



Listed by:



Developed by:



1001 Champlain Avenue and 4145 North Service Road newly renovated to include many updated features and onsite amenities.

This transformative rejuvenation has created a vibrant and exciting opportunity in the Burlington QEW corridor.

We can turnkey a space for you.

1001
CHAMPLAIN AVENUE

&

4145
NORTH SERVICE ROAD

BURLINGTON, ON

WELCOME
TO THE
NEW
CHAMPLAIN
OFFICE CAMPUS





BUILDING DETAILS

ASKING RENT:

4145 North Service Road: \$14.50 - \$15.50 psf Net Year 1
1001 Champlain Avenue: \$14.50 - \$15.50 psf Net Year 1

2019 ADDITIONAL RENT:

1001 Champlain Avenue: \$12.45 est
4145 North Service Road: \$12.45 est

Includes utilities costs

TENANT OCCUPANCY:

Immediate

PARKING:

3.2 spaces per 1,000 sf

COMMENTS:

- › Awarded Best Practices Achieved BOMA Best® Gold
- › Newly updated landscaping with planned pavilion has created beautiful outdoor lunch or event space.
- › Updated Lobbies, Common Corridors, and Bathrooms
- › Model Suites in 1001 Champlain Avenue and 4145 North Service Road have been newly renovated to create a tech-loft atmosphere. Ceilings have been opened to create better light movement throughout.
- › New outdoor Gazebo Environment
- › Come see the difference of modern work space.
- › Providing the Best in workplace experience

