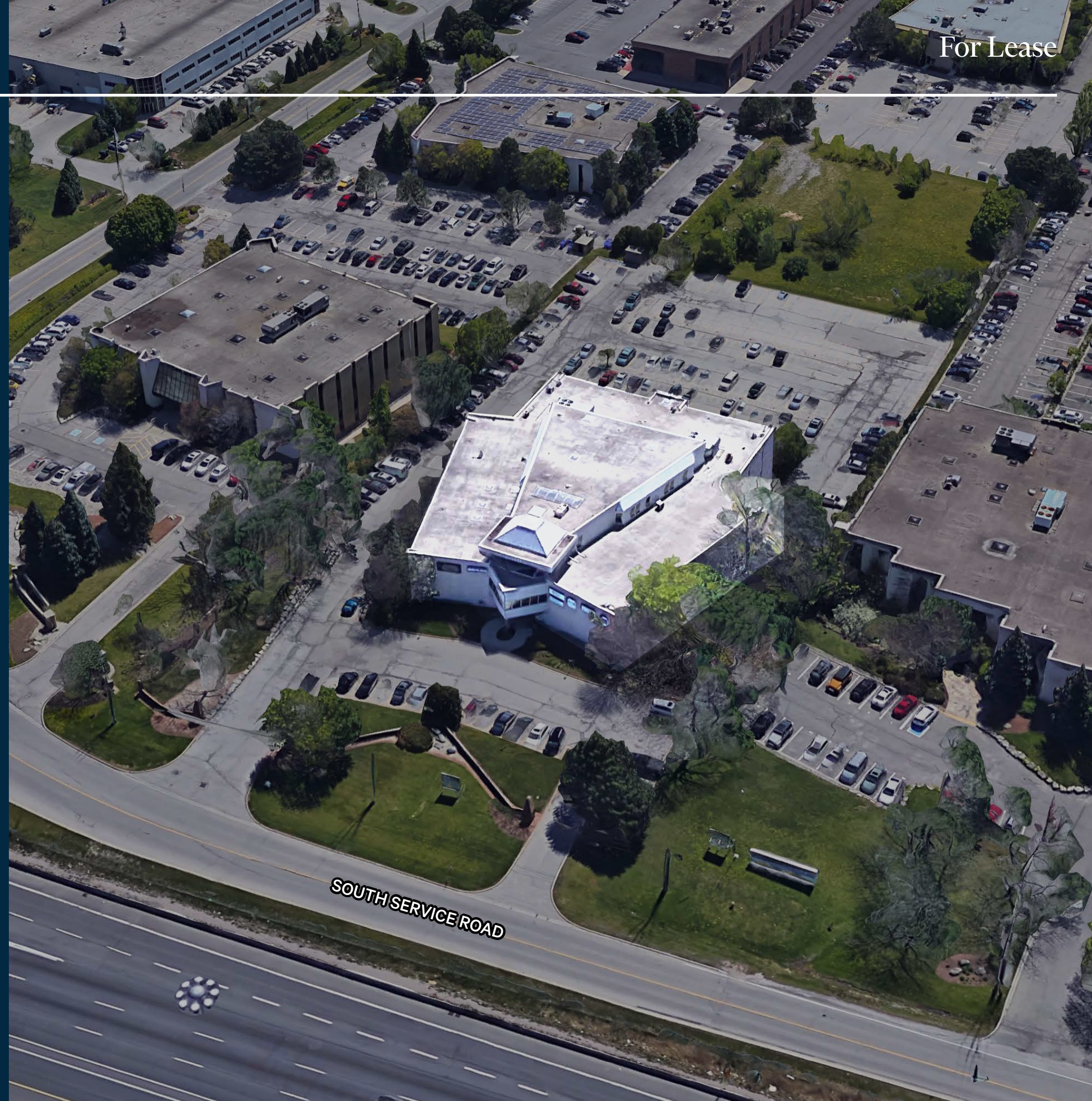
Rent \$26.00 per Sq. Ft. (semi-gross)

