Prime Office Space with Strategic Location

Office opportunity at 3115 Harvester Road located in the heart of Burlington's bustling business park. Be close to public transit, dining, shopping and entertainment and quick access to QEW.

7,814 SF
TOTAL AVAILABLE

$19.50
Net Rent

*Additional Rent: $14.93 PSF /Annum (2024)
Includes in-suite janitorial
*Utilities for the suite are separately metered
Speak to Listing Team on Availability Date

Please Contact:

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- Partial 3rd floor and 4th floor space available
- Ground floor common area showers (bike to work or exercise at lunch)
- Plenty of natural light
- Free surface parking 4/1,000 SF

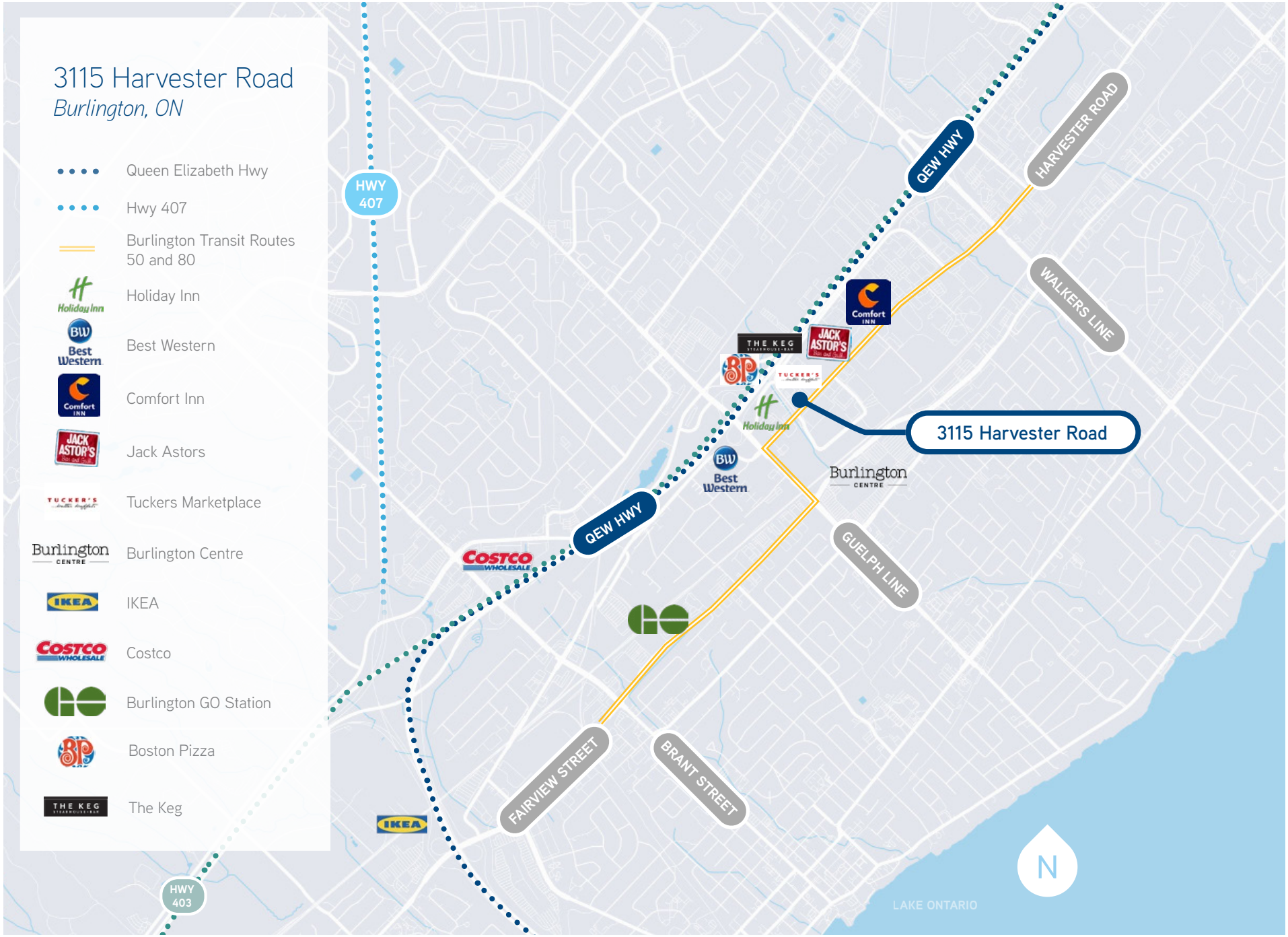
Surrounded by various business class amenities, including 2 hotels, several restaurants and the Burlington Centre Shopping Mall. Located minutes away from the Appleby and Burlington GO Stations. Strategically located right off the QEW for quick access, 5+/- minutes to Highway 407 and only 30 minutes to Toronto Pearson International Airport.

*AODA compliant when building was built in 2008

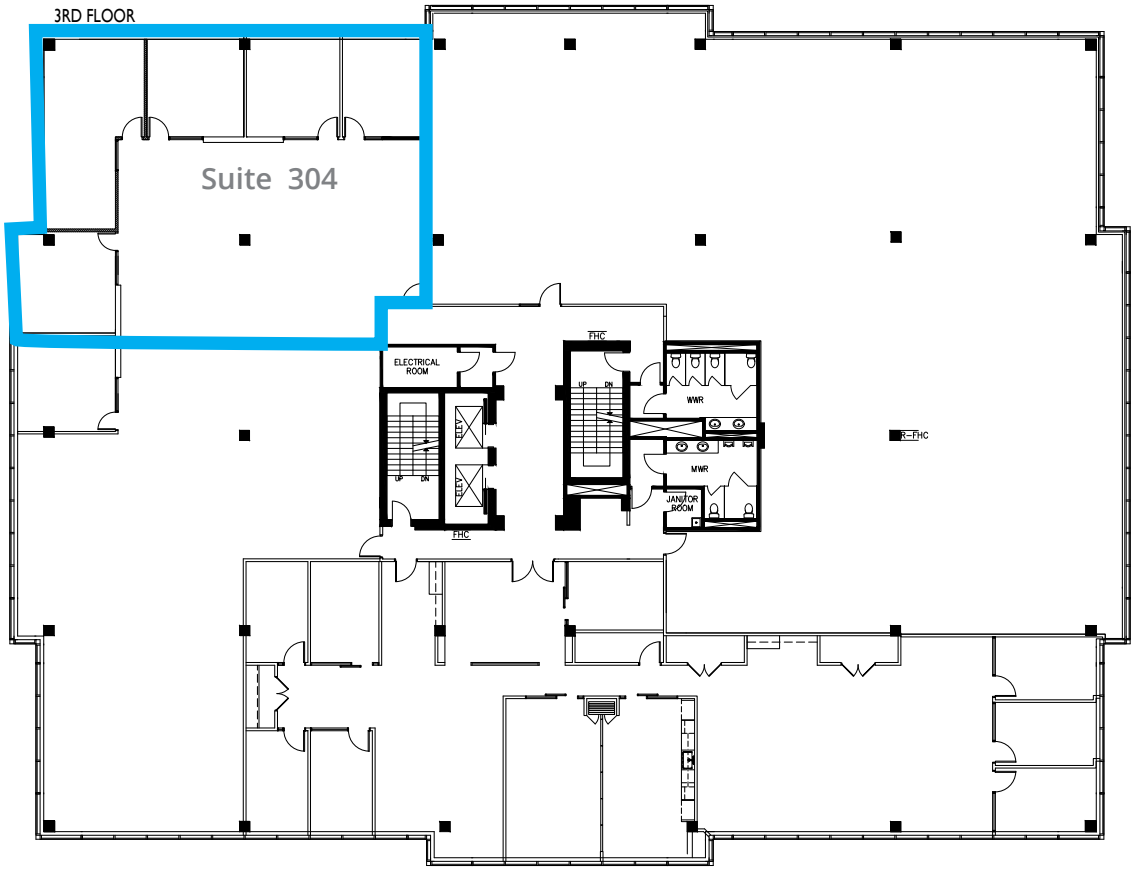
Free Surface Parking 4/1,000 SF

Pearson Airport 30 min. Drive

0.5 KM to QEW and 3.5 KM to Hwy 407

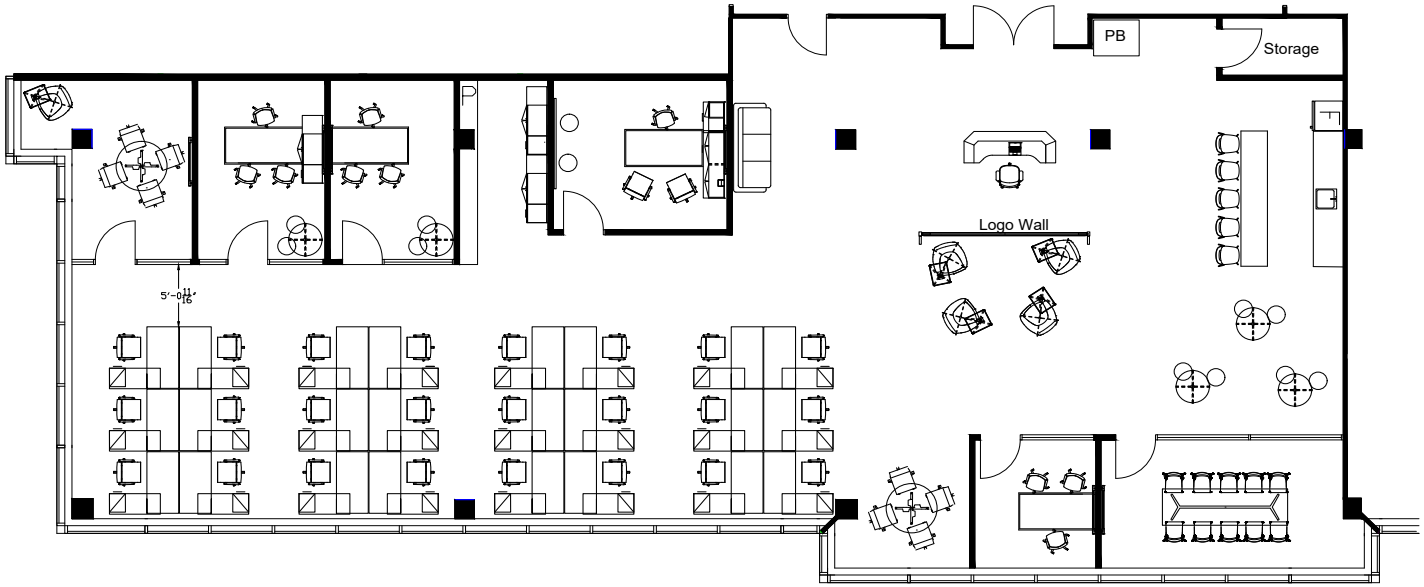

3115 Harvester Road
Burlington, ON
Queen Elizabeth Hwy
Hwy 407
Burlington Transit Routes 50 and 80
Holiday Inn
Best Western
Comfort Inn
Jack Astors
Tuckers Marketplace
Burlington Centre
IKEA
Costco
Burlington GO Station
Boston Pizza
The Keg
HWY 407
QEW HWY
HARVESTER ROAD
WALKERS LINE
3115 Harvester Road
Burlington CENTRE
GUELPH LINE
FAIRVIEW STREET
BRANT STREET
HWY 403
LAKE ONTARIO
N

Suite 304 3,014 SF

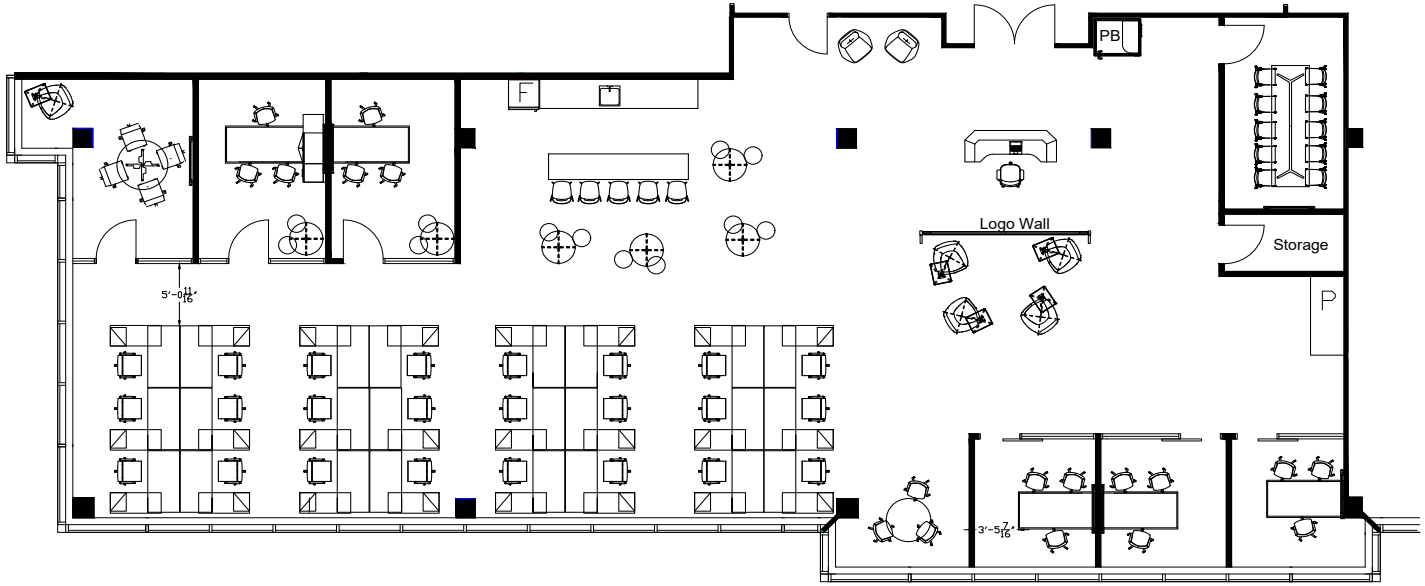


Suite 402 4,800 SF

Suite 402 Feasibility Plan 1



Suite 402 Feasibility Plan 2



Building Specifications

BUILDING DESIGNATIONS/AWARDS

- LEED® Silver Core and Shell
- BOMA Best – Platinum
- 2016 The Outstanding Building of the Year (TOBY) Canadian National
- BOMA 360
- 2017 BOMA Earth Award

LIGHTING

Lighting has been retrofitted to LED throughout the property; both interior and exterior. Occupancy sensors have been installed in all enclosed offices, open areas, boardrooms/meeting rooms and utility rooms. There is also a Douglass lighting control system in place controlling the timing of lighting operations and occupancy sensors for open office areas.

PARKING

Free surface parking 4/1000 SF. Parking in managed by BGO – parking is monitored by building operator using a parking tag system.

SECURITY PROVIDER

Security features include the following (provided by Chubb):

- Fire monitoring
- Security cameras
- Card readers and door programming for lock downs
- Door contacts and ground floor doors.

AODA

*AODA compliant when the building was built in 2008. The building was built with an accessibility design i.e. ramps for wheelchair access, handicap door operators, handicap stalls in washroom, and an accessible elevator service (use of braille and voice announcements). The parking lot meets the barrier free requirements outlined in the AODA. *May not meet today's requirements for AODA compliant.

SERVICE PROVIDERS

Both Bell and Cogeco service the property with fibre.

HVAC DISTRIBUTION SYSTEM

Heating, ventilation and air-conditioning is provided by two gas-fired heating boilers, an air make-up/air handling unit, an air-cooled cooling tower, and several heat pumps and baseboard heating on the ground floor. The heating and air-conditioning systems are equipped with circulation pumps. Additional heating is provided by ceiling-hung hydronic unit heaters and wall fins and a wall mounted cabinet heater. Additional ventilation is provided by several exhaust ventilators and exhaust fans. Individual heat pump set points and schedules can be adjusted by operations through the BAS. The heat pumps are controlled via DDC thermostats, with one thermostat per heat pump.

Domestic cold and hot water lines are copper. Hot water within the Site building is provided by electric water heaters. The domestic cold water lines are equipped with circulation pumps. The site possesses an underground cistern holding tank and an above ground cistern flushing tank for storage and re-use of the rainwater for domestic grey water consumption (i.e., toilets and irrigation). The cistern is equipped with two pumps. The sanitary and storm water lines, where visible, were noted to be generally cast-iron.

Building Specifications

BUILDING STRUCTURE

Major components include a steel framed structure with concrete block. The exterior wall cladding of the Site building is a curtain wall system consisting of a combination of Insulated Glass (IG) vision (Solarban 60 Low-E glazing) and insulated back painted tempered glass spandrel panels, set into clear anodized aluminum frames. The exterior cladding of the walls at the penthouse level consist of pre-finished horizontal metal siding. The wall around the rooftop mechanical units consists of metal screen panels set into steel columns. The circular columns on the ground level are clad with stainless steel. The roofing system consists of a single ply white roof membrane /TPO vapour barrier system.

ELEVATORS

Elevators consist of two (2) gearless, machine room less (MRL) traction passenger elevators manufactured, installed and maintained by KONE. One of the elevators serves the ground to penthouse level and the other one serves the ground to the fourth floor. Capacity of each elevator is 1134 Kg or 15 passengers.

The elevators are equipped with recall function that moves and locks the elevators on ground level in the case of an emergency. The cabs are equipped with emergency push buttons, phone, brail, and audible notifications.

WINDOW COVERINGS

The ground floor consists of roller shade blinds on the ground and the 4th floor.

CEILING

Interior ceiling finishes consist of suspended acoustic lay-in ceiling tiles and painted gypsum boards

LOBBY

- Interior floor finishes consist of a combination of ceramic tiles & carpet tile.
- Interior wall finishes consists of a combination of painted gypsum board and glazing.
- Interior ceiling finishes consist of suspended acoustic lay-in ceiling tiles, painted gypsum boards, and painted metal deck
- The main entrance door consists of a double thermal pane-glazed revolving glass door, set into aluminum frame, located on the south elevation. Two single man doors, with Insulated Glass ("IG") units, set into clear aluminum are located on both sides of the revolving door. The secondary entrance consists of a double man door with insulated glass ("IG") units, set into clear aluminum frame, located on the north elevation.

WASHROOMS

- Floor finishes consist of ceramic tile
- The interior wall finishes consists of a combination of painted gypsum board
- The interior ceiling finishes within the Site building consist of painted gypsum boards

YEAR BUILT

2008

Building Specifications

ELECTRICAL

Electrical power is supplied to 3115 Harvester by Burlington Hydro Inc. and is charged according to the General Service >50 kW interval rate class.

Electrical service for the Site is provided from a 1000 kVA, 600/347 Volt pad mounted transformer located within the landscaping at the southeast corner of the property. The transformer feeds a "Square-D Company" 1,200 Ampere, 347/600 volt, 3 Phase, 4 Wire main switchboard located in the main electrical room on ground floor. The main switch board feeds one 112.5 kvA and one 75 kVA "HPS Hammer Power" transformers located within the secondary electrical rooms on each floor and a number of other transformers and secondary sub-panels located in other locations such as the elevator control room. Transformers inside the secondary electrical rooms feed three (3) 400 ampere, 120/208 Volts sub-panels located in each electrical secondary electrical room.

LIFE SAFETY AND EMERGENCY POWER

Fire protection is provided by a wet sprinkler system, fire hose cabinets, and portable fire extinguishers observed throughout the building. The sprinkler system is equipped with a fire and a jockey pump.

The building is equipped with a fire alarm system. The main panel is located within the north vestibule. The life safety systems include smoke detectors, heat detectors, pull stations, bells, illuminated exit signage, and battery packed and hard wired emergency lighting noted throughout the site building. The system is inspected monthly by the building operator and annually by a systems controls contractor.

Ownership

True North Commercial Real Estate Investment Trust is an unincorporated open-ended real estate investment trust, publicly listed (TSX: TNT.UN) primarily focused on creating value for unit-holders through the investment in and ownership of quality commercial properties in Canada.

Starlight Investments is a privately held Toronto-based, full service, multi-family and commercial real estate investment and asset management company driven by an experienced team of over 300 professionals. The company currently manages over $20.0 billion of direct real estate as well as real estate investment securities. Investment vehicles include institutional joint ventures, True North Commercial REIT, Starlight U.S. Multi-Family Funds and Starlight Capital Funds. Starlight Investment's portfolio consists of approximately 20,000 multi-residential units across Canada and the U.S. and over 8 million square feet of commercial properties.

Property Management

Colliers International is Canada's largest commercial real estate services company, providing a full range of services to real estate occupiers, developers and investors. Services include brokerage, real estate management, valuation, consulting, project management, project marketing and research. Through a culture of service excellence and a shared sense of initiative, Colliers Canada and our more than 1,300 professionals integrate the resources of real estate specialists across Canada to accelerate the success of our clients.

Award-Winning Building

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