



1250-1266 South Service Road, Stoney Creek

# Office/retail space available **for lease**

Prime office/retail space with great QEW exposure available for lease in new state of the art building.

New commercial building in Stoney Creek Business park. Second and third level units offer views of Lake Ontario. Units available between 1,358 SF - 9,006 SF. Ground level units offer a combination of warehouse, retail and office space.

Located just off highway QEW, building offers excellent signage opportunity with exposure to QEW - 104,400 vehicle count per day.

Virtual Tour A2 

Accelerating success.

Asking Lease Rate:

# \$11.00+

PSF



Quick access to QEW



New Building

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# Location Overview

[View Project Video ▶](#)

1250-1266 South Service Road is located in the highly sought-after Stoney Creek Business Park

Just off the QEW, the building offers excellent signage opportunity with exposure to ~104,400 vehicles per day. Only minutes away from amenities including:

## Shopping

- Costco
- Superstore
- Metro
- Sun Valley Farms
- Bulk Barn
- Dollarama
- LCBO
- RBC Royal Bank
- Carter's

## Eateries

- Edgewater Manor
- The Innsville
- Barbera Café
- Kelsey's
- Starbucks
- Freshii
- Noodlebox
- Sunset Grill
- Pizza Hut
- Turtle Jacks
- Firehouse Subs
- Hangry Chicken
- Tim Hortons
- Booster Juice

## Part of a Community

Surrounded by almost 2,000 residential units from established Losani Homes communities and over 1,200 coming soon:

### Stoney Creek

- Peachwood Estates
- Ridgeview

### Grimsby

- Westbrook
- Gardenview
- Flair
- Woodview
- Coming soon: 1,100 mixed-use residential

### Beamsville

- Discovery
- Now Selling: Vista Ridge

### Hamilton Mountain

- Coming Soon: SOHO



# Property Overview

<b>Address</b>	1250-1266 South Service Road
<b>Location</b>	Stoney Creek
<b>Availability</b>	1,358 SF - 9,006 SF
<b>Year Built</b>	New Build

Asking Lease Rate

**\$11.00 - \$15.50 PSF**

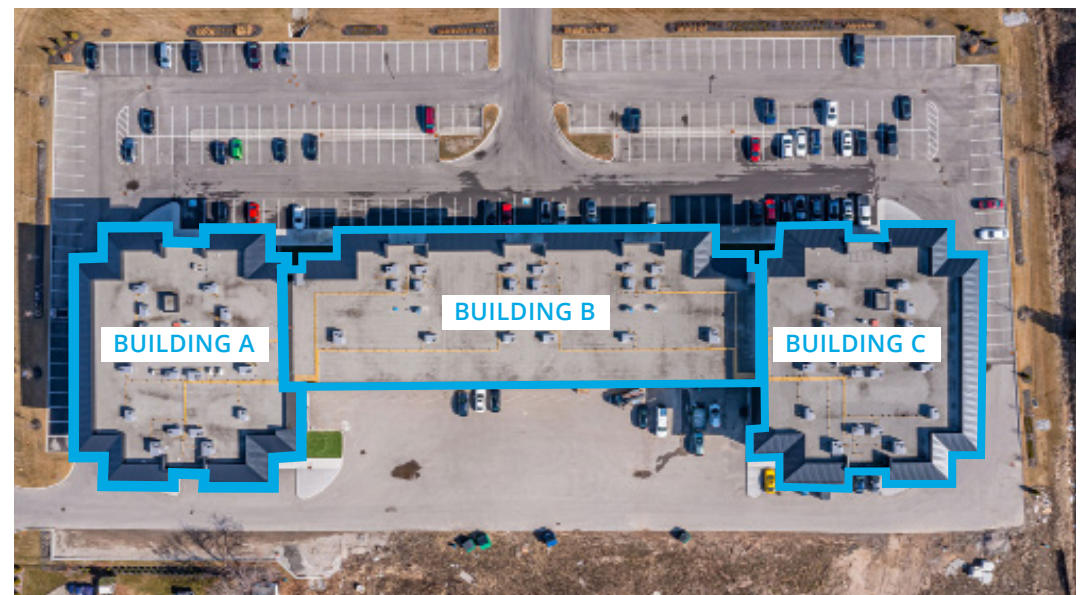
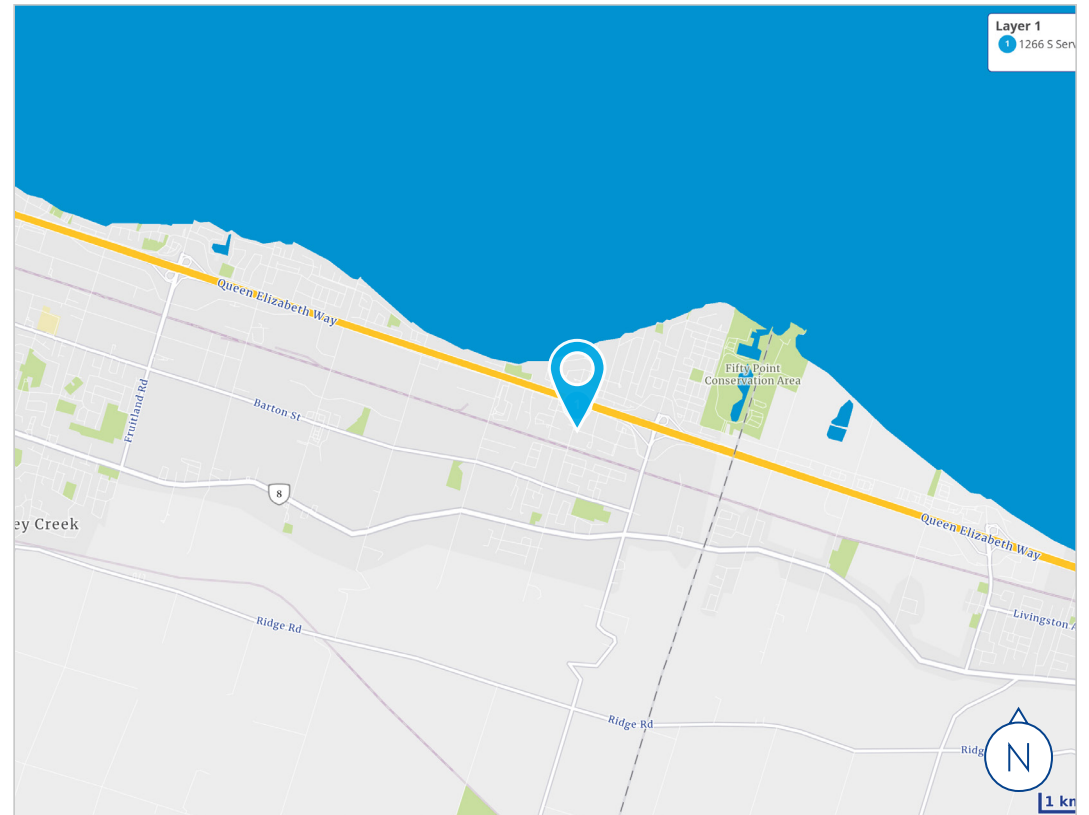
TMI (2024)

**\$6.55 PSF**

T.I Allowance

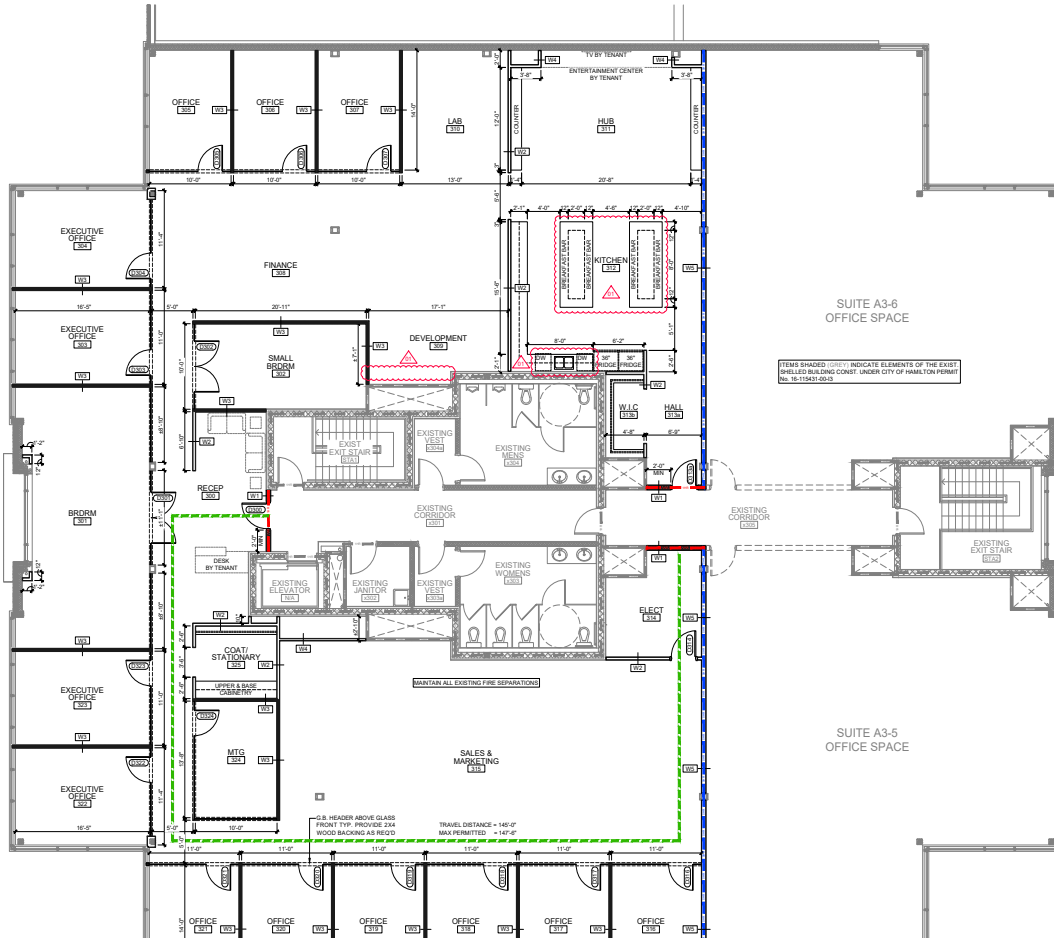
**\$20 PSF +**

Contact Listing Agents for More Details

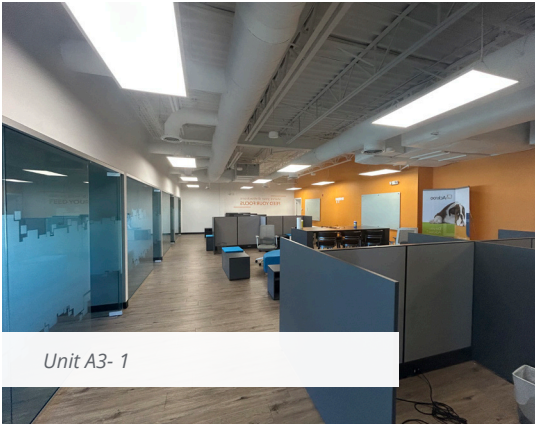


# Third Floor

## 1250 SOUTH SERVICE ROAD



UNIT #	AREA (SF)	NET RENT (PSF)	TMI (PSF)
A3-1	9,006	\$15.50	\$6.55



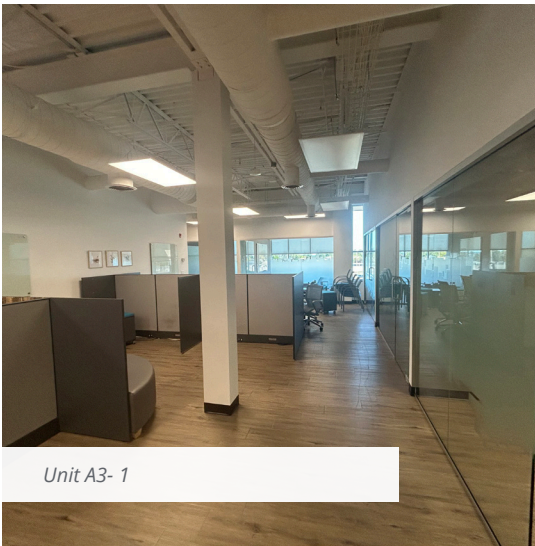
Unit A3- 1



Unit A3- 1



Unit A3- 1



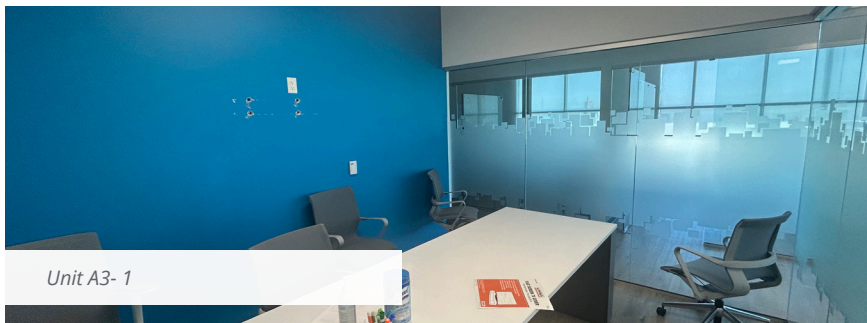
Unit A3- 1



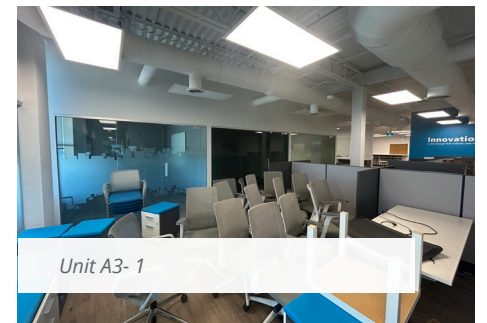
Unit A3- 1



Unit A3- 1



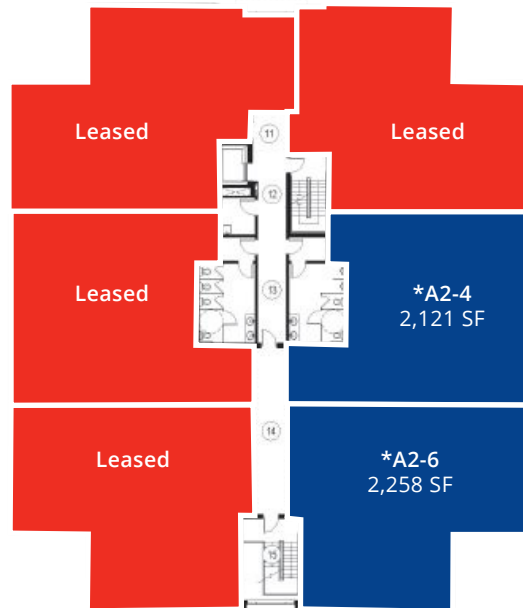
Unit A3- 1



Unit A3- 1

## Highway QEW

\*Can be combined: 4,379 SF



# First Floor

1266 SOUTH SERVICE ROAD

## BUILDING A

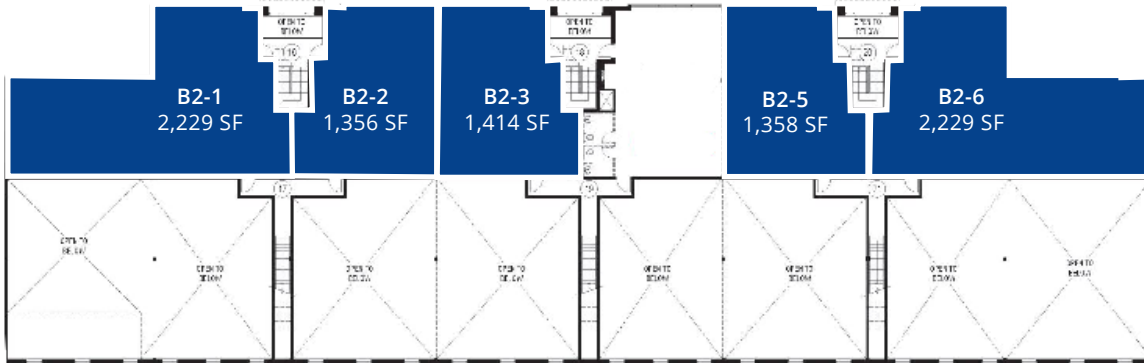
UNIT #	AREA (SF)	NET RENT (PSF)	TMI (PSF)
A1-3	4,918	\$15.50	\$6.55
A2-4	2,121	\$11.50	\$6.55
A2-6	2,258	\$11.50	\$6.55

Take Virtual Tour



# Second Floor

1266 SOUTH SERVICE ROAD



## BUILDING B

UNIT #	AREA (SF)	NET RENT (PSF)	TMI (PSF)
B2-1	2,229	\$11.00	\$6.55
B2-2	1,358	\$11.00	\$6.55
B2-3	1,414	\$11.00	\$6.55
B2-5	1,358	\$11.00	\$6.55
B2-6	2,229	\$11.00	\$6.55



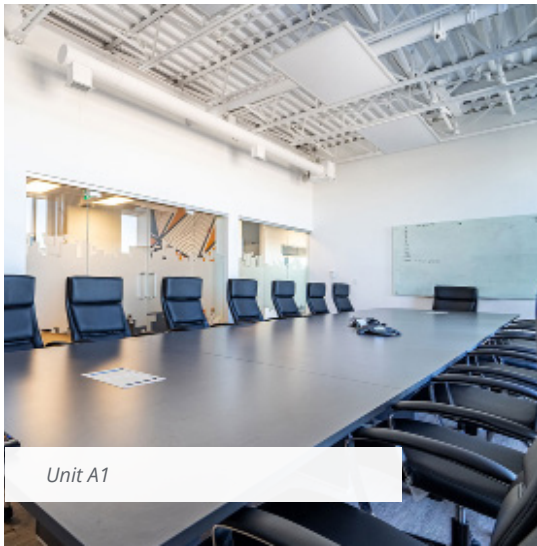
Unit A1



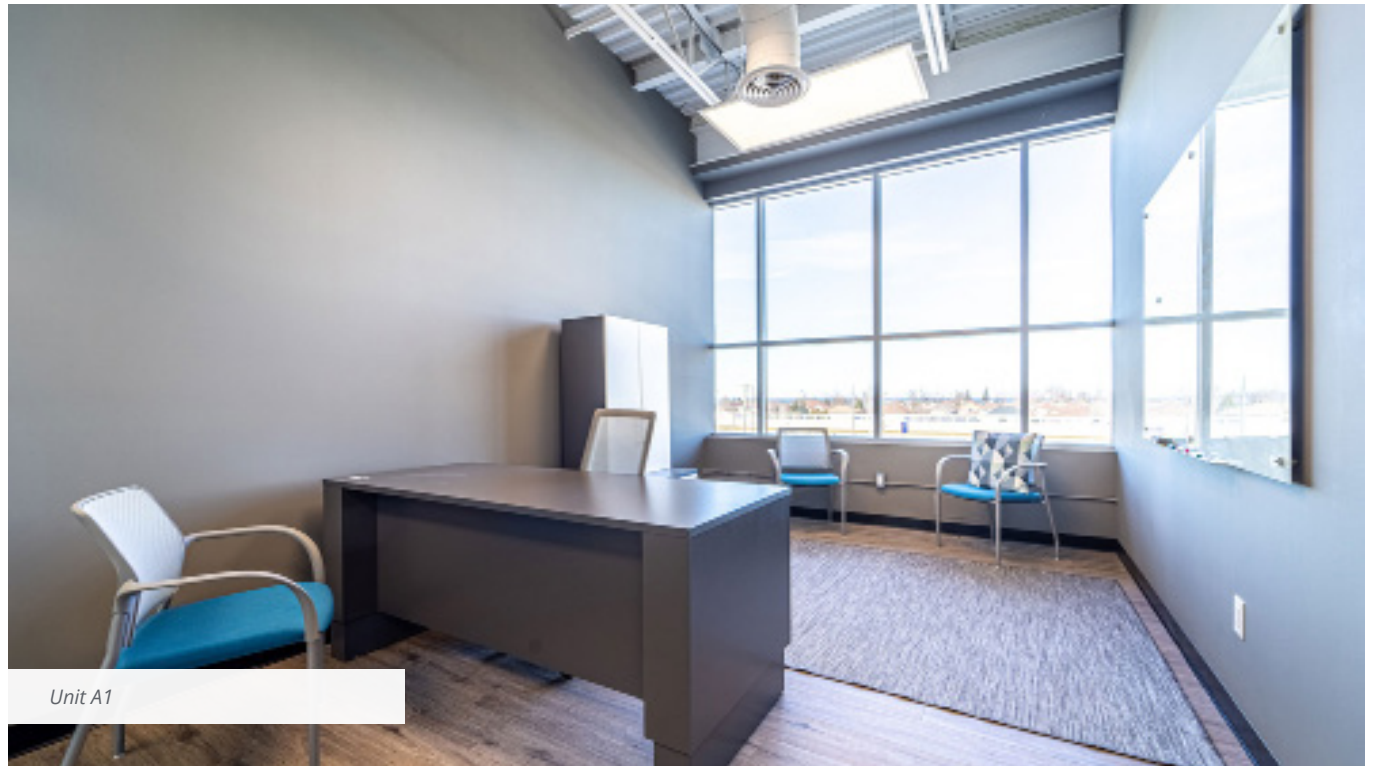
Unit A1



Unit A1



Unit A1



Unit A1



Unit A2-4



Unit A1



Unit A1



Unit C2-3



Unit C2-3



Unit C2-3



Unit C2-3



Unit C2-3



Unit C2-3



Unit C2-3



Unit C2-3

# Third Floor

1266 SOUTH SERVICE ROAD

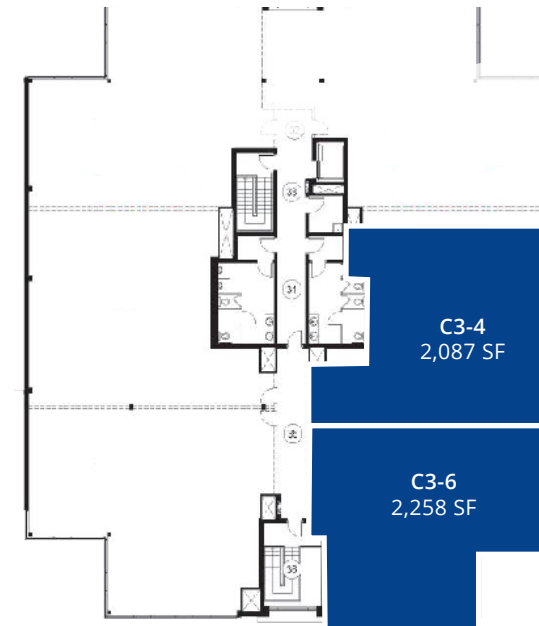
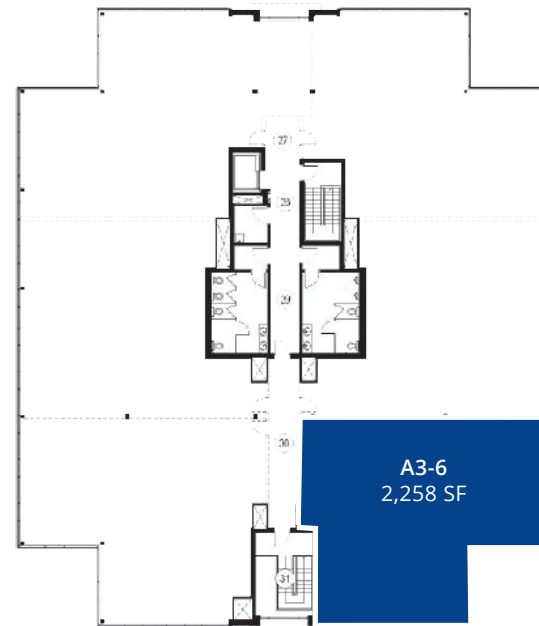
## BUILDING A

UNIT #	AREA (SF)	NET RENT (PSF)	TMI (PSF)
A3-6	2,258	\$11.50	\$6.55

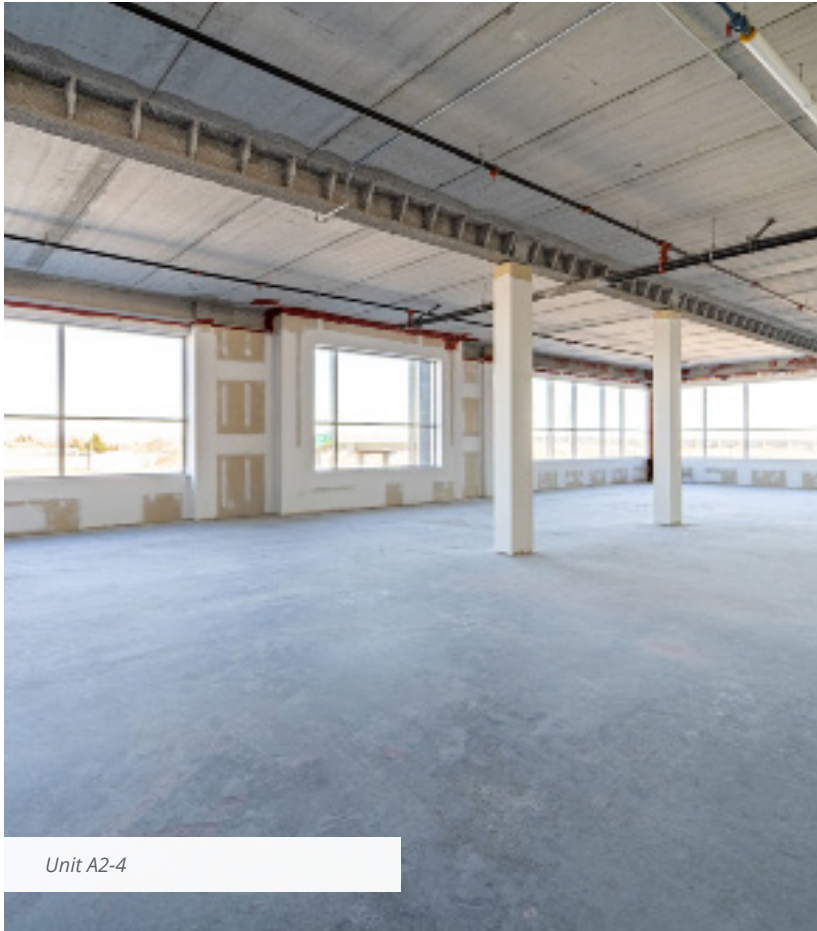
## BUILDING C

UNIT #	AREA (SF)	NET RENT (PSF)	TMI (PSF)
*C3-4	2,087	\$11.50	\$6.55
*C3-6	2,258	\$11.50	\$6.55

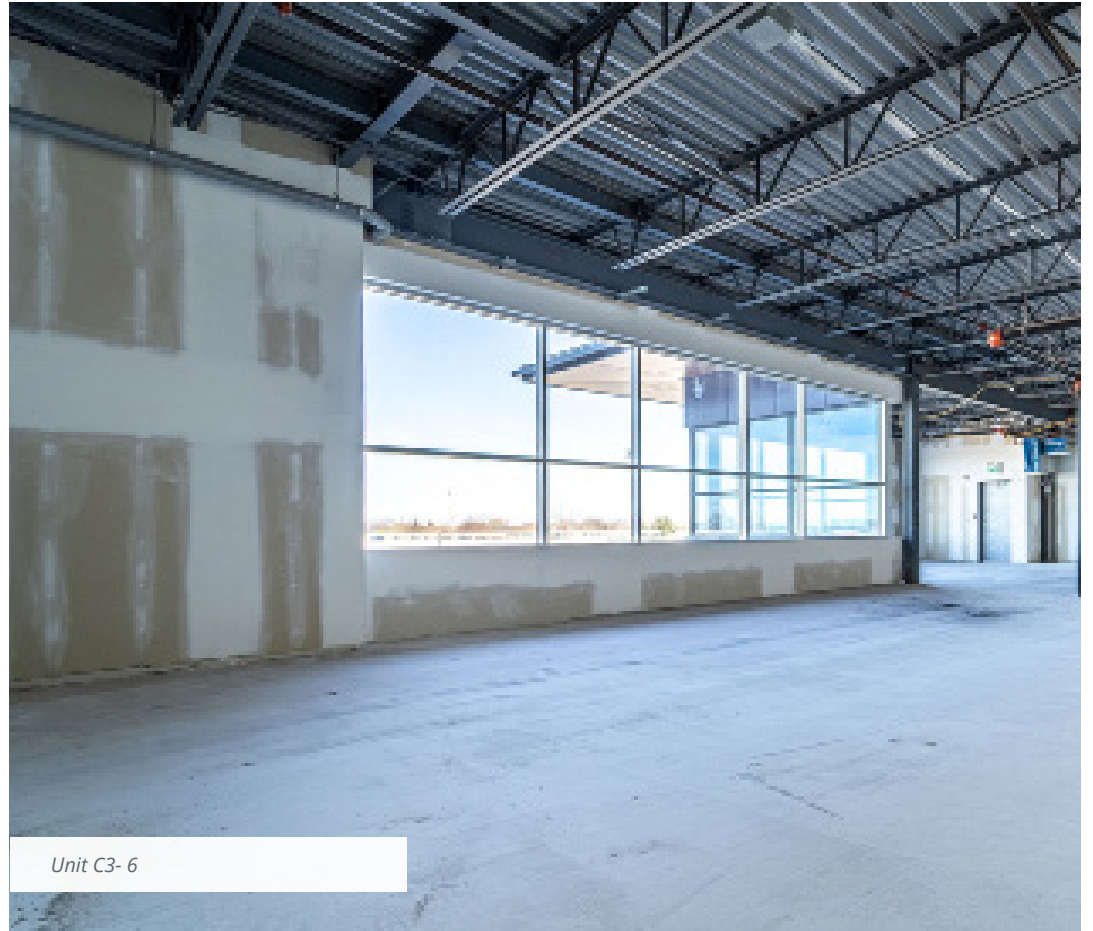
Highway QEW



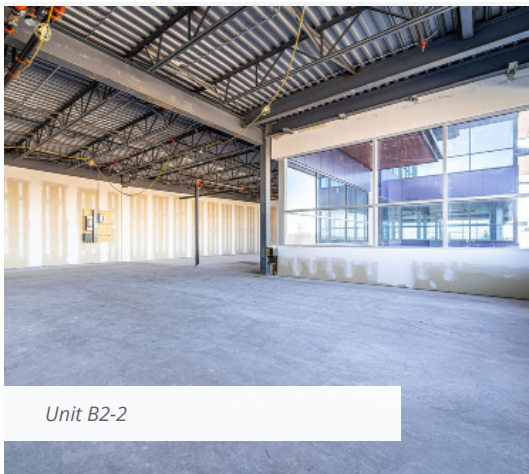
\*Can be combined:  
4,345 SF



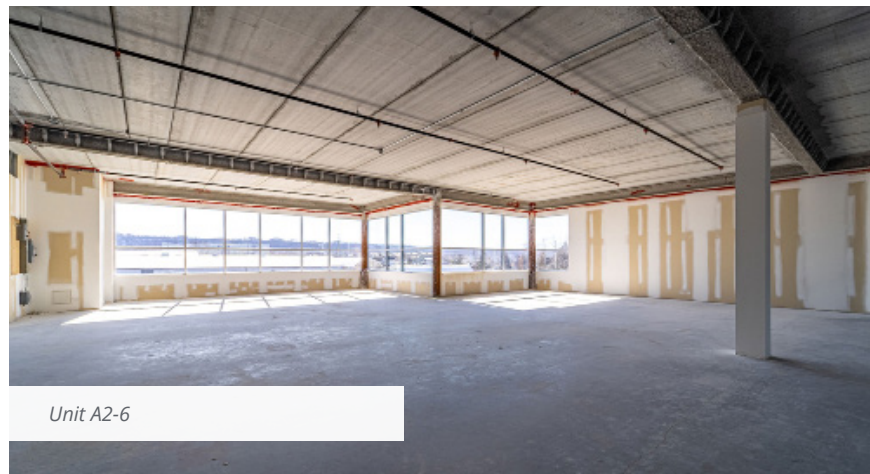
Unit A2-4



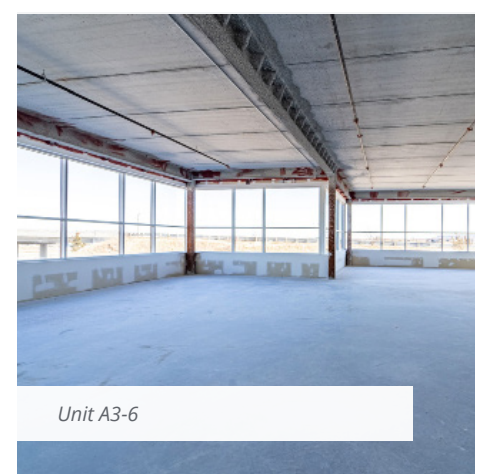
Unit C3-6



Unit B2-2



Unit A2-6



Unit A3-6



**TEAM MURRAY  
& FALDOWSKI**



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