

5050

SOUTH SERVICE ROAD
BURLINGTON, ONTARIO



Office Space for Lease
Collaborative space in a
GREEN ENVIRONMENT



For more information on how this space can
work for you, please contact:

Calvin Mougharbel

Sales Representative
Direct +1 416 620 2808
Calvin.Mougharbel@colliers.com

Ron Jasinski

Senior Vice President, Sales Representative
Direct +1 416 620 2801
Ron.Jasinski@colliers.com

Colliers International
401 The West Mall, Suite 800
Toronto, ON M9C 5J5
+1 416 777 2200

BUILDING HIGHLIGHTS

1.

- > Signage opportunity with QEW exposure
- > Collaborative space in a green environment
- > Flexible office sizes with private offices and open space
- > 5/1,000 SF free surface parking
- > Currently undergoing common area upgrades
- > Attractive outdoor green space with seating areas
- > Professionally managed office building
- > Additional land available
- > Unique spaces with plenty of natural light



COLLABORATIVE SPACE



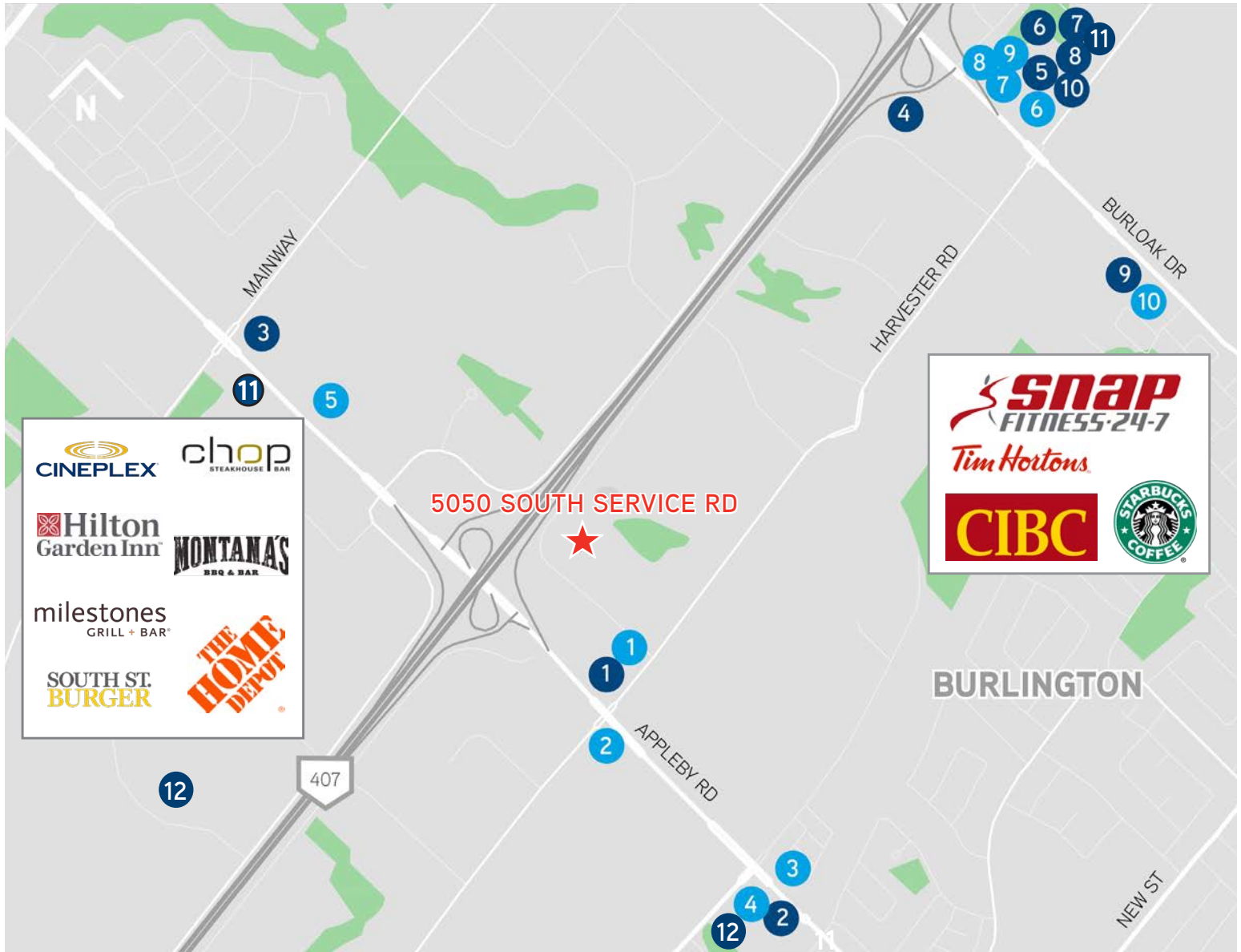


GREEN SPACE



AREA AMENITIES

2.