Availability Date Immediate

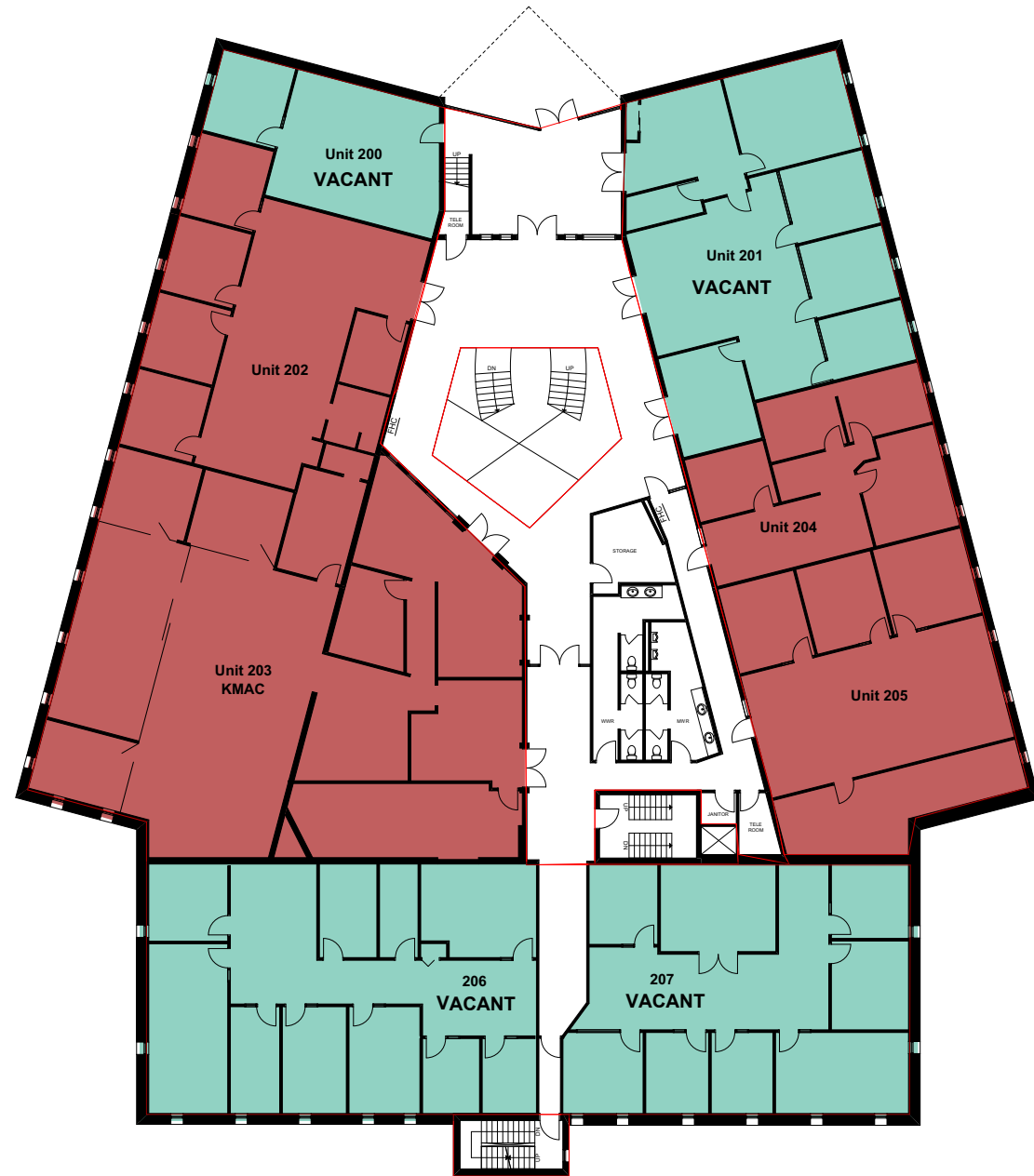
Zoning BC1

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

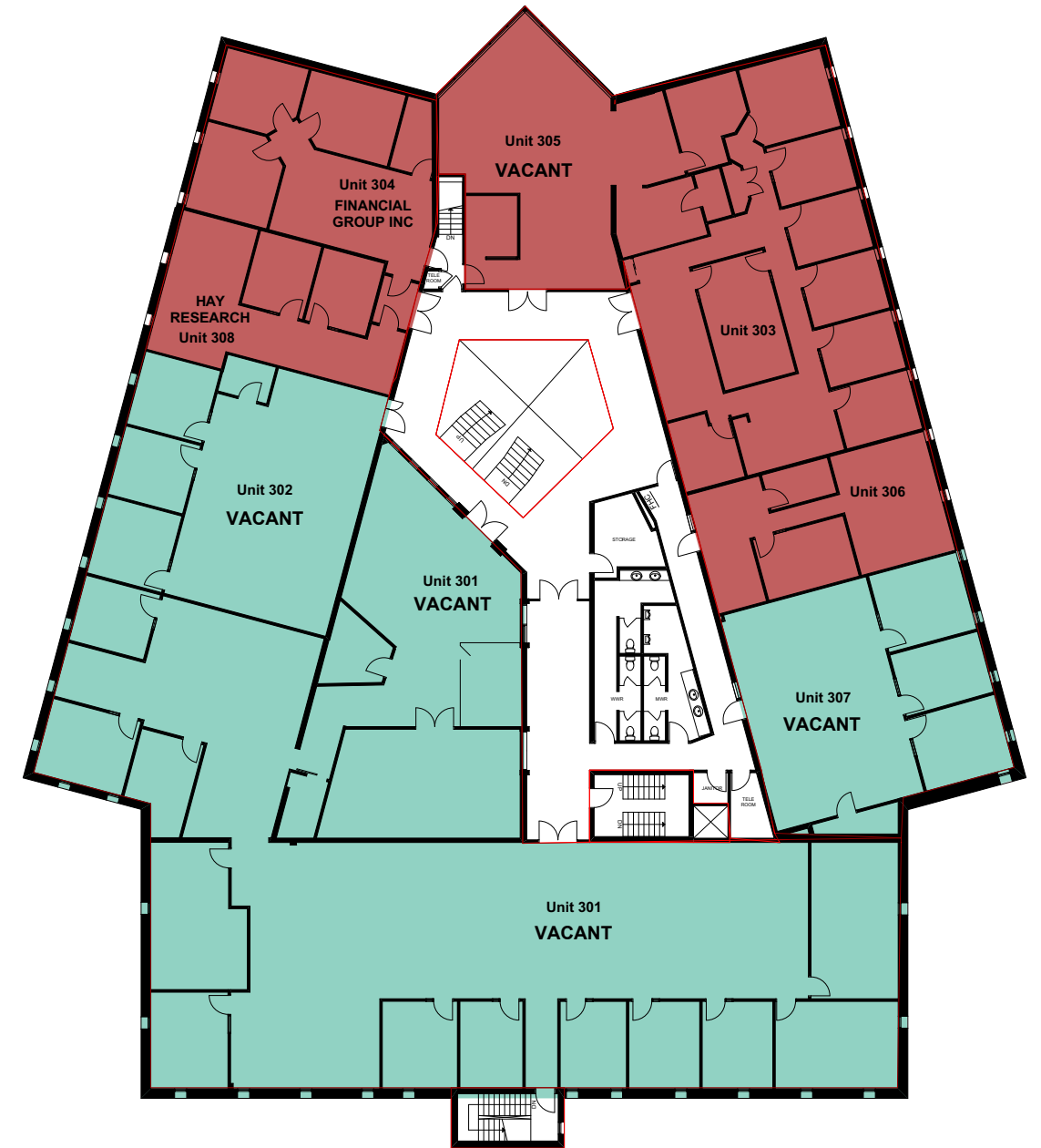