AVAILABILITIES

1001 CHAMPLAIN AVENUE

Future Model Suite SUITE 104: 972 sf

~~Available Immediate~~ **LEASED** SUITE 206: 887 sf

~~Available 60 - 90 Days~~ **LEASED** SUITE 204: 2,363 sf

Vacant SUITE 107: 1,003 sf

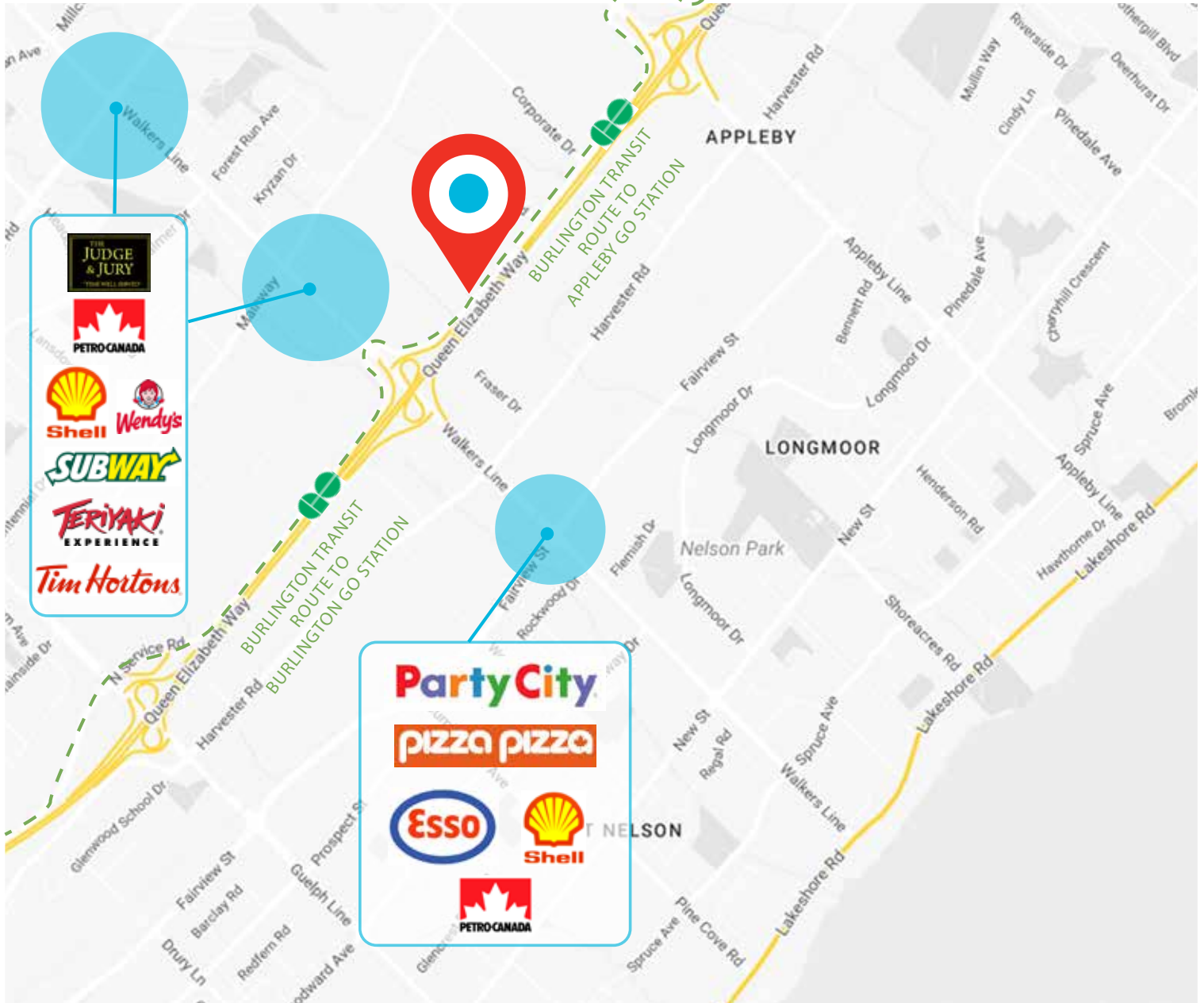
4145 NORTH SERVICE ROAD

SUITE 102: 2,047 sf Available February 1, 2020

SUITE 103: 2,000 - 3,400 sf Vacant

~~SUITE 302: 900 +/- sf~~ **LEASED** Future Model Suite

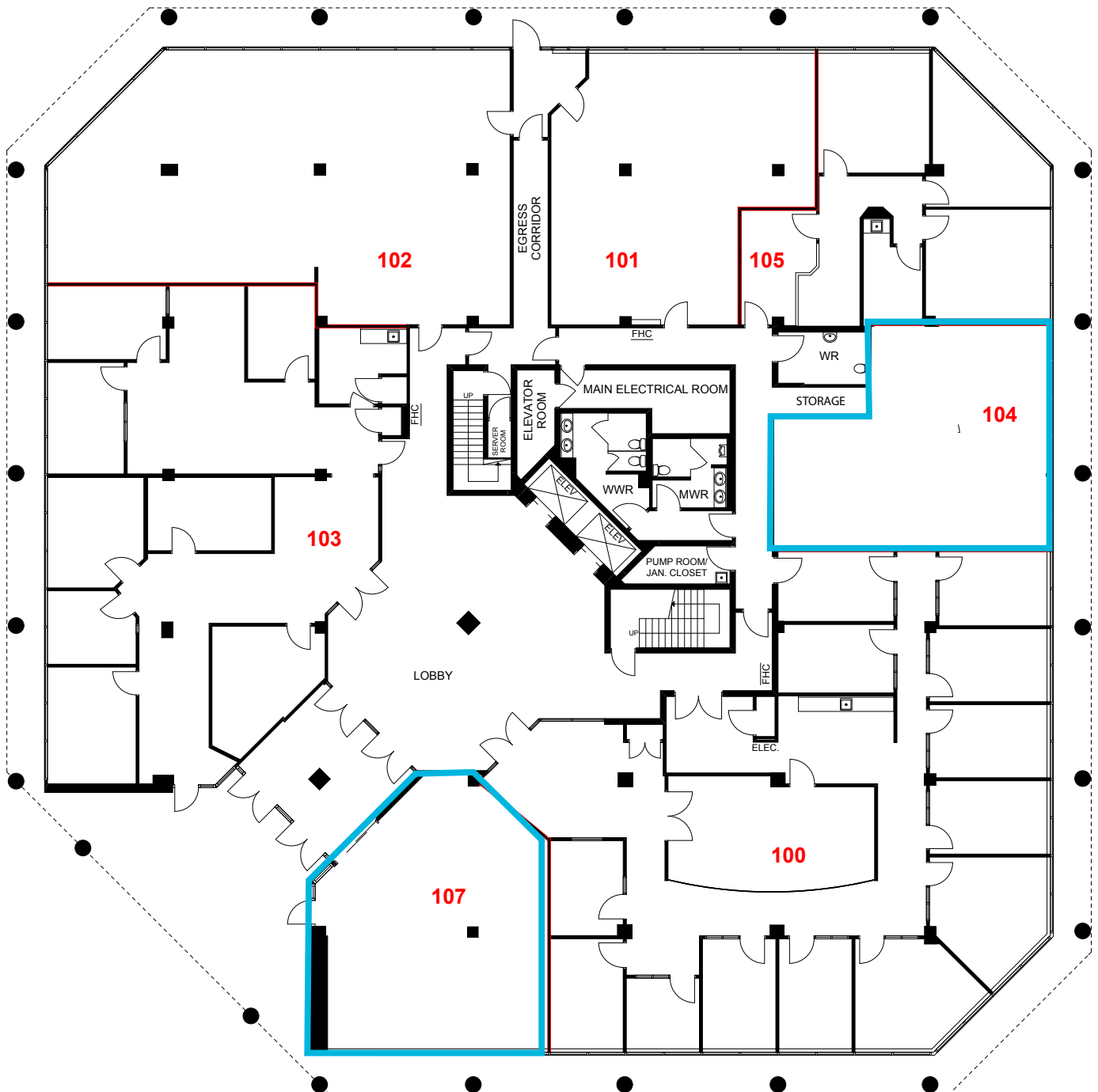




- › Located in the Burlington QEW corridor
- › Easily accessible from Highways 403 and QEW.
- › Excellent labor pool draw from Mohawk College and McMaster University
- › Direct Burlington Public Transit access
- › On-site property management office

