

AVISON  
YOUNG

INDUSTRIAL/OFFICE FLEX SPACE FOR LEASE

**5353**

**John Lucas Drive**

Burlington, ON

**2,754 sf available**



# Space for Lease

5353 John Lucas Drive  
Burlington, ON

## Available Space

<b>SUITE</b>	100	<b>OFFICE (sf)</b>	2,754
<b>ASKING RENT (psf net)</b>	\$16.95	<b>INDUSTRIAL (sf)</b>	-
<b>ADDITIONAL RENT (T&amp;O)</b>	\$9.97*	<b>AVAILABLE</b>	Immediately

\*Includes heat, hydro and common area janitorial except in-suite cleaning

## One Model Suite With Floor to Ceiling Windows Remaining



Prestigious Burloak Business Park with great access to transit and major highways and arterial roads



Great location for image-conscious tenants with branding



Quick access to QEW at Burloak



High Quality Office Improvement with floor-to-ceiling windows



Tons of employee amenities at Burloak Power Centre



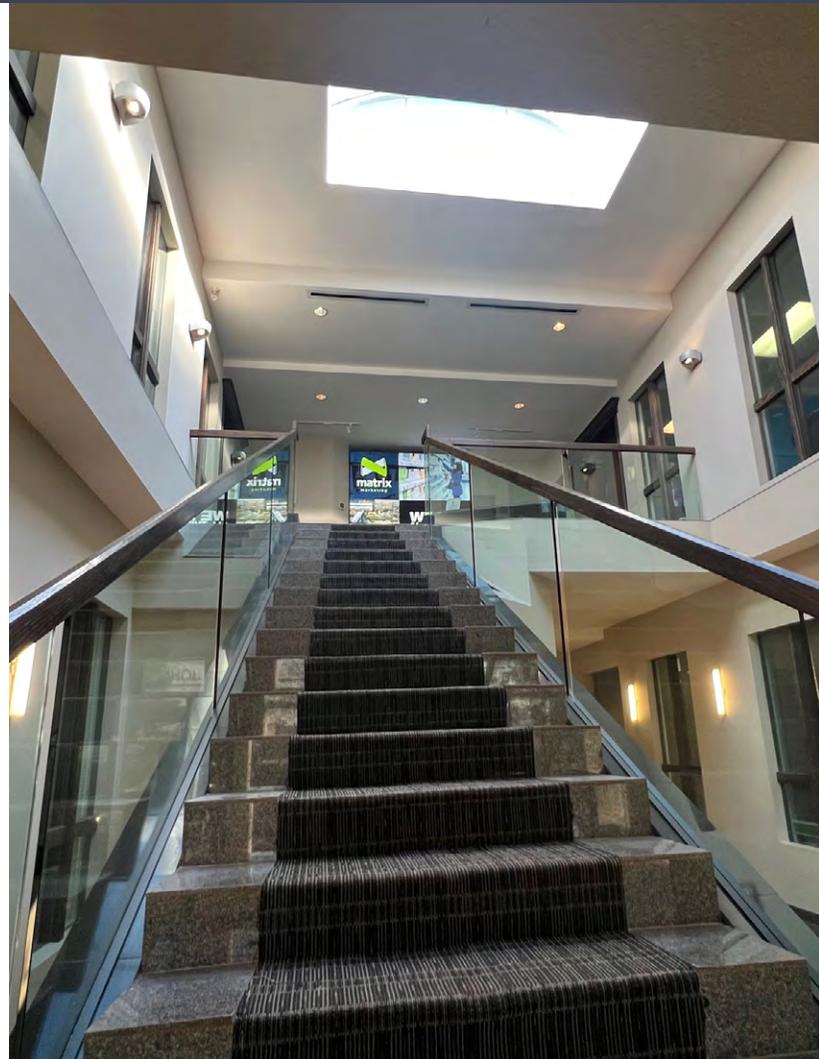
Outside surface parking



New roof installed



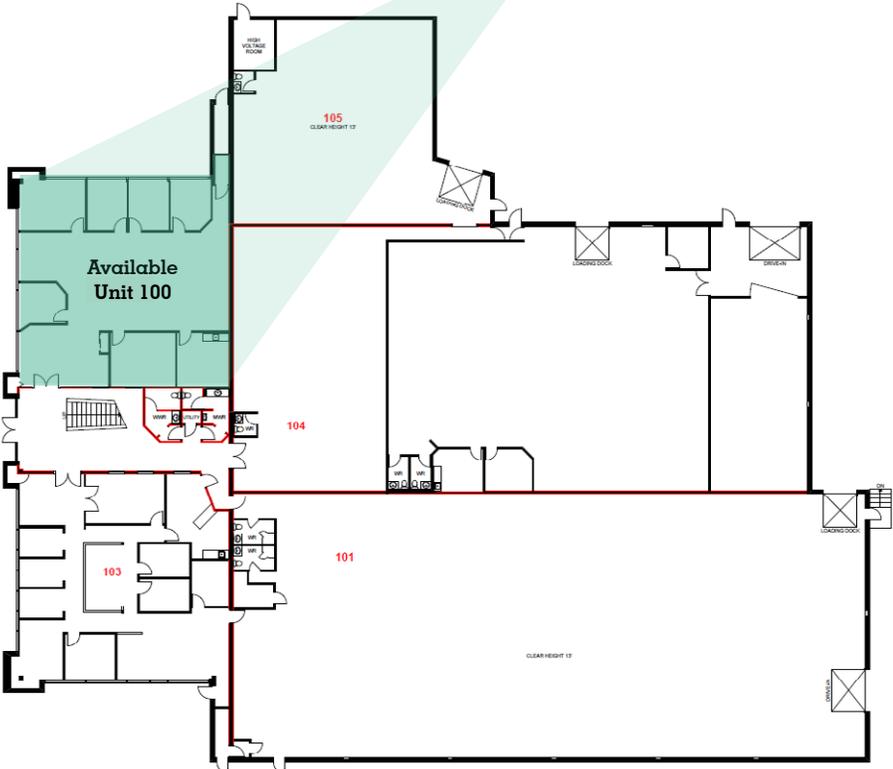
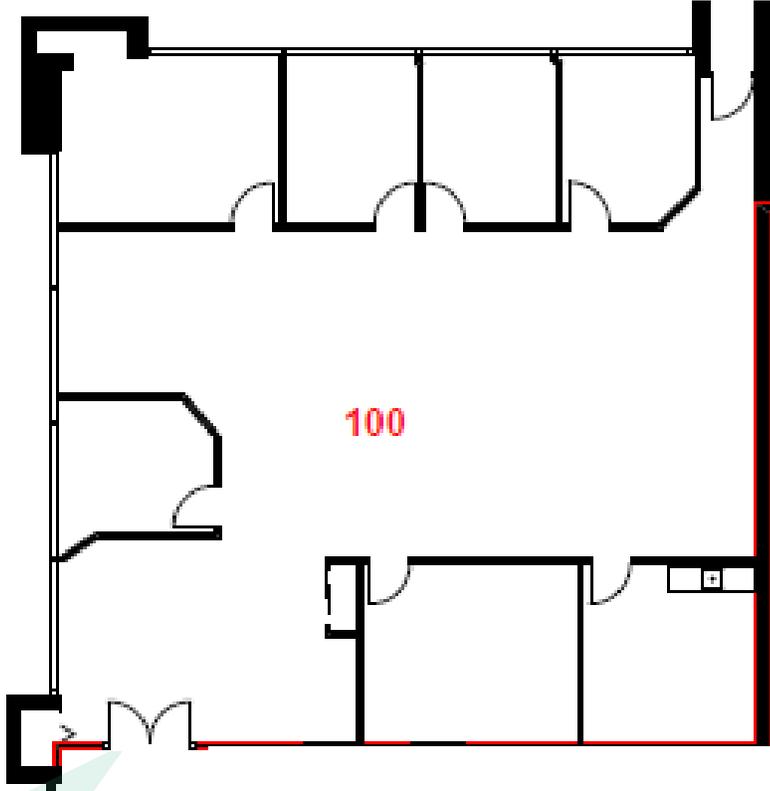
BC1 Zoning



# Office Space For Lease

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## Floor Plan Unit 100 - 2,754 sf





# Industrial/Office Space For Lease

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## Photos



# Industrial/Office Space For Lease

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## Zoning - BCI, Business Corridor Permitted Uses

### EMPLOYMENT / OFFICE USES

- Transportation, Communication and Utilities
- Transportation Equipment Industries
- Non-Metallic Mineral Production Industries
- Food Processing and Manufacturing
- Metal Rolling, Casting and Extruding
- Petro Chemical Laboratories
- Bulk Propane Storage Depot
- Metal, Wood, Paper, Plastic, Machine and Chemical Industries
- Wholesale Trade
- Private Propane Facility
- Construction and Trade
- Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Leather and Textile Industries
- Furniture and Fixture Industries
- Clothing Industries
- Electrical Products Industries
- Storage and Warehousing
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge Based & High Technology
- Pharmaceuticals & Medicines
- Parking Lot
- Accessory Dwelling Unit

- Crematory
- Other Industrial Operations - General manufacturing, processing, fabricating and/or assembly facility

### OFFICE / SERVICE COMMERCIAL

- All office uses
- Convention/conference centre
- Banquet centre
- Caterer
- Car wash
- Motor vehicle service station
- Motor vehicle repair garage
- Recreational establishment



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## Amenities



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## Transit



## Transit Routes

### Oakville Transit

- 14A Lakeshore

### Burlington Transit

- 11 Sutton-Alton
- 81 North Service
- 10 New-Maple
- 25 Walkers
- 3 Guelph - Downtown
- 80 Harvester

 **GO Transit**  
1 Lakeshore West

 **Sheridan Bus Terminal**  
Servicing over 15 routes

 **South Common Terminal**  
Servicing over 13 routes

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**AVISON  
YOUNG**

**CANADA BEST  
MANAGED  
COMPANIES**

Platinum member