AMENITIES

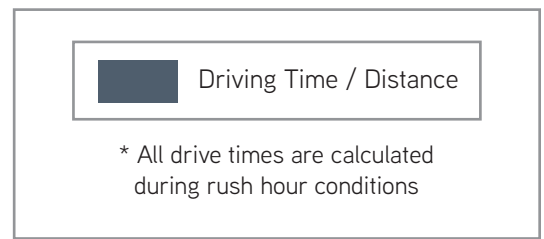
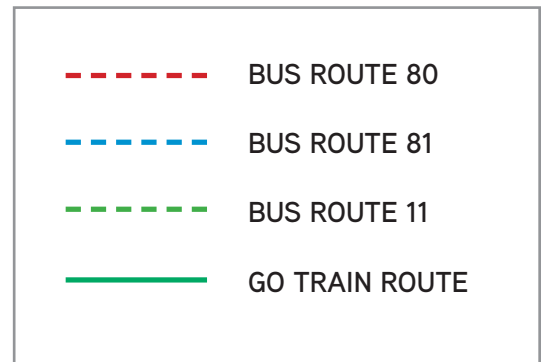
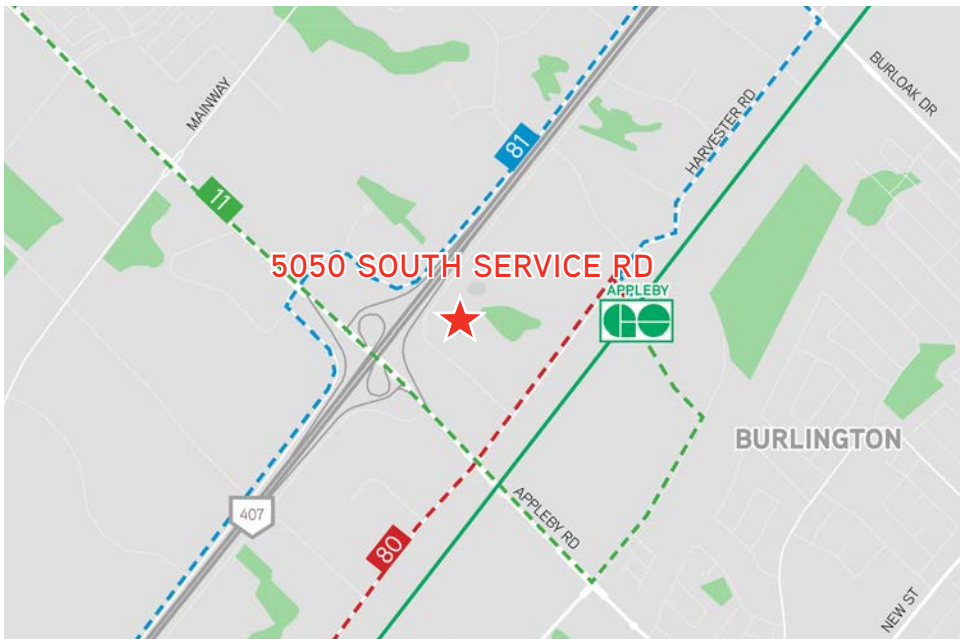
1	Esso Gas	5	Ciniplex Cinemas	9	Snap Fitness
2	CIBC Bank	6	The Home Depot	10	GNC / Dollerama
3	Shell Gas	7	Nike Factory Store	11	Millcroft Shopping Centre
4	Hilton Garden Inn	8	Urban Planet	12	Shopper Drug Mart

RESTAURANTS/ FOOD

1	Wendy's	5	A&W Canada	9	Milestones Grill
2	Tim Hortons	6	Kelseys	10	South St. Burger
3	Starbucks	7	Swiss Chalet	11	Chop Steakhouse
4	QB Sports Bar	8	Montana's BBQ and Grill	12	Outback Steakhouse

TRANSIT & ACCESS

3.



BUILDING SPECIFICATIONS

4.

BUILDING

> The subject project consists of a split 2-storey (4 level) commercial office building located at 5050 South Service Road in Burlington, Ontario.

LOCATION

> The property is located approximately 50 km from Toronto, in the City of Burlington within an established industrial/commercial business area with good local and regional access and excellent exposure to the QEW expressway.

SITE AREA

> 3,22 Hectares (8.0 acres)

AGE

> Built in 1972

CONSTRUCTION

> Prefabricated concrete panels affixed to a steel building structure.

> The window system consists of double glazed sealed vision units set in aluminum frames.

ROOF

> Conventional built up roof

OPERATION (TYPE)

> Office use

MECHANICAL FEASTURS

> Main source of heating is Gas / Electrical baseboards.

> The offices are air-conditioned by a central system with a cooling tower and a chiller.

EMERGENCY SYSTEMS

> Fully sprinklered

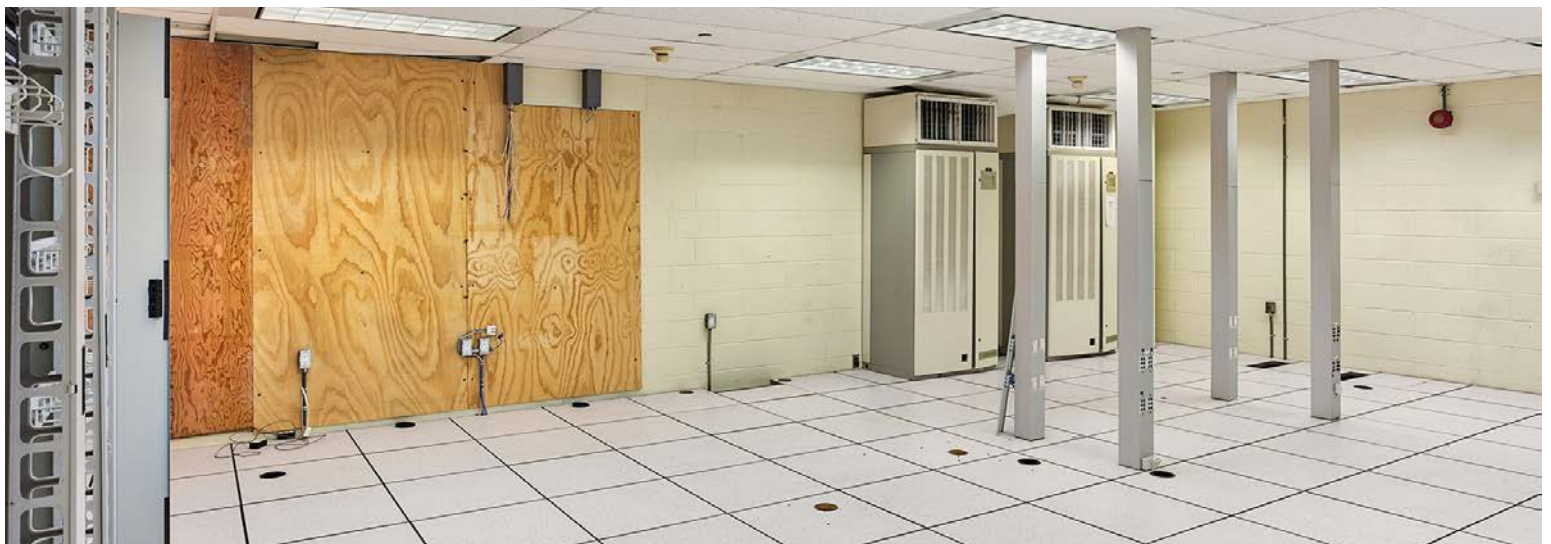
> Smoke and heat detectors

> Monitoring by Tyco

> Tenants have their own in-suite security and access

GROSS LEASABLE AREA

> 57,708 SF



RENTAL RATE:

\$13.50 net PSF/annum

ADDITIONAL RENT:

\$11.75 PSF (2018) (In-suite janitorial services extra)

AVAILABLE SPACE:

Suite 100	7,192 SF	Availability: Immediate
Suite 201	11,102 SF	Availability: Immediate
Suite 300	7,057 SF	Availability: Immediate

FEATURES:

