





Square Feet:

2,635 - 24,015





GO Transit at doorstep

Parking on site

**View Website** 

### For Lease | 5420 North Service Road, Burlington



# Burlington's premier office community, suites **for lease**

Burloak Towers is comprised of 3 Class 'A' office building, offering tenant's flexibility in terms of growth, along with a vast array of amenities.

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## Property Overview

Address	5420 North Service Road, Burlington	
Area	Burloak Towers, Burlington, ON	
Location	Located on the north-west corner of Burloak Drive and the QEW	
Available	Immediately	
Lease Type	Head Lease	
Parking	Unreserved Surface Parking	
	3.8: 1,000 SF Parking Ratio	
Rentable Suite Options:	Suite 103	4,445 SF
	Suite 200	10,235 SF
	Suite 205	2,635 SF
	Suite 206	3,285 SF
	4th Floor*	24,015 SF
	*4th Floor Demised options: 5,432 SF   5,754 SF   12,829 SF	
Net Rent	\$17.75 PSF	
Additional Rent	\$13.48 PSF	
<b>Building Class</b>	Class A	
Ceiling	Drop Ceiling	
# of Floors	6 Stories	
Transportation	Bus Route at Doorstep	

### **Key Highlights**





complex





Fitness centre on-site





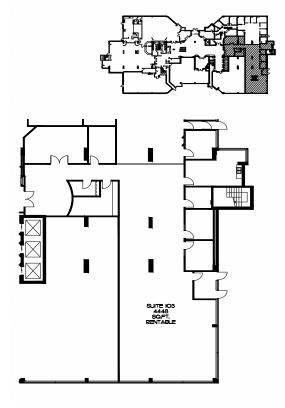




### Floor Plan Overview



### Floor plan



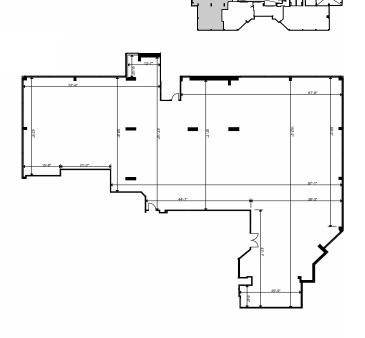
### Suite 103

### 4,445 SF

- Built-out Suite
- Reception
- Private Offices
- Kitchenette
- Open Area

**View Virtual Tour** 

### Floor plan



### Suite 200

### 10,235 SF

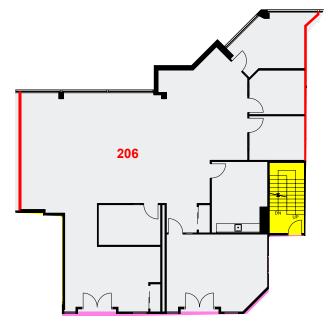
- Built-out Suite
- Private Offices
- Open Area

