



FLEX OFFICE **FOR LEASE**

3455-3465 NORTH SERVICE ROAD BURLINGTON, ON

Listed by:

**AVISON
YOUNG**

Developed and Managed by:

HopewellTM
DEVELOPMENT

For more information, please contact:

Jeff Flemington, CCIM, SIOR, LEED AP
Broker, Principal
905.283.2336
jeff.flemington@avisonyoung.com

Patrick Campbell
Sales Representative, Principal
905.283.2345
patrick.campbell@avisonyoung.com

PROPERTY DETAILS

AVAILABLE AREA:

3455 North Service Road (Building A)
43,189 sf - **100% Leased**

3465 North Service Road (Building B)
46,314 sf

Building C
42,192 sf

Building D
21,795 sf

STARTING NET RENT

\$19.00 psf

ADDITIONAL RENT

\$6.58 psf (2021 est.) (excludes janitorial)

TENANT IMPROVEMENT ALLOWANCE

\$65.00 psf from "cold shell"

PARKING

809 stalls – **5+ stalls per 1,000 sf leased**

AVAILABILITY

3465 North Service Road (Bldg B) Available
Buildings C & D Pre-Leasing

COMMENTS

- Modern office construction with flexible design
- Approximately 1% common area gross up
- Divisible to accommodate smaller tenancies
- QEW exposure for corporate branding
- Future expansion capabilities

SITE AERIAL



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BUILDING SPECIFICATIONS

STRUCTURAL DATA

- Single Storey (16' to U/S of steel)
- Efficient R/U ratio (gross up factor) of approximately 1%
- Exterior walls are aluminium and glass curtain walls, pre-finished metal panels and architectural concrete

PARKING

- Free surface parking, first come, first serve
- 5+ parking spaces per 1,000 sf of rentable area

BUILDING EXTERIOR FINISHES

- Double-entry glass doors
- Tinted double glazed low "E" coated vision windows

MECHANICAL SYSTEM

- HVAC systems can be tailored to tenant's specific requirements

FLOORING

- 4" concrete slab on grade throughout
- Floors to be smooth, level, and ready to receive floor finishes by tenant

ELECTRICAL

The electrical system shall be supported by incoming service capability sufficient to satisfy the needs of standard office users throughout the space.

From a central electrical room, suitably sized, individual services may be provided to each tenant space, specifically designed to satisfy the requirements of the tenant.

PLUMBING AND DRAINAGE

Plumbing and drainage system is flexible regarding the specific placement of washrooms, cafeteria, and other facilities within the space that require the provision of potable water and the use of sanitary drainage.

FIRE PROTECTION

Premises shall be equipped with a complete wet pipe sprinkler system in accordance with N.F.P.A. 13 and the Ontario building code, all designed to satisfy the requirements for the office occupancy (light hazard 0.10 gpm per sf). System shall be specifically designed to allow for custom modification to satisfy tenant requirements.

TRANSIT & AMENITIES



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SITE PLAN



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For almost 20 years, Hopewell Development has been recognized, and trusted, as one of the Canada's premier commercial real estate developers. Focused on the industrial, office and retail asset classes, Hopewell Development operates a fully-integrated platform that encompasses all disciplines relevant to commercial real estate development, from site selection, planning and design, construction, leasing, financing, and property management.

Our team of experienced associates deliver highly personalized and customized solutions that meet the needs and demands of tenants and owners through every phase of the development process.

HOPEWELL DEVELOPMENT

710, 130 King Street West, PO Box 341, Toronto, ON M5X 1E1
T 416.620.0011 F 416.620.0017 W www.hopewell.com