FIRST FLOOR:
104: 972 SF
107: 1,003 SF

1001 CHAMPLAIN AVENUE

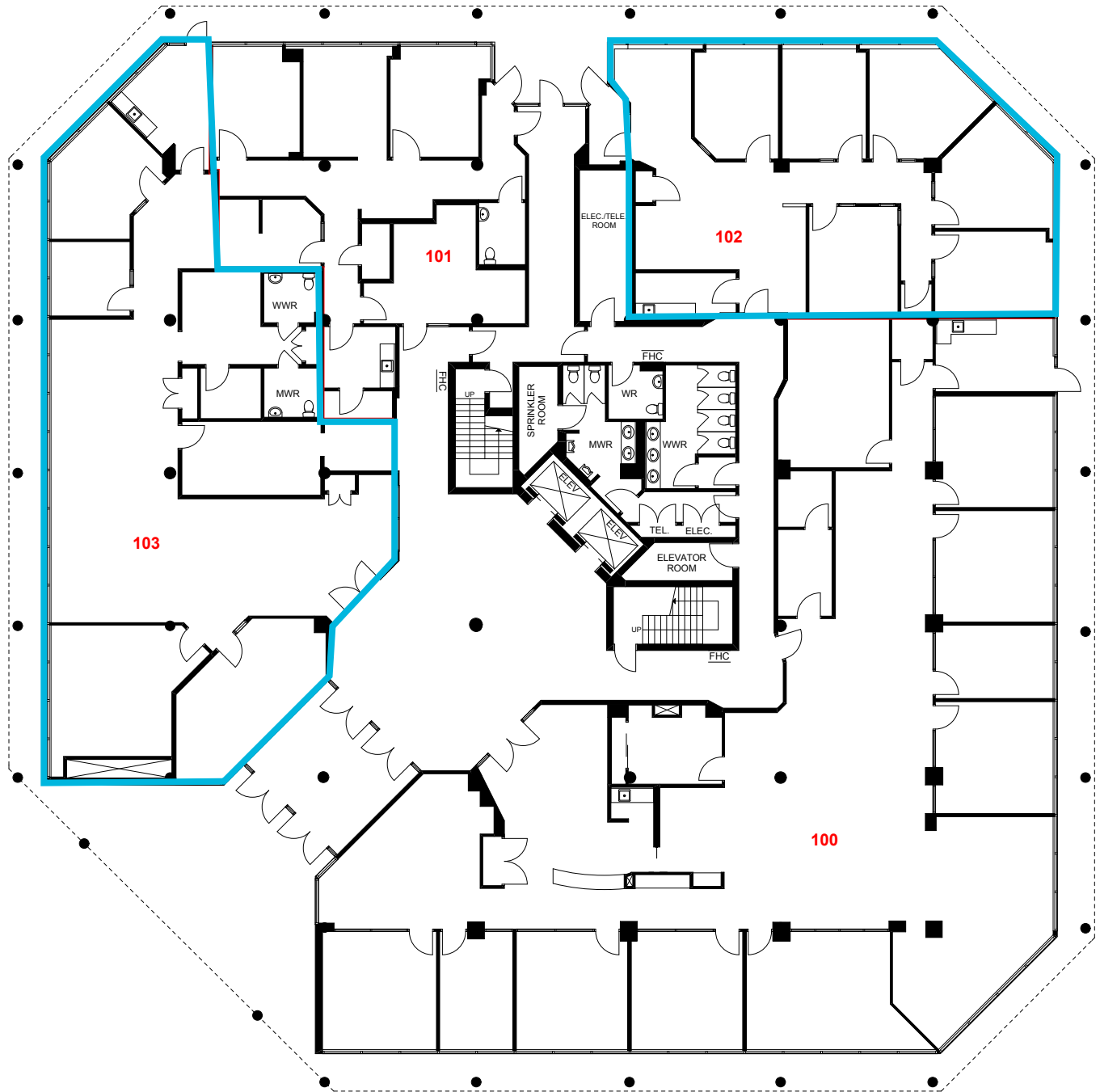


FLOOR PLANS



FIRST FLOOR:
102: 2,047 SF
103: 2,000 - 3,400 SF

4145 NORTH SERVICE ROAD





For more information, please contact:

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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

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CHAMPLAIN AVE

N SERVICE RD

QEW