

FOR LEASE

5035
& 5045

SOUTH SERVICE ROAD
BURLINGTON



For more information, please contact:

Kurt Love, SIOR
Vice President, Sales Representative
905.283.2341
kurt.love@avisonyoung.com

Patrick Campbell
Principal, Broker
905.283.2345
patrick.campbell@avisonyoung.com

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5045

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BURLINGTON

5035 & 5045 South Service Road is a Class A office complex consisting of two distinctive properties offering a total of 159,237 SF. This office complex is ideally located in the heart of Burlington's commercial hub with immediate access to the Queen Elizabeth Way (QEW) and steps to the Appleby GO Train Station.

property overview

5035 SOUTH SERVICE ROAD

Availabilities	Size	Comments
Suite 400	5,111 sq ft	Available immediately.



Office Rates	\$16.00 psf
2023 Estimated Operating Costs	
Realty Taxes	\$ 4.13 psf
Operating	\$12.40 psf
Total	\$16.53 psf

5045 SOUTH SERVICE ROAD

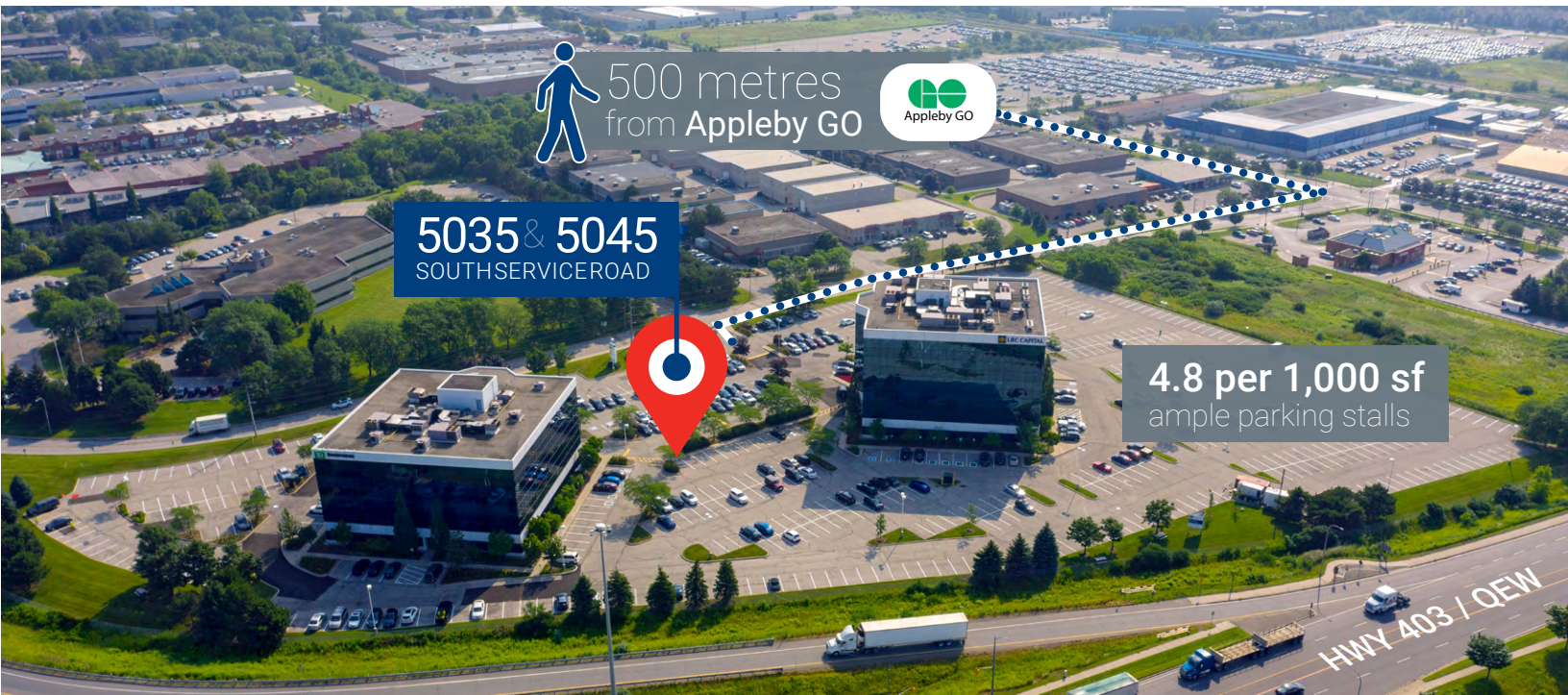
Click here to view 3D virtual tour

Availabilities	Size	Comments
Suite 201	3,061 sq ft	Model suite. Available immediately.

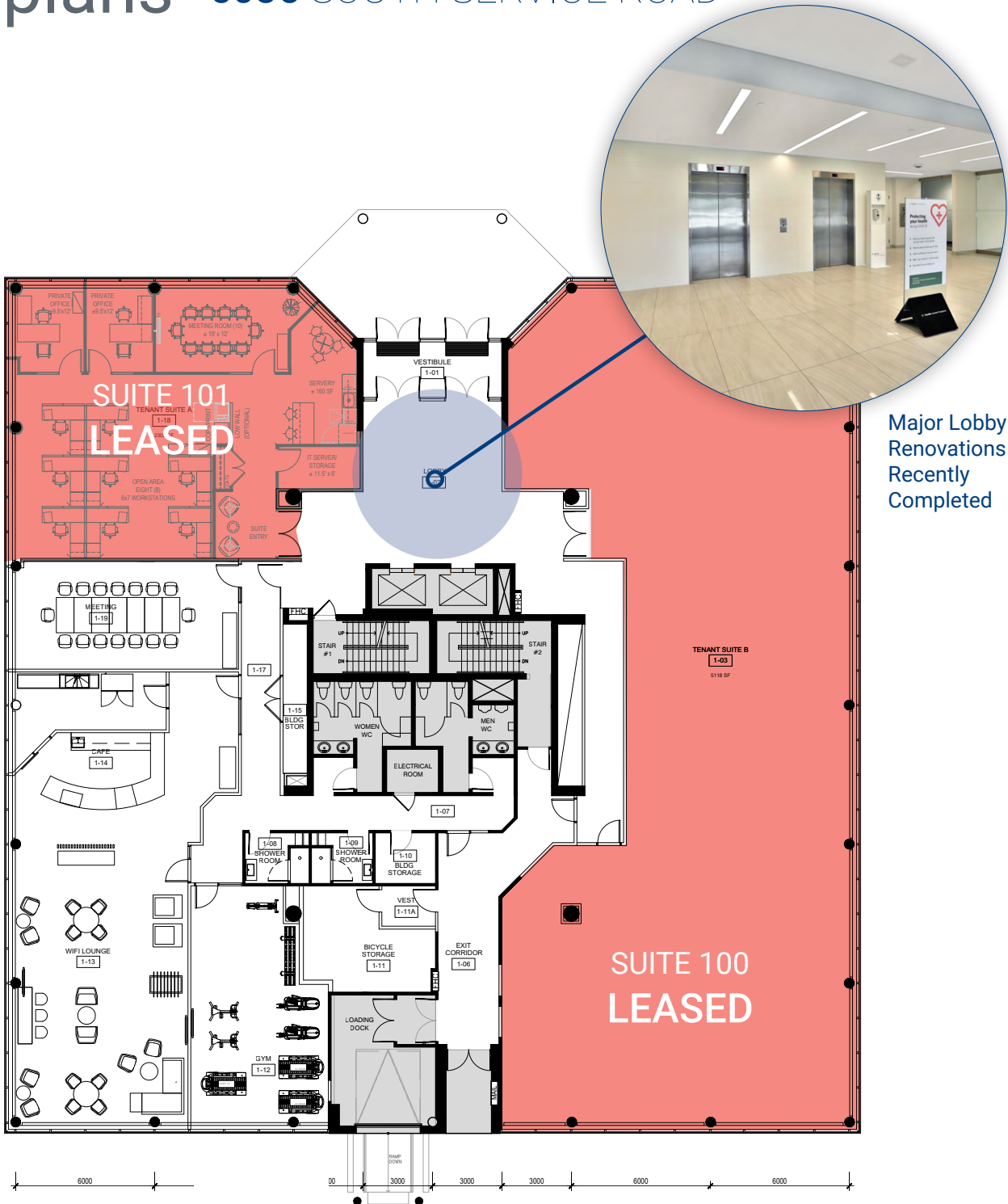
Suite 203	4,357 sf	Available October 1, 2023
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Office Rates	\$16.00 psf
2023 Estimated Operating Costs	
Realty Taxes	\$ 4.10 psf
Operating	\$13.68 psf
Total	\$17.78 psf