**View Virtual Tour** 

### Floor Plan Overview



### Floor plan



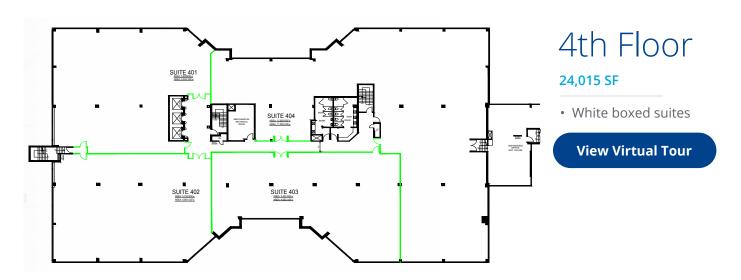
### Suite 206

#### 3,285 SF

- Built-out Suite
- Private Offices
- Open Area

**View Virtual Tour** 

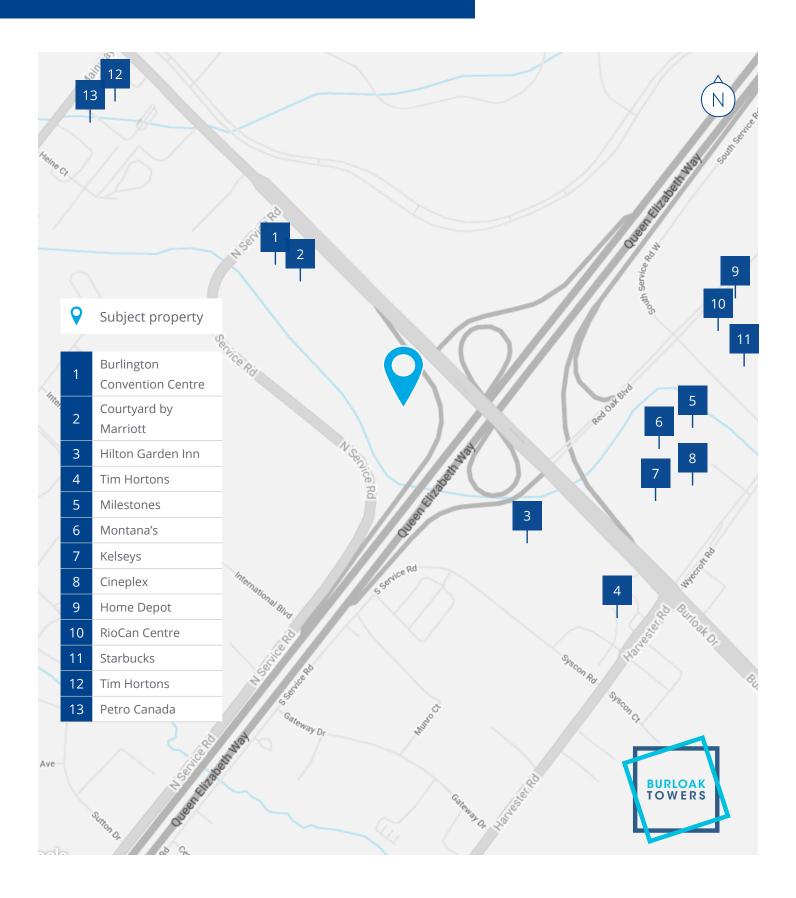
### Floor plan

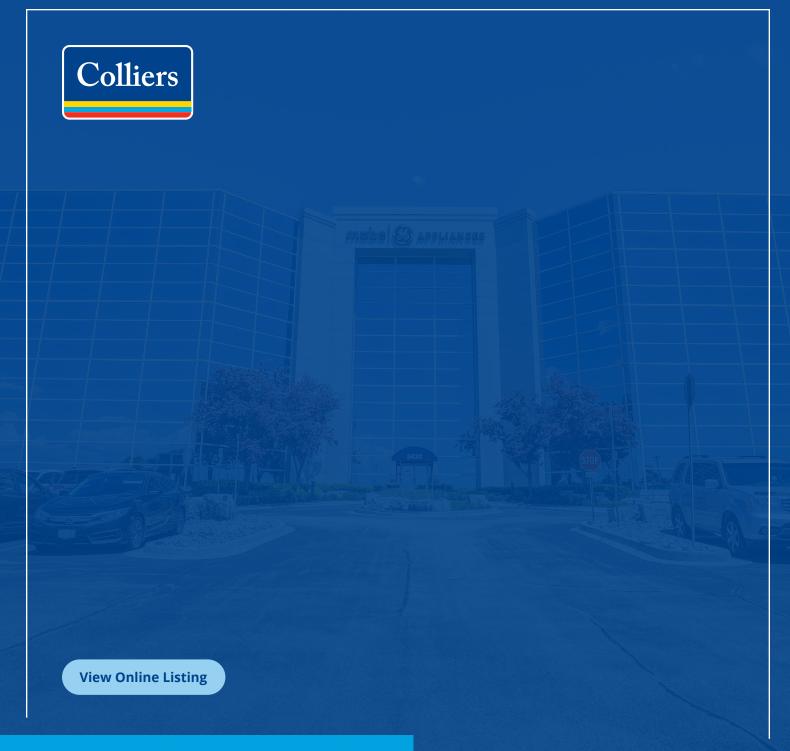




**4**<sup>th</sup> Floor Demised Leasing Options: 5,432 SF | 5,754 SF | 12,829 SF

# Surrounding Amenities





5420 North Service Road, Burlington, ON

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