

**AVISON  
YOUNG**

Listed by:



Developed by:

▶  **CLICK TO VIEW  
PROPERTY WEBSITE**



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



1001 CHAMPLAIN AVE & 4145 NORTH SERVICE ROAD

ASKING RENT:

\$17.00 - \$18.00 psf Net Year 1

ADDITIONAL RENT:

\$14.25 (2024 est.)

Includes: Full service janitorial, utilities, administrative fees and on-site management

TENANT OCCUPANCY:

Immediate

PARKING:

3.2 spaces per 1,000 sf

BUILDING DETAILS

COMMENTS:

- › Awarded Best Practices Achieved BOMA Best® Gold
- › Recently updated landscaping with a newly built pavilion has created a 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

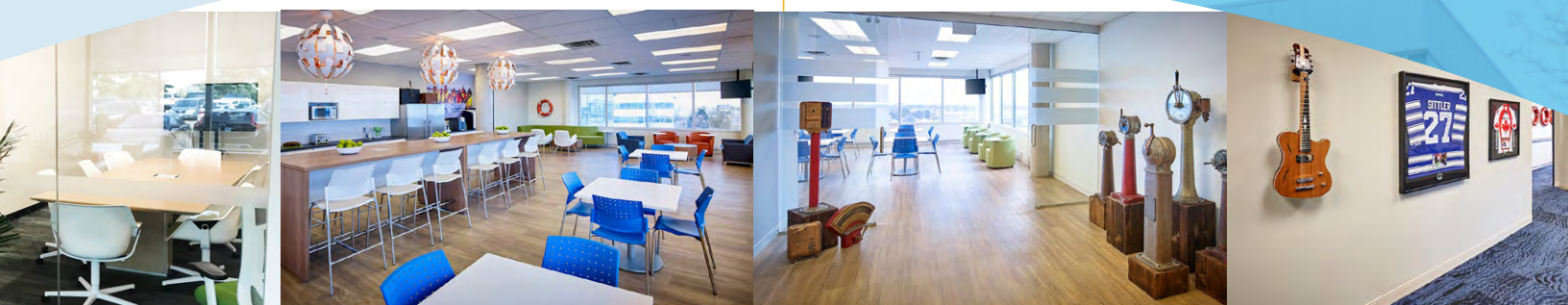
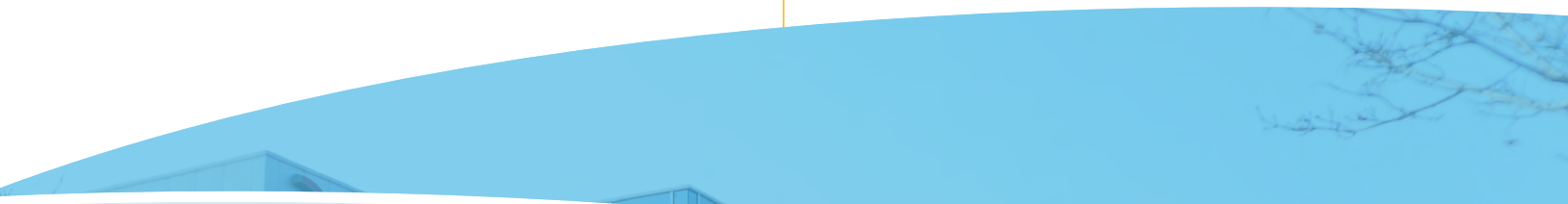
4145 NORTH SERVICE ROAD

