

FOR LEASE

5035  
& 5045

SOUTH SERVICE ROAD  
BURLINGTON



**AVISON  
YOUNG**

 **Manulife**  
Investment Management

For more information, please contact:

Kurt Love, SIOR  
Vice President, Sales Representative  
416.997.9460  
[kurt.love@avisonyoung.com](mailto:kurt.love@avisonyoung.com)

Patrick Campbell  
Principal, Broker  
905.283.2345  
[patrick.campbell@avisonyoung.com](mailto:patrick.campbell@avisonyoung.com)

 **BEST  
MANAGED  
COMPANIES**  
Watermark member





# create your space

FOR LEASE

5035 &  
5045  
SOUTH SERVICE ROAD  
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
<del>Suite 400</del>	<del>5,712 sf</del>	<del>Available immediately.</del>

LEASED



Office Rates	\$16.00 psf
2025 Estimated Operating Costs	
Realty Taxes	\$ 4.64 psf
Operating	\$13.33 psf
Total	\$17.97 psf

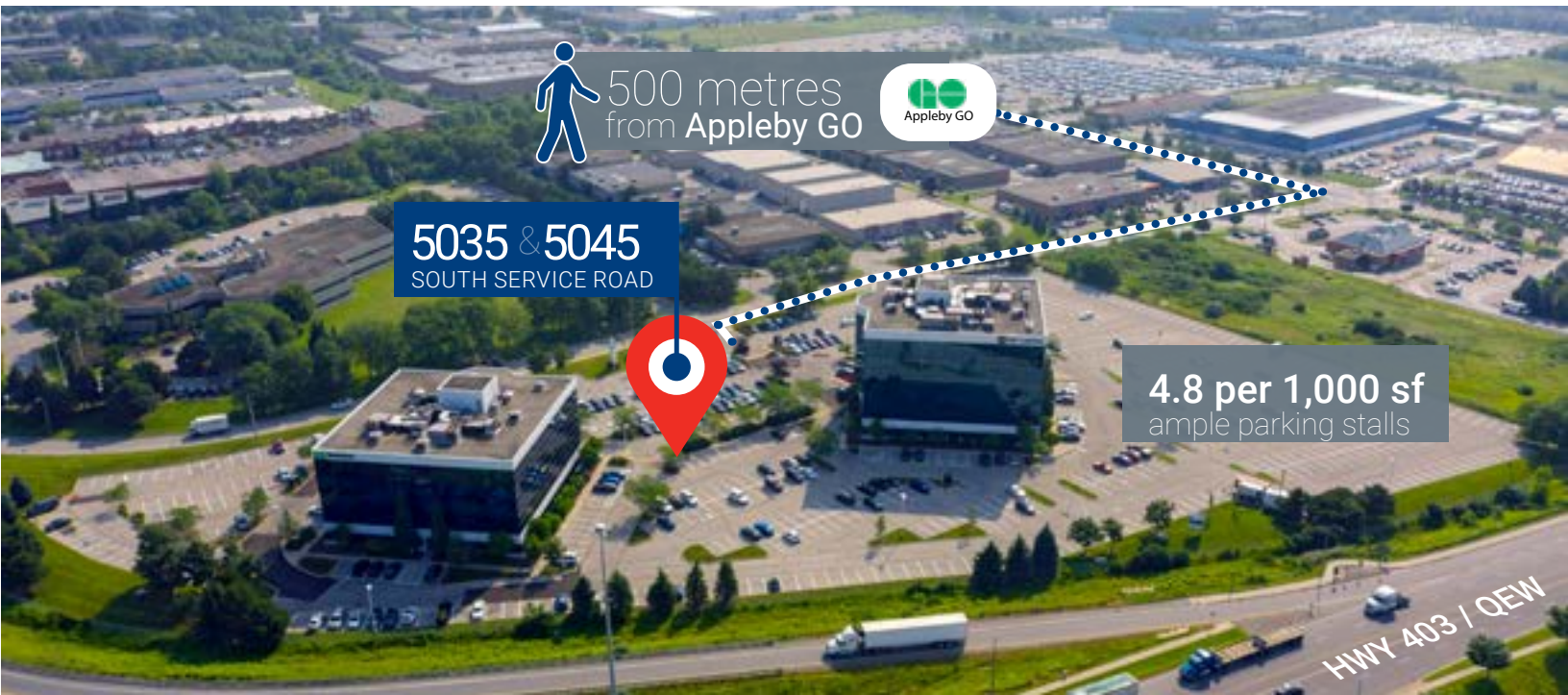
5045 SOUTH SERVICE ROAD

Click here to view 3D virtual tour

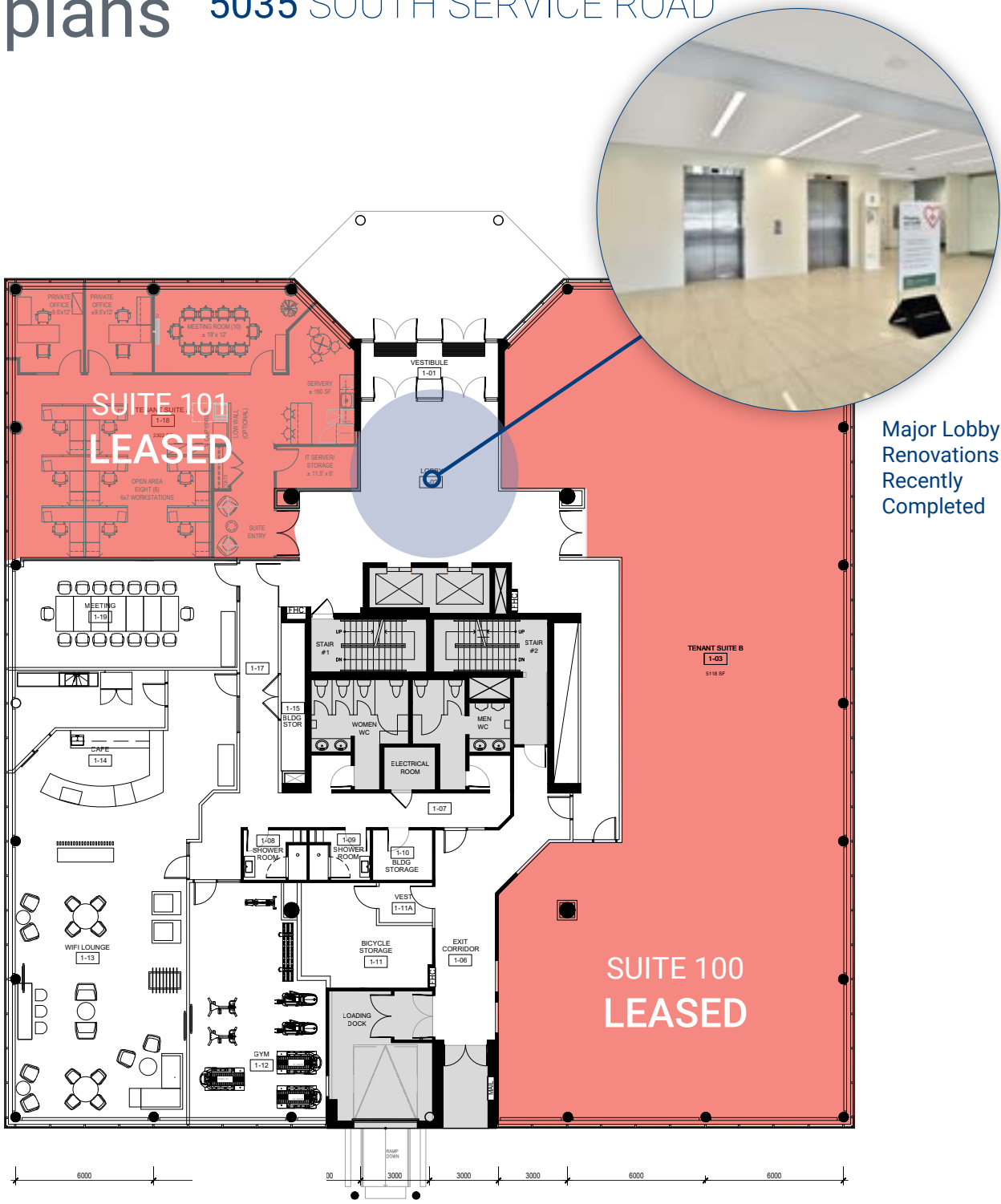


Availabilities	Size	Comments
Suite 203	4,357 sf	Available Immediately

Office Rates	\$16.00 psf
2025 Estimated Operating Costs	
Realty Taxes	\$ 4.58 psf
Operating	\$13.61 psf
Total	\$18.19 psf



floor plans 5035 SOUTH SERVICE ROAD

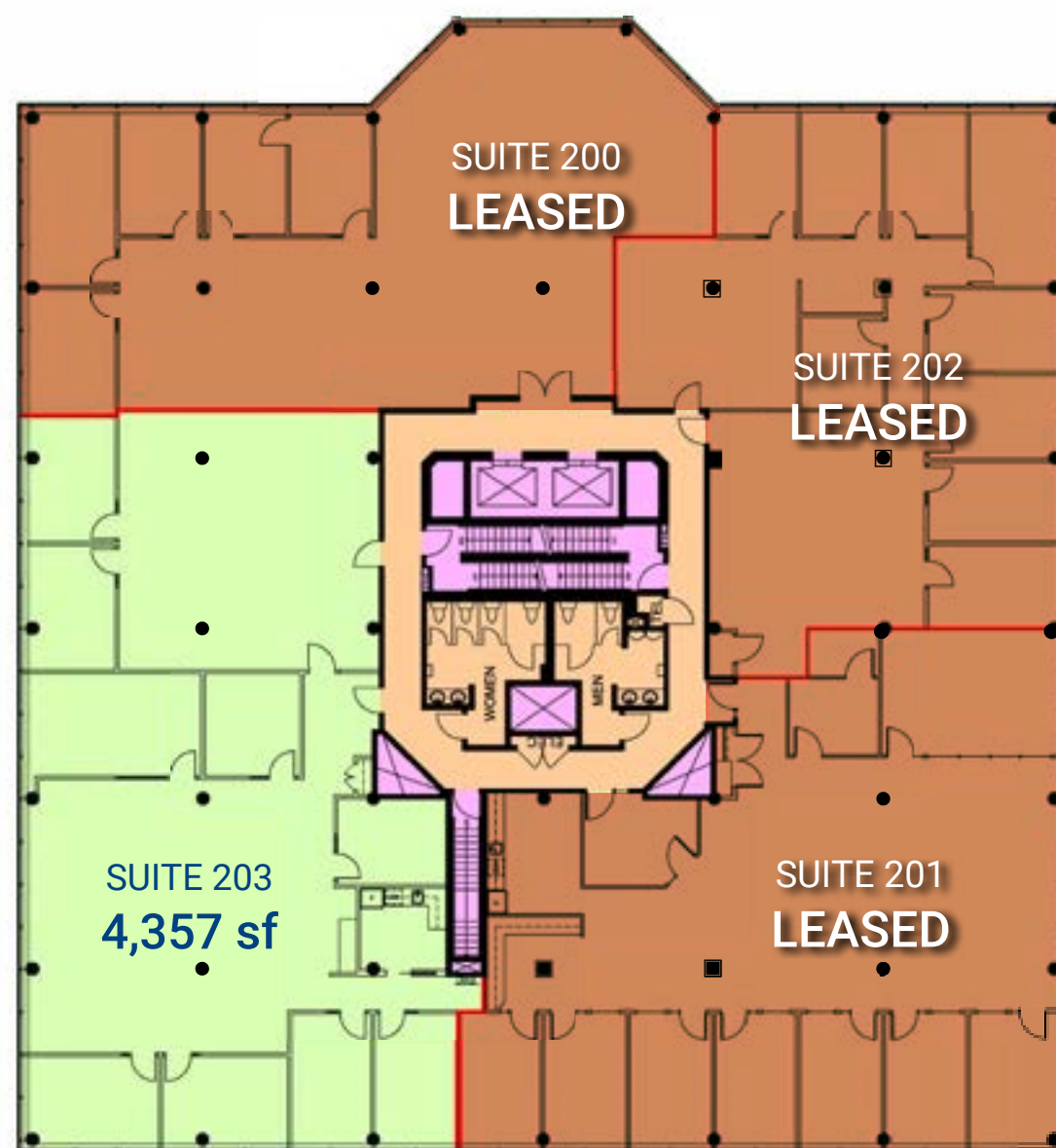


Click here to view virtual tour





# floor plans 5045 SOUTH SERVICE ROAD



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



SECOND FLOOR  
Suite 203: 4,357 sf



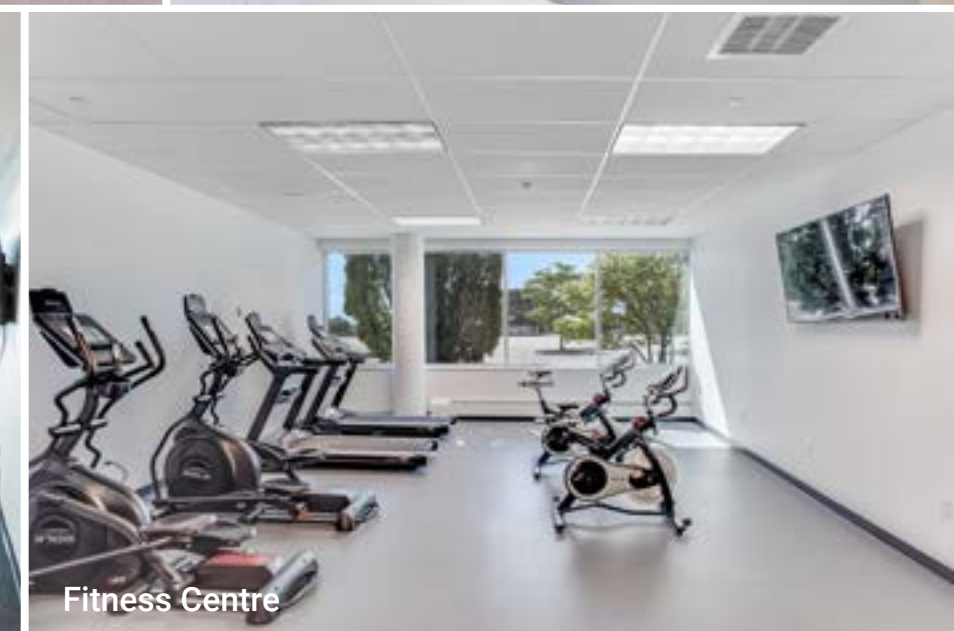
Wi-Fi Lounge



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%

**Average Household Income**  
\$149,118

**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

**FOR LEASE**

5035  
& 5045

SOUTH SERVICE ROAD  
**BURLINGTON**

**AVISON  
YOUNG**

 **Manulife**  
Investment Management

For more information, please contact:

Kurt Love, SIOR  
Vice President, Sales Representative  
416.997.9460  
[kurt.love@avisonyoung.com](mailto:kurt.love@avisonyoung.com)

Patrick Campbell  
Principal, Broker  
905.283.2345  
[patrick.campbell@avisonyoung.com](mailto:patrick.campbell@avisonyoung.com)

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](http://avisonyoung.ca)

