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Property Overview



Free Rent & Leasehold Improvement Inducements Available (Terms of 60+ months)



Units divisible down to 886 SF



Abundant surface parking



Premium Office and Retail

Emery-Alton Corporate Centre is a large mixed-use development in the heart of Burlington's next great office/commercial corridor. Designed and built by Emery Investments, the first phases of the project saw the construction of two-storey, 30,000 square foot buildings for lease in the Appleby Line/ Dundas Street node.

This strategic location offers office and commercial tenants convenience with lots of parking, two signalized intersections, great highway access, maximum exposure on Appleby Line, building signage opportunities, and close proximity to restaurants, shopping, and amenities.



Amenities

The project offers unmatched convenience for tenants. Retail developments in the vicinity boast countless restaurants, shops and services, and continue to expand welcoming a host of new amenities.

Access

Tenants have ease of entry and exit with signalized intersections along Appleby Line. The property is located in close proximity to Highway 407 and a quick 5 minute drive south to the QEW/ Highway 403.

Quality

With new construction, tenants have opportunity to build to their exact specifications with high quality finishes.

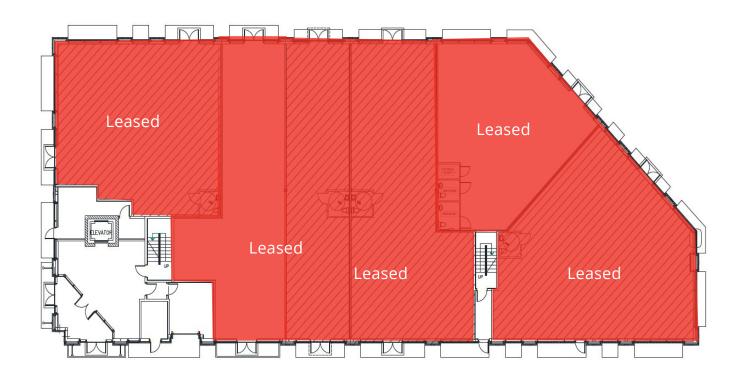
4900 Palladium Way



Second Floor

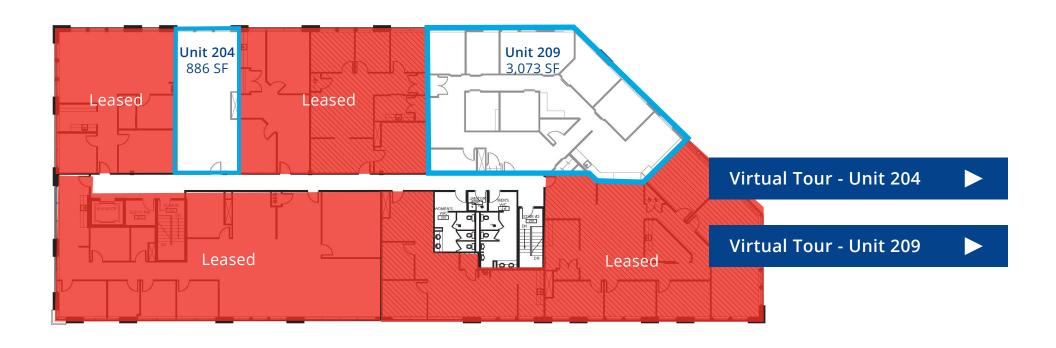
UNIT#	AREA	NET RENT (PSF)	TMI (PSF)
202	8,798 SF	\$18.95	\$12.00