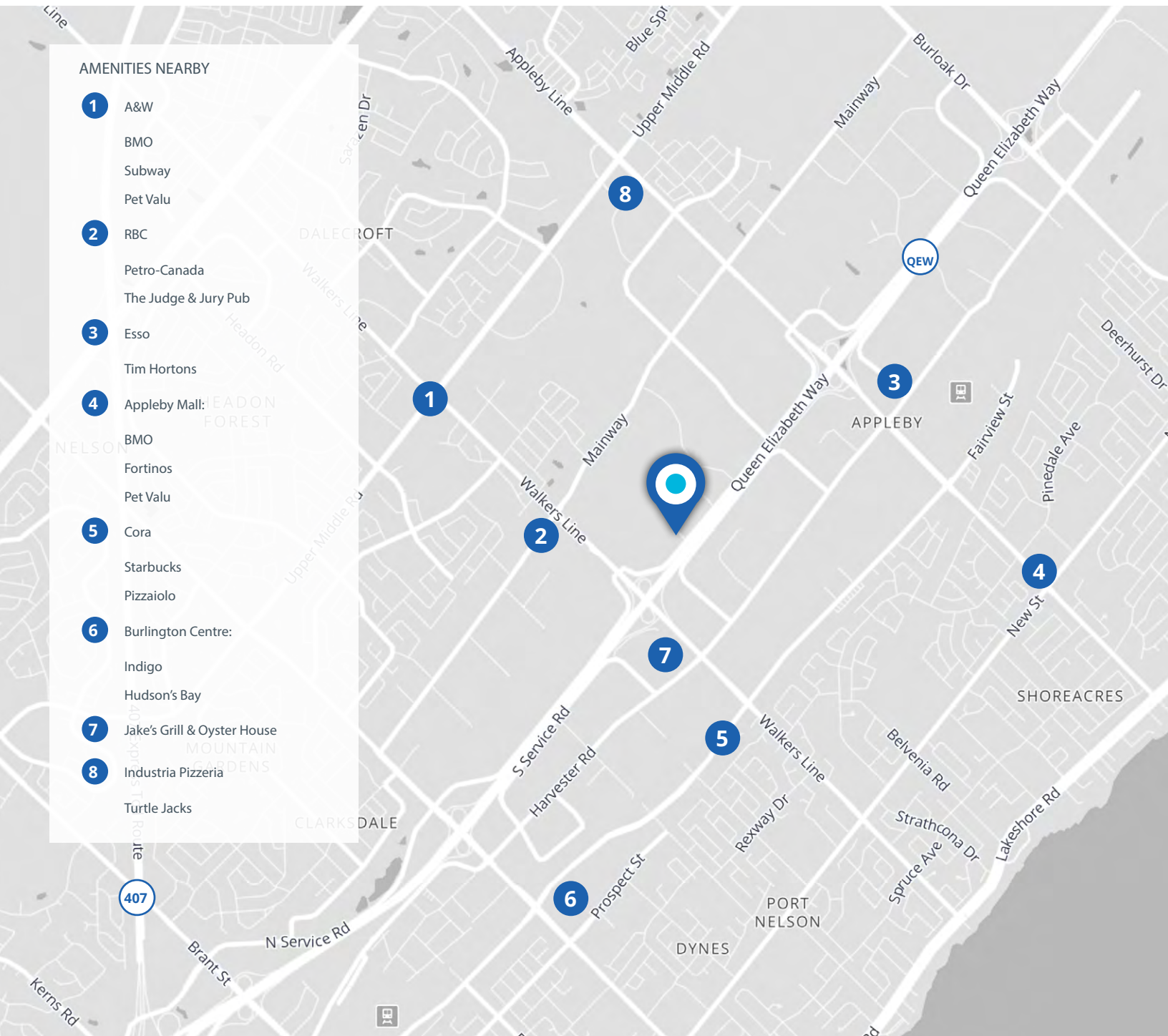
Model Suite Available 90 to 120 Days SUITE 104: 889 sf

SUITE 301: 2,475 sf Model Suite Available July 1st, 2024

Fully Furnished Model Suite Available Immediately SUITE 205: 2,035 sf

Model Suite Available June 1st, 2024 SUITE 102: 1,519 sf





**AMENITIES NEARBY**

- 1** A&W  
BMO  
Subway  
Pet Valu
- 2** RBC  
Petro-Canada  
The Judge & Jury Pub
- 3** Esso  
Tim Hortons
- 4** Appleby Mall:  
BMO  
Fortinos  
Pet Valu
- 5** Cora  
Starbucks  
Pizzaiolo
- 6** Burlington Centre:  
Indigo  
Hudson's Bay
- 7** Jake's Grill & Oyster House
- 8** Industria Pizzeria  
Turtle Jacks

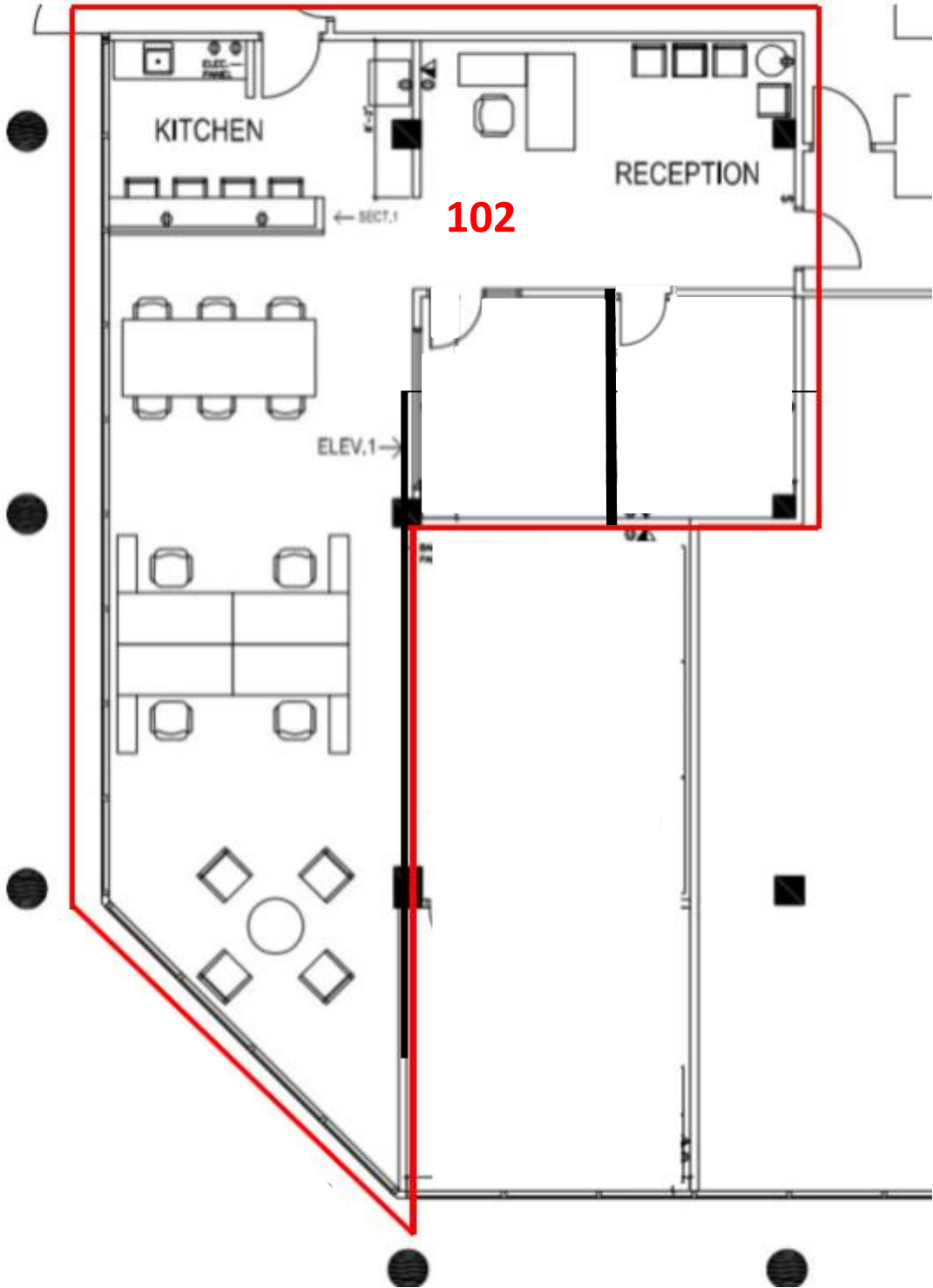
- › Located in the Burlington QEW corridor
- › Direct Burlington Public Transit access

- › Easily accessible from Highways 403 and QEW
- › On-site property management office

- › Excellent labor pool draw from Mohawk College and McMaster University

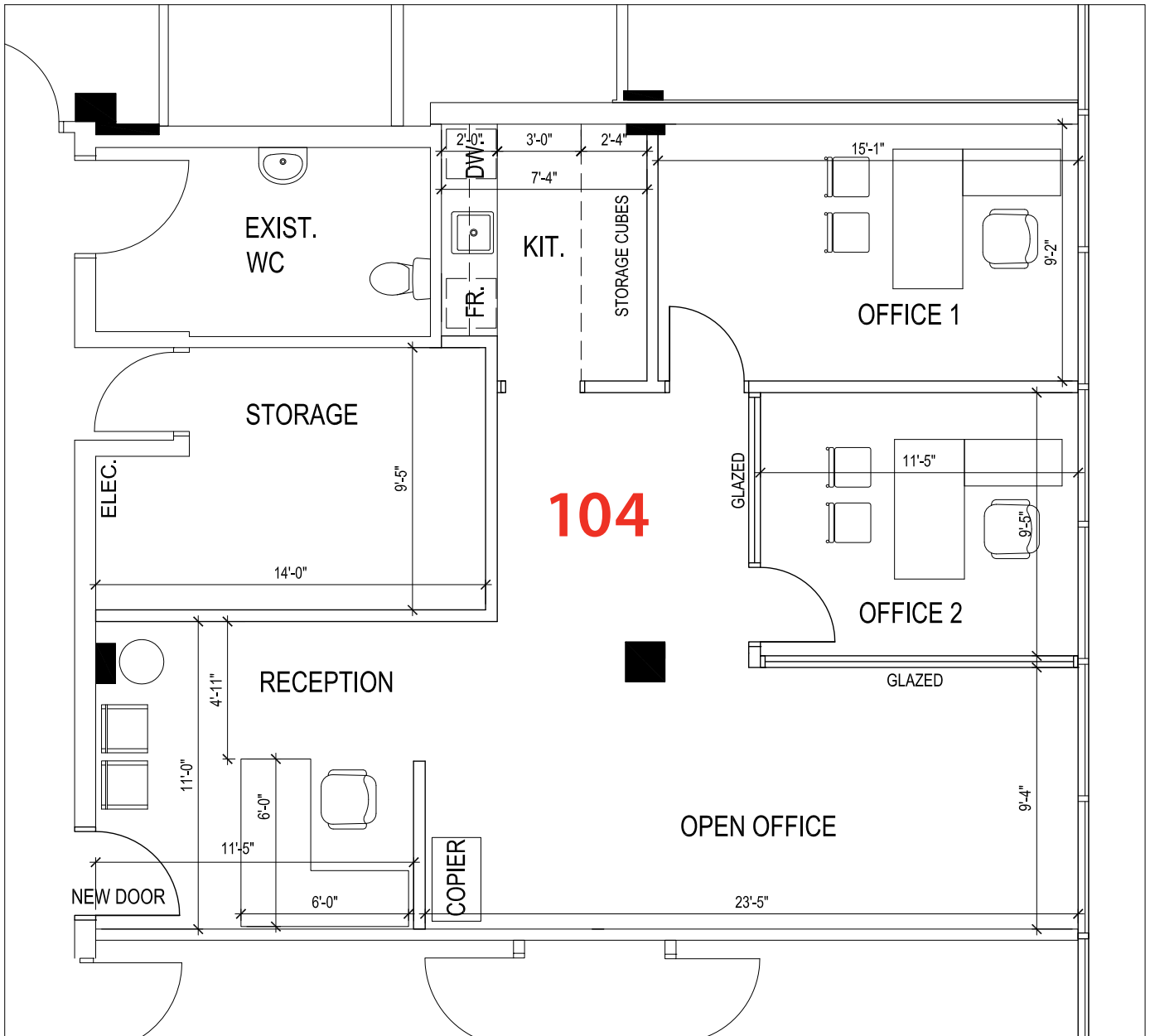
AVAILABLE JUNE 1<sup>st</sup>, 2024  
UNIQUE "LOFT" MODEL SUITE - GROUND FLOOR  
SUITE 102: 1,519 SF

1001 CHAMPLAIN AVENUE



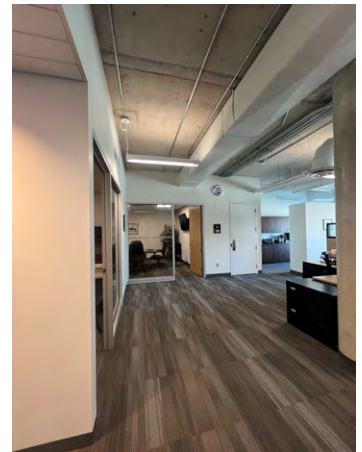
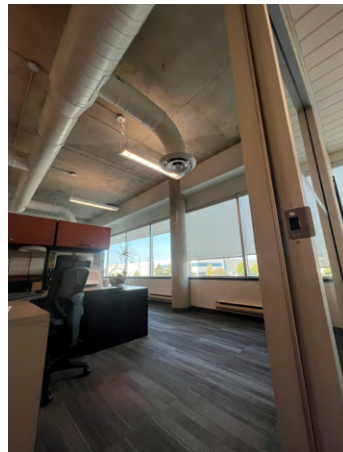
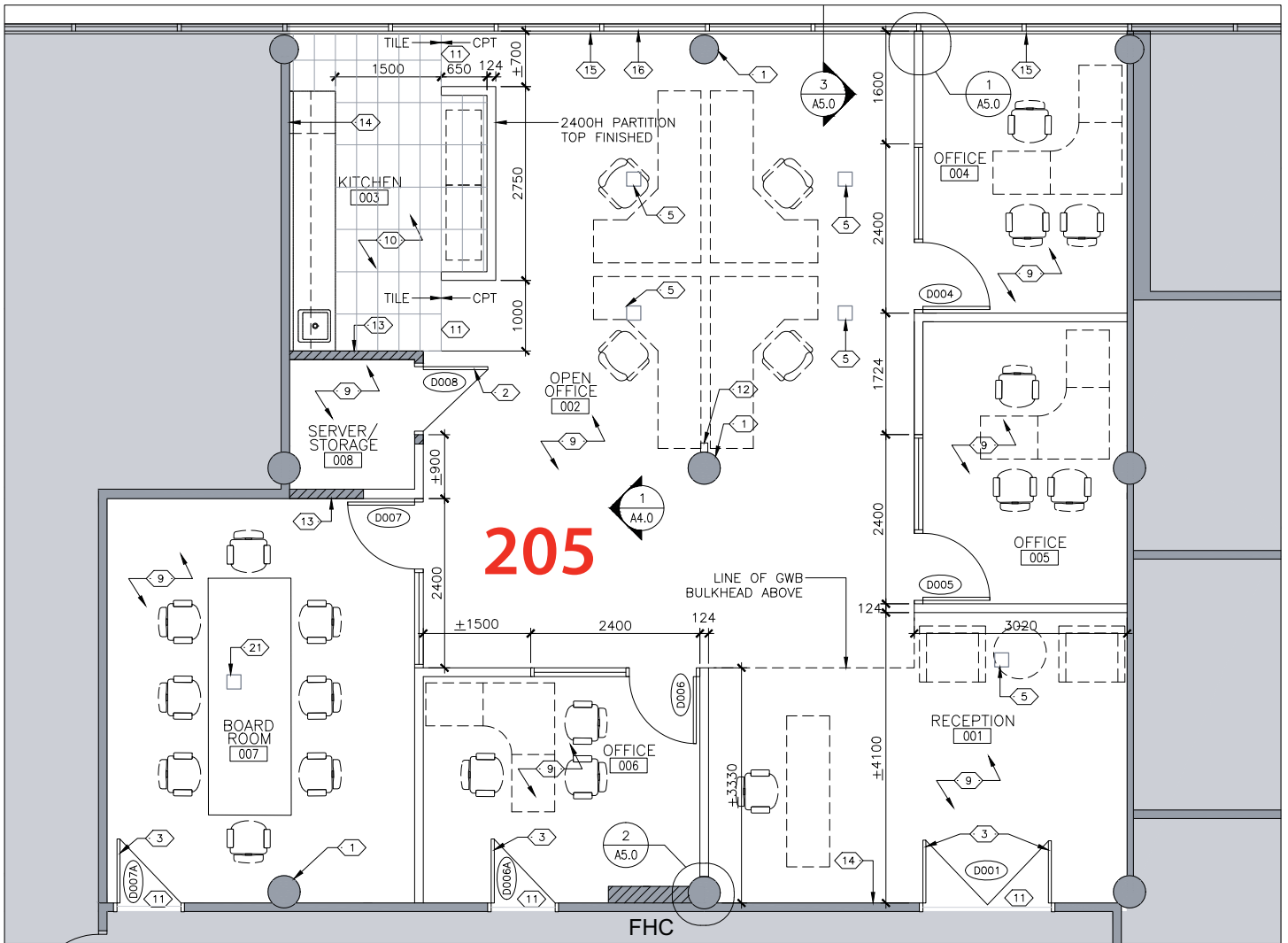
AVAILABLE IN 90 - 120 DAYS  
NEW MODEL SUITE - GROUND FLOOR  
SUITE 104: 889 SF

**1001** CHAMPLAIN AVENUE



## 1001 CHAMPLAIN AVENUE

AVAILABLE IMMEDIATELY  
FULLY FURNISHED MODEL SUITE - SECOND FLOOR  
SUITE 205: 2,035 SF



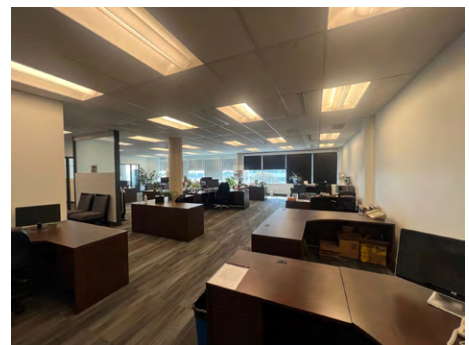
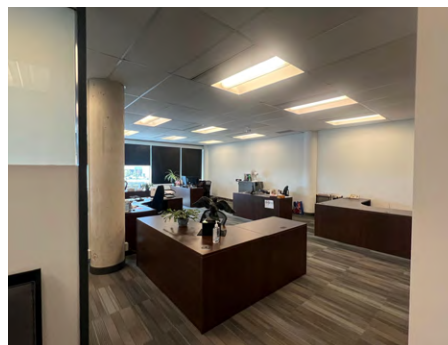
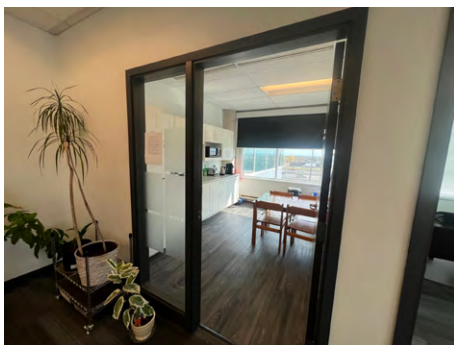
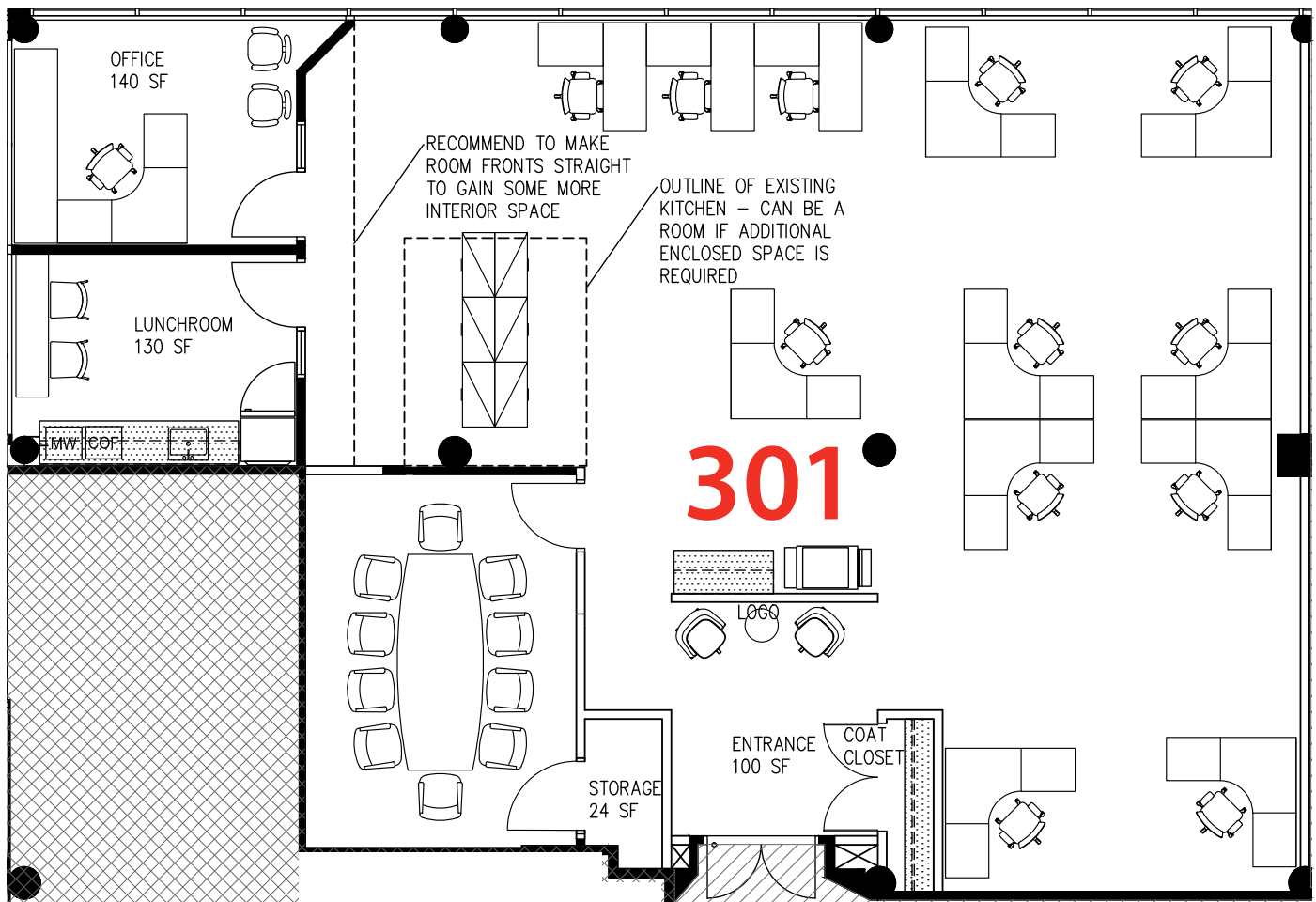
## 4145

NORTH SERVICE ROAD

AVAILABLE JULY 1<sup>st</sup>, 2024

THIRD FLOOR

SUITE 301: 2,475 SF



PHOTOS

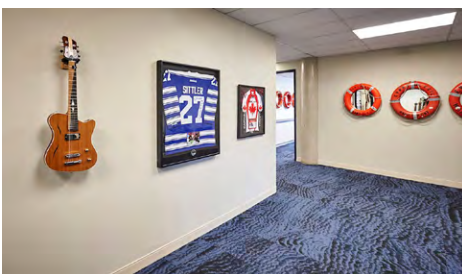
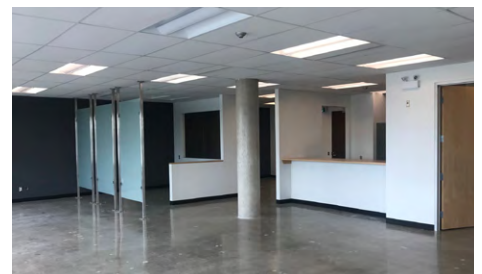
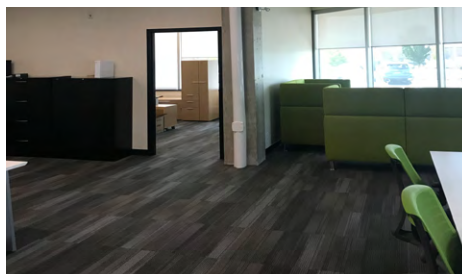
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CHAMPLAIN AVENUE

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4145

NORTH SERVICE ROAD







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