Floor Plan - Second Floor



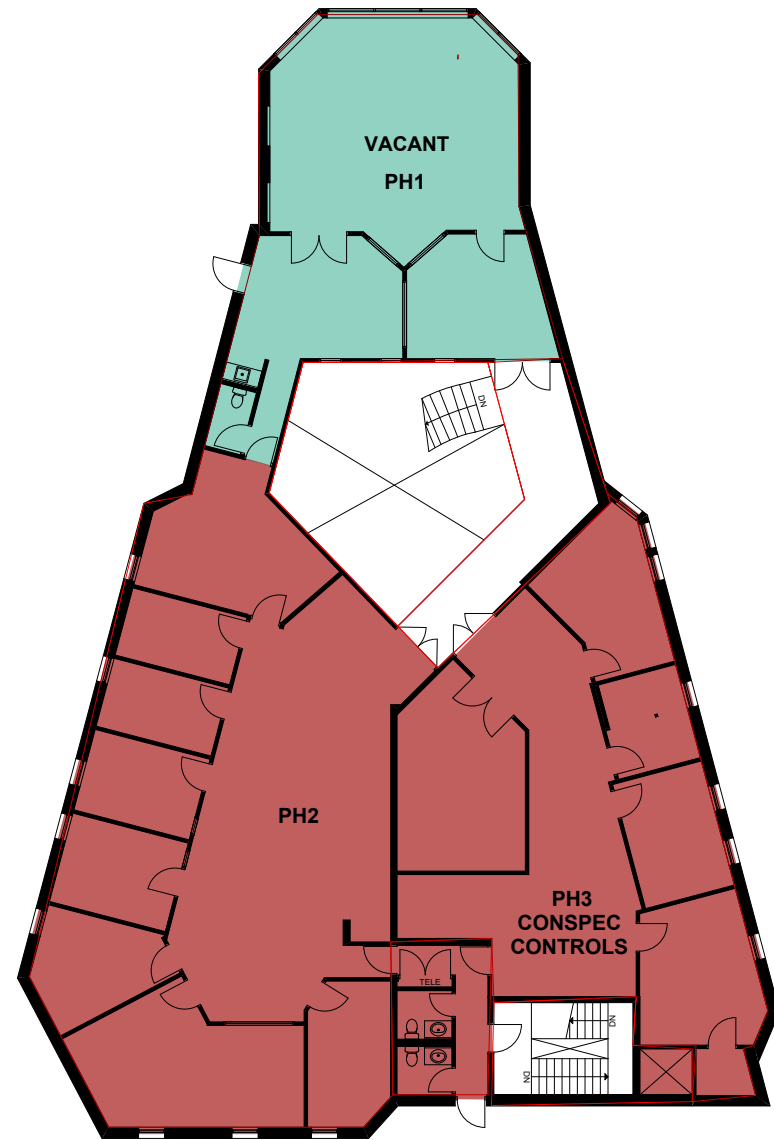
AVAILABLE SUITES	SIZE (SQ. FT.)
200	847 Sq. Ft.
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206	2,965 Sq. Ft.
207	2,509 Sq. Ft.

Floor Plan - Third Floor



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

Floor Plan - Penthouse



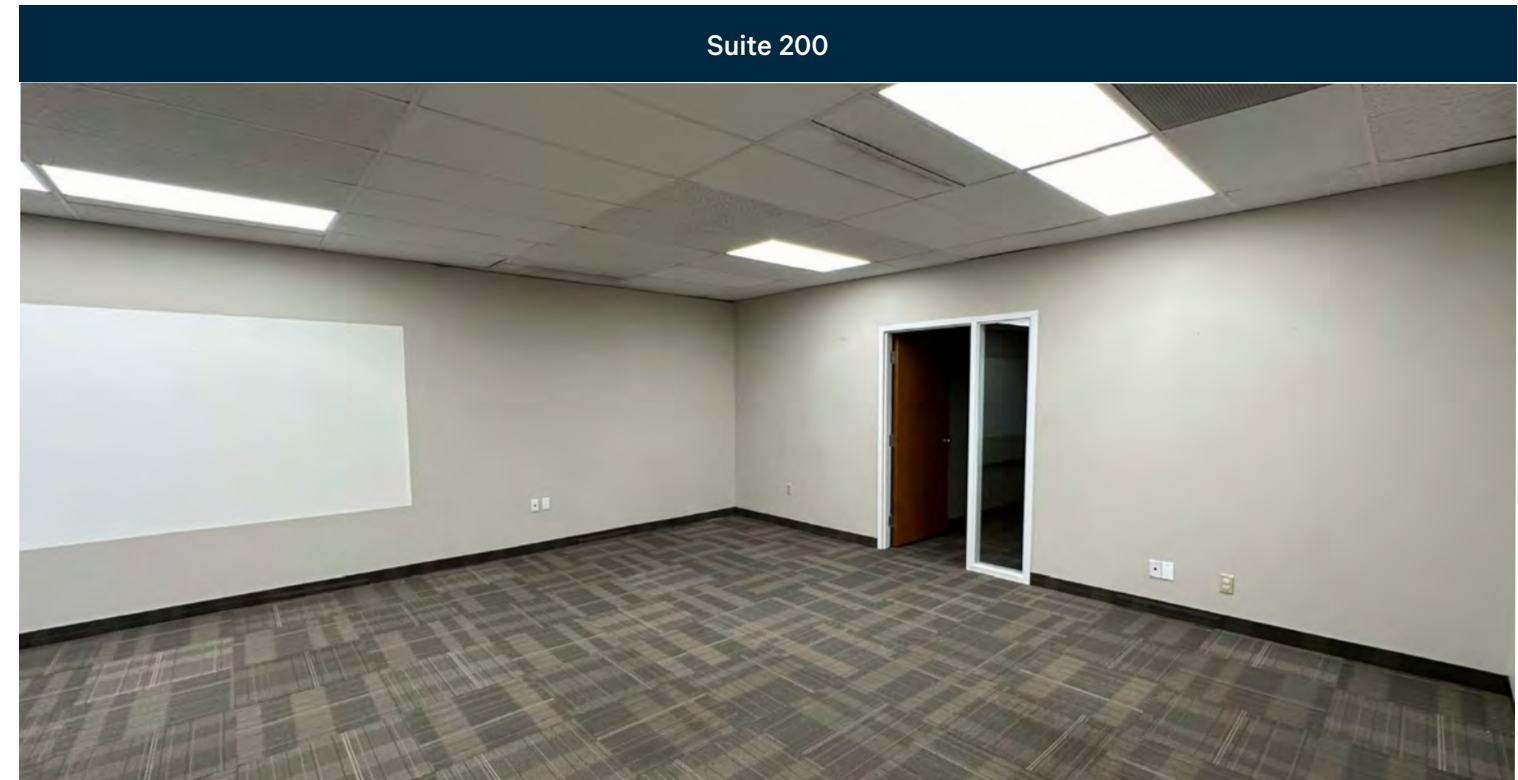
AVAILABLE SUITE

SIZE (SQ. FT.)

PH1

1,325 Sq. Ft.

Suite Photos



Suite Photos

Suite 301



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

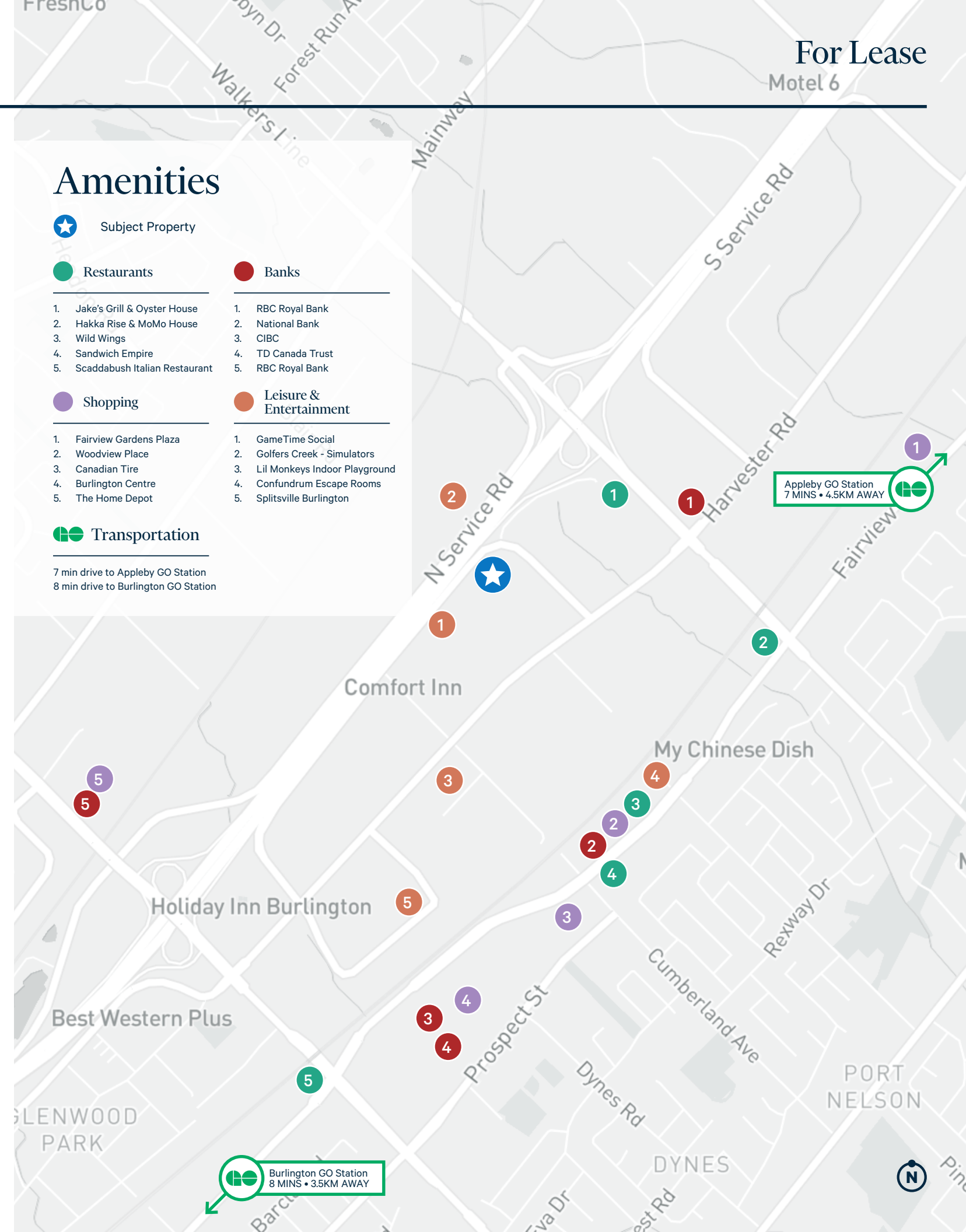
1. Fairview Gardens Plaza
2. Woodview Place
3. Canadian Tire
4. Burlington Centre
5. The Home Depot

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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