floor plans 5035 SOUTH SERVICE ROAD

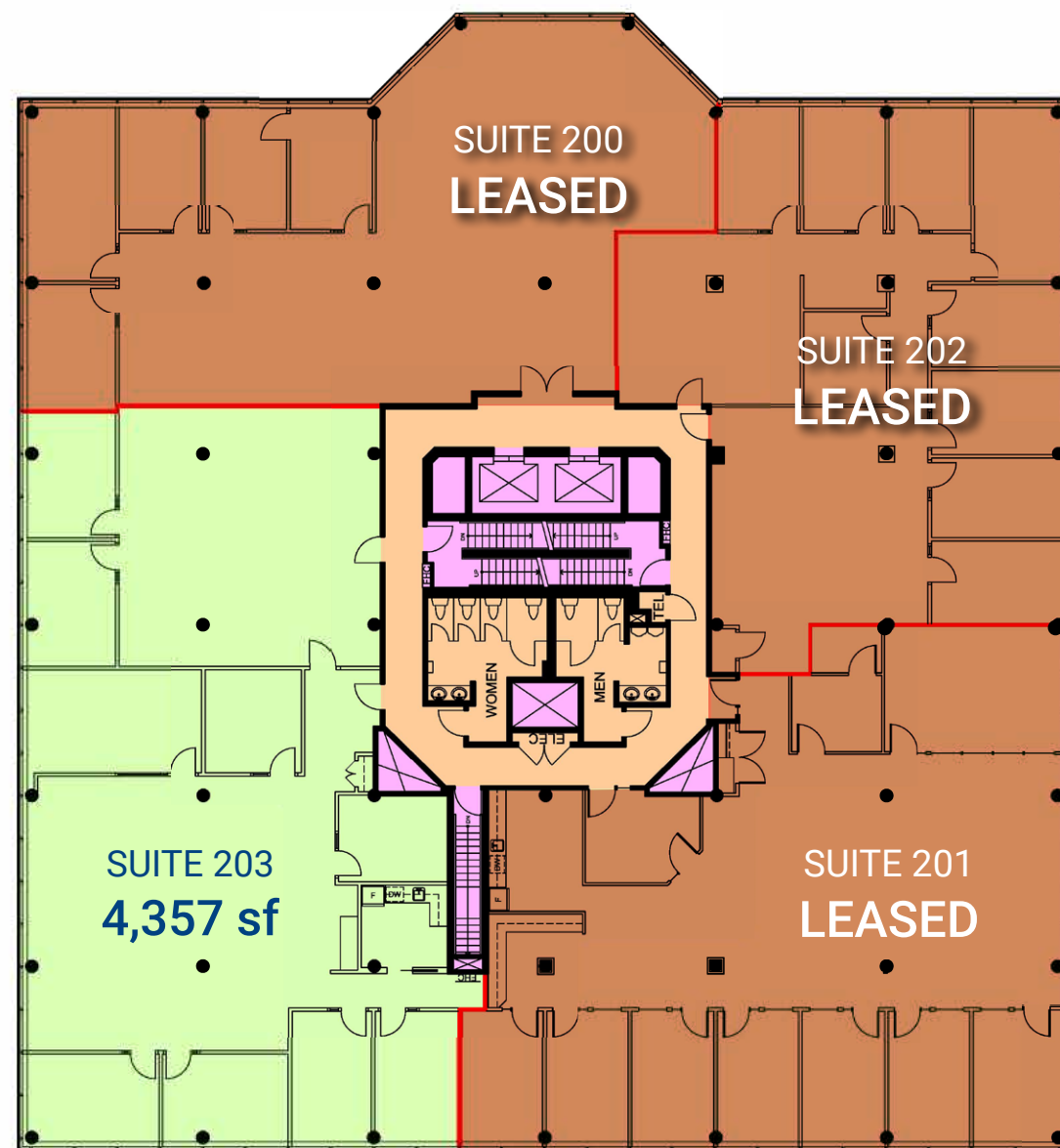


Major Lobby Renovations Recently Completed

Click here to view virtual tour



floor plans 5045 SOUTH SERVICE ROAD



[Click here to view 3D virtual tour](#)



SECOND FLOOR
Suite 203: 4,357 sf



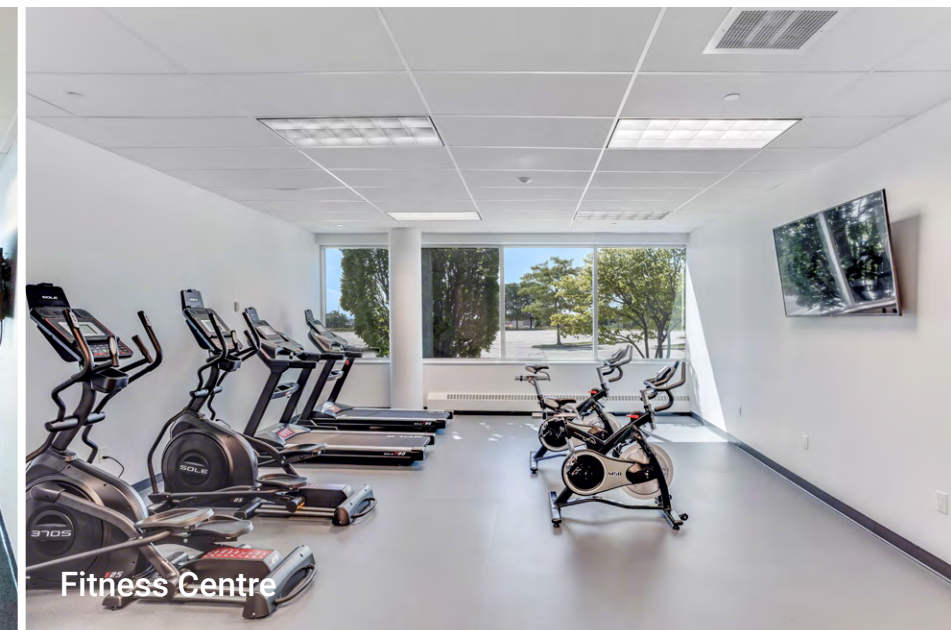
Wi-Fi Lounge



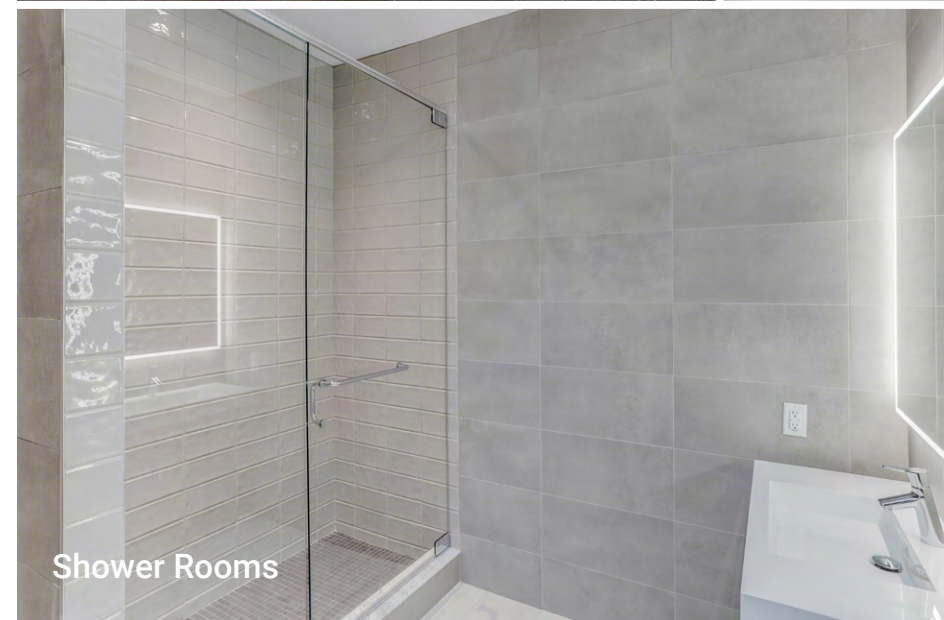
Café



Conference Centre



Fitness Centre



Shower Rooms



EV Charging

transit & amenities



- Oakville Transit**

 - 14 A Lakeshore West
 - 34 Pine Glen
 - 5 Dundas
- Burlington Transit**

 - 15 Appleby - Walkers
 - 81 North Service - East & West
 - 12 Upper Middle
- GO Transit**

 - 1 Lakeshore West
 - 12 B Niagara Falls/ Toronto
- Hamilton Street Railway**

 - 18 Waterdown

area amenities count

Within 5 km of 5035 & 5045 South Service Road

88 banks

219 restaurants

14 hotels

304 retail stores

52 gas stations

demographics

Population
134,812

Growth
2018 – 2028
15.45%

\$149,118
Average Household Income

Daytime Employment
3,675 Businesses
57,112 Employees
16 Employees per Business

33%
of the labour force involved in Processing , Manufacturing, Utilities, Sales & Service, Trades, Transport, Equipment Operations

16
Universities and Colleges within 30 km radius.
Over **67%** of the adult population with Apprenticeship or trades Certificate / Diploma College Diploma, University Certificate / Diploma or Degree at Bachelor's level or above

4-8
Minute Walk
to bus stop on Harvester Road and Appleby GO Station

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Avison Young Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301
Mississauga, Ontario, Canada L5B 1M5
T 905.712.2100 F 905.712.2937 avisonyoung.ca