4903 Thomas Alton Blvd



Ground Floor

4903 Thomas Alton Blvd



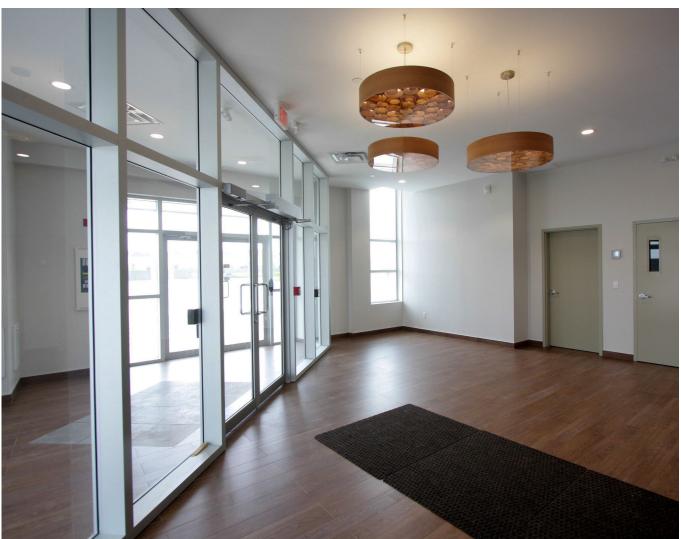
Second Floor

UNIT#	AREA	NET RENT (PSF)	TMI (PSF)
204*	886 SF	\$18.95	\$12.00
209	3,073 SF	\$18.95	\$12.00













Nearby Amenities



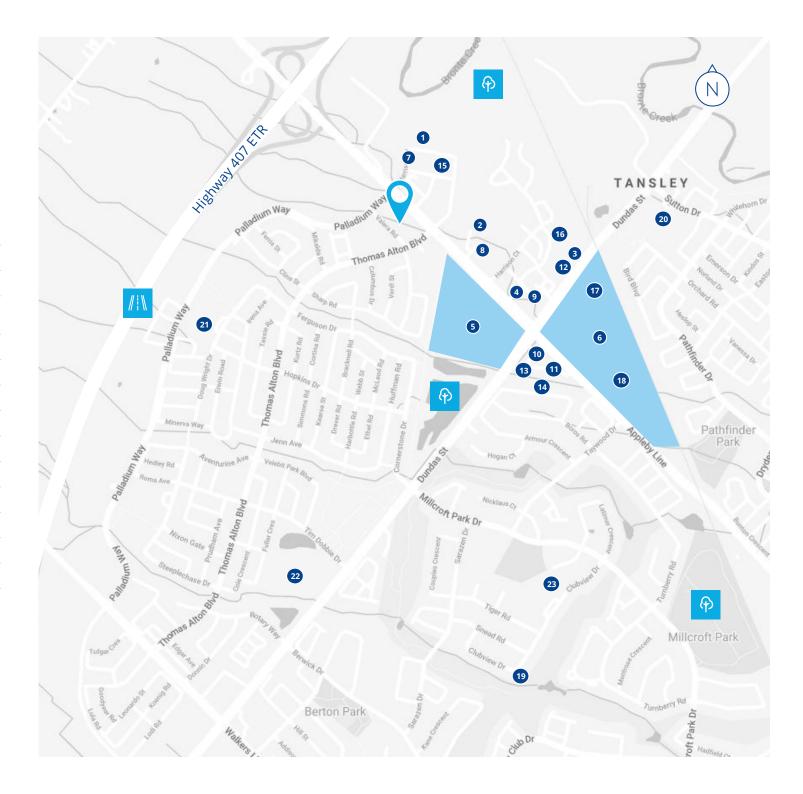
- Lowe's Home Improvement
- Marshalls
- Shopper's Drug Mart
- SmartCentres North Burlington
- Appleby Crossing
- Mr.Lube
- CIBC
- ВМО

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- Husky
- Tim Hortons
- Sunset Grill
- LA Cupcake Boutique
- 13 LA Fitness
- GoodLife Fitness
- 15 Millcroft Golf Club









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View Online Listing

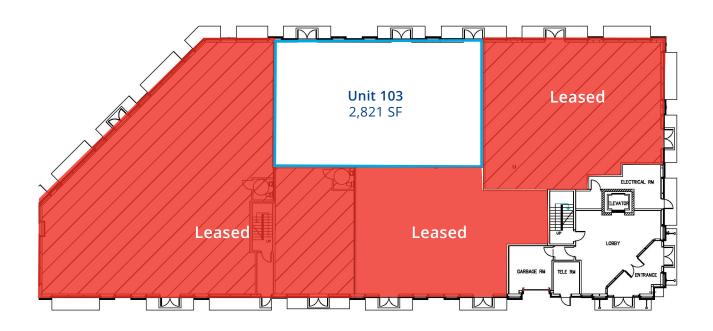






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Ground Floor

UNIT#	AREA	NET RENT (PSF)	TMI 2022 (PSF)
103*	2,821 SF	\$21.95	\$11.50