

OFFICE FOR LEASE

Availability from
1,220-5,249 SF

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3 4 & 3 0

SOUTH SERVICE ROAD

BURLINGTON, ONTARIO

For more information, please contact:

Jacob Campagnaro

Sales Representative

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David Woodiwiss

Sales Representative

905.399.6635

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Managed by:
VALOUR

3410 & 3430 SOUTH SERVICE ROAD OFFICE FOR LEASE

AVAILABILITY

3410 SOUTH SERVICE ROAD

Asking Rent	\$17.50 net psf
Additional Rent	\$10.50 psf (2025 est.)
Parking	Free surface parking at 4/1,000 sf leased

Unit	Size	Availability
Suite G1	3,298	Immediate
Suite G3	2,261	Immediate
Suite 104	845	Leased

3430 SOUTH SERVICE ROAD

Asking Rent	\$16.00 net psf
Additional Rent	\$10.50 psf (2025 est.)
Parking	Free surface parking at 6/1,000 sf leased

Unit	Size	Availability
Suite 103	5,249	Immediate
Suite 200A	4,356	Immediate
Suite 201	1,220	Immediate

COMMENTS

- Established office node with unparalleled Highway QEW exposure
- Building signage and branding opportunities
- COGECO Fibre
- Allowable uses include General Office, Medical Office, Training Centre, Research and development, Information and Data Processing, Knowledge-Based & High Technology, Pharmaceuticals & Medicines, Daycare (Subject to a minor variance).
- Easy access to Highway QEW/403 from the Walkers Line interchange, as well as Burlington Transit
- Appleby GO Station within 3.7 km
- Proximity to numerous retail amenities including restaurants, movie theatre, hotels, and shopping
- Reserved parking available
- Basement Storage Available

3410 & 3430 SOUTH SERVICE ROAD PROPERTY PHOTOS

3410 SOUTH SERVICE ROAD



3410 SOUTH SERVICE ROAD

SUITE 104

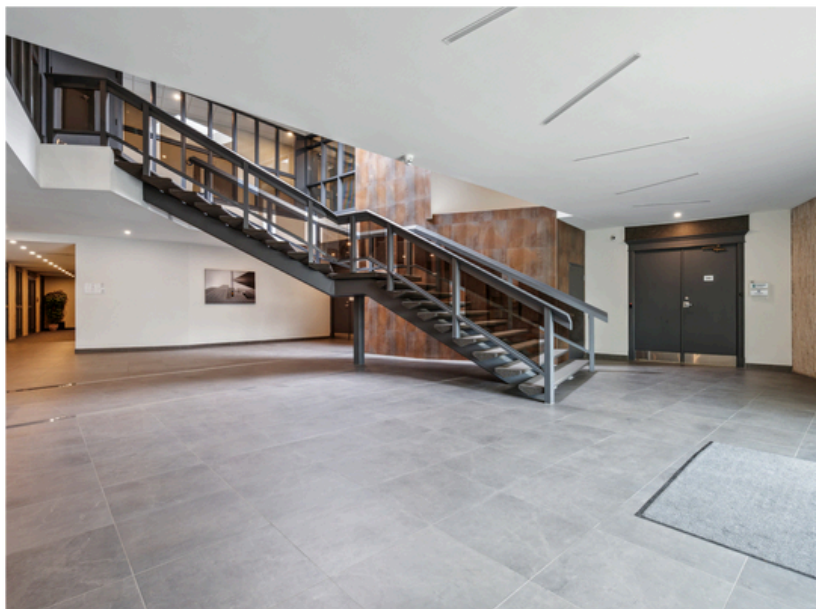


SUITE G3



3410 & 3430 SOUTH SERVICE ROAD PROPERTY PHOTOS

3430 SOUTH SERVICE ROAD

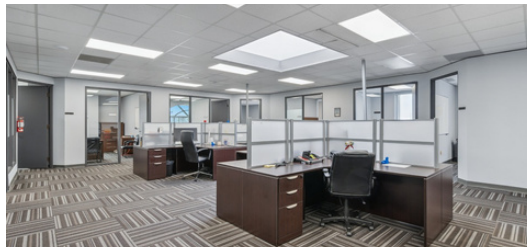
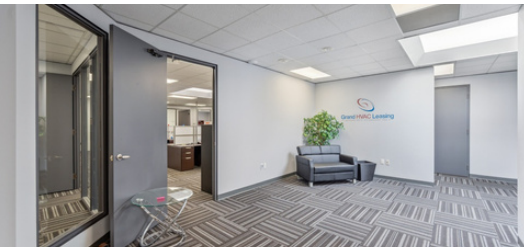


3430 SOUTH SERVICE ROAD

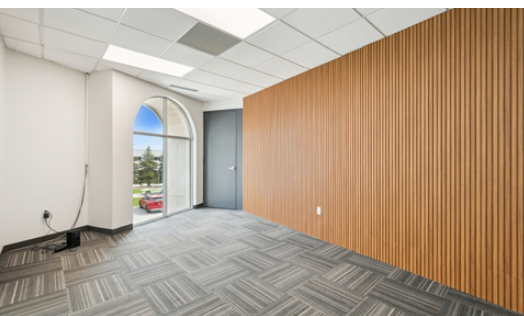
SUITE 103



SUITE 200A



SUITE 200A



3410 & 3430 SOUTH SERVICE ROAD FLOOR PLANS

3410 SOUTH SERVICE ROAD



FLOOR 1

Available Area:

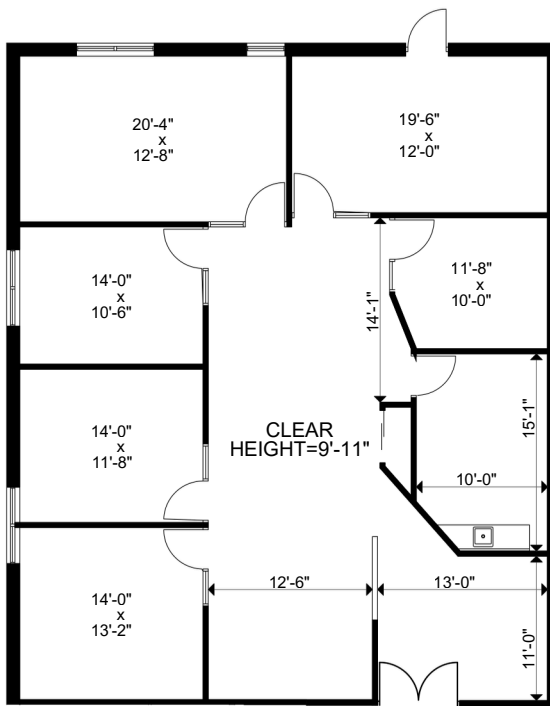
Suite 104: 845 Sq Ft

GROUND FLOOR

Available Areas:

Suite G1: 3298 Sq Ft

Suite G3: 2261 Sq Ft



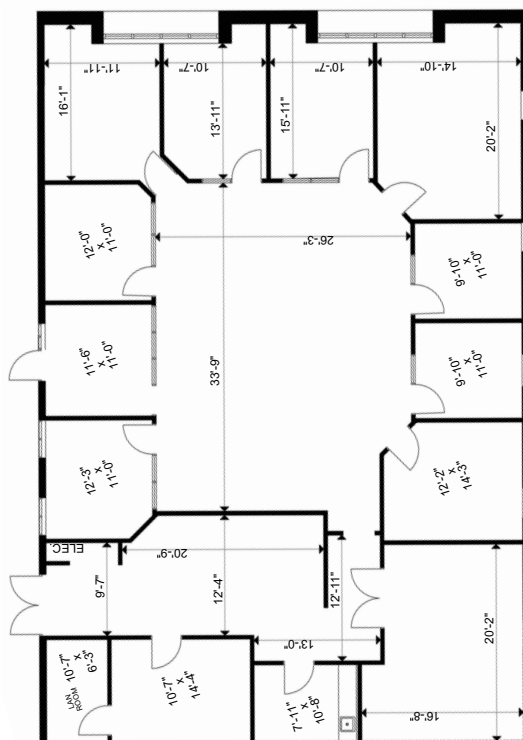
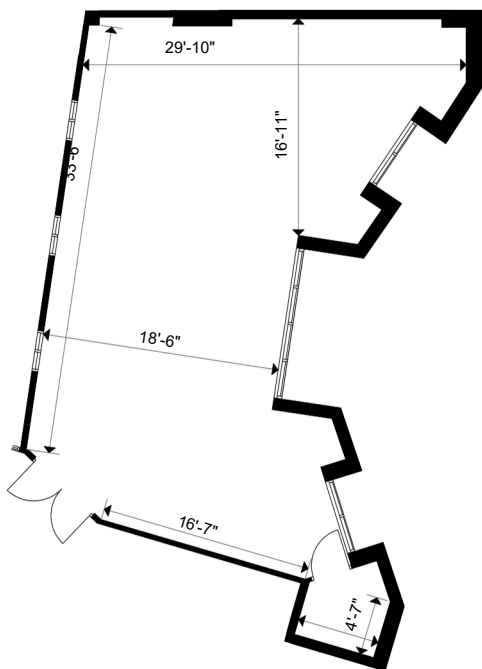
3430 SOUTH SERVICE ROAD



FLOOR 1

Available Area:

Suite 103: 5249 Sq Ft



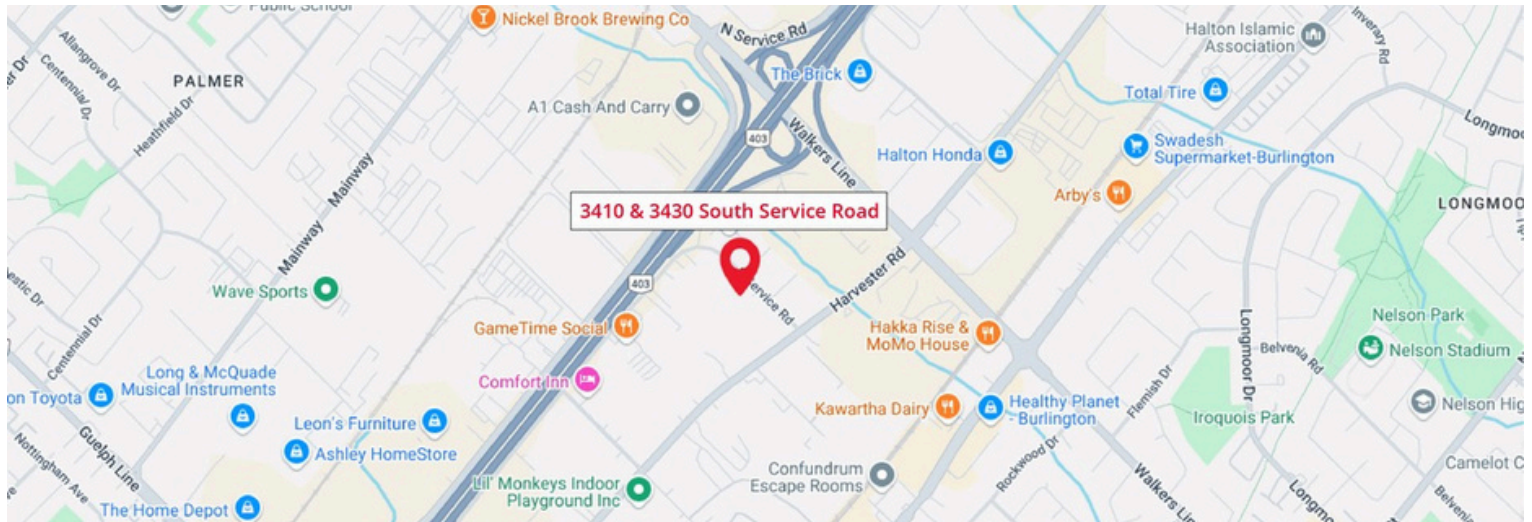
FLOOR 2

Available Area:

Suite 200A: 4356 Sq Ft

Suite 201: 1220 Sq Ft

3410 & 3430 SOUTH SERVICE ROAD AREA AMENITIES



Burlington Centre(Only 5 Minute Drive)

Burlington Centre is a popular shopping destination in the heart of Burlington, offering a wide variety of stores, services, and dining options. Shoppers can find well-known brands like Winners, Sport Chek, HomeSense, and Old Navy, along with a mix of specialty shops, banks and everyday essentials. The mall also features a lively food court, convenient services, and hosts regular community events. With plenty of parking and easy access by transit, Burlington Centre is a welcoming spot for shopping, dining, and gathering with friends and family.

Mapleview Centre(Only 8 Minute Drive)

Mapleview Centre is a stylish shopping destination in Burlington, featuring top brands like Zara, Apple, Aritzia, and Sephora. Conveniently located near the highway, and just steps from IKEA and Fortinos, it's a go-to spot for fashion, tech, and everyday essentials.

Food Retailers (Within 10 Minutes)

Game Time Social
Scaddabush Italian Kitchen & Bar
Kelseys
Subway

Five Guys Burgers and Fries
Bubble Tea
Starbucks
The Keg Steakhouse & Bar

Tim Hortons
Jacksons Landing
Mandarin
Jake's Grill & Oyster House

Services(Within 10 Minutes)

Puttstop Indoor Golf
Planet Fitness
Farm Boy

Stitch It
Dentology
Fortinos

Nails for You
Pearle Vision
Total Image Hair Salon

Retailers(Within 10 Minutes)

Home Depot
Walmart
Canadian Tire

Sport Chek
Old Navy
Shoppers Drug Mart

HomeSense
Indigo
Mark's

3 4 1 0

FOR LEASE

3 4 3 0

SOUTH SERVICE ROAD

BURLINGTON, ONTARIO

ABOUT VALOUR PROPERTY MANAGEMENT

Valour Group undertakes project, property, facility, and asset management with strong financial and investment management capabilities. For properties, Valour Management specializes in the overall asset management and maintenance of properties acquired by the Valour Group and its affiliated companies. Valour Management also provides asset management for affiliated various funds as well as financial and accounting services for development and construction projects.

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Royal LePage® Burloak Real Estate Services

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Brokerage | Independently owned and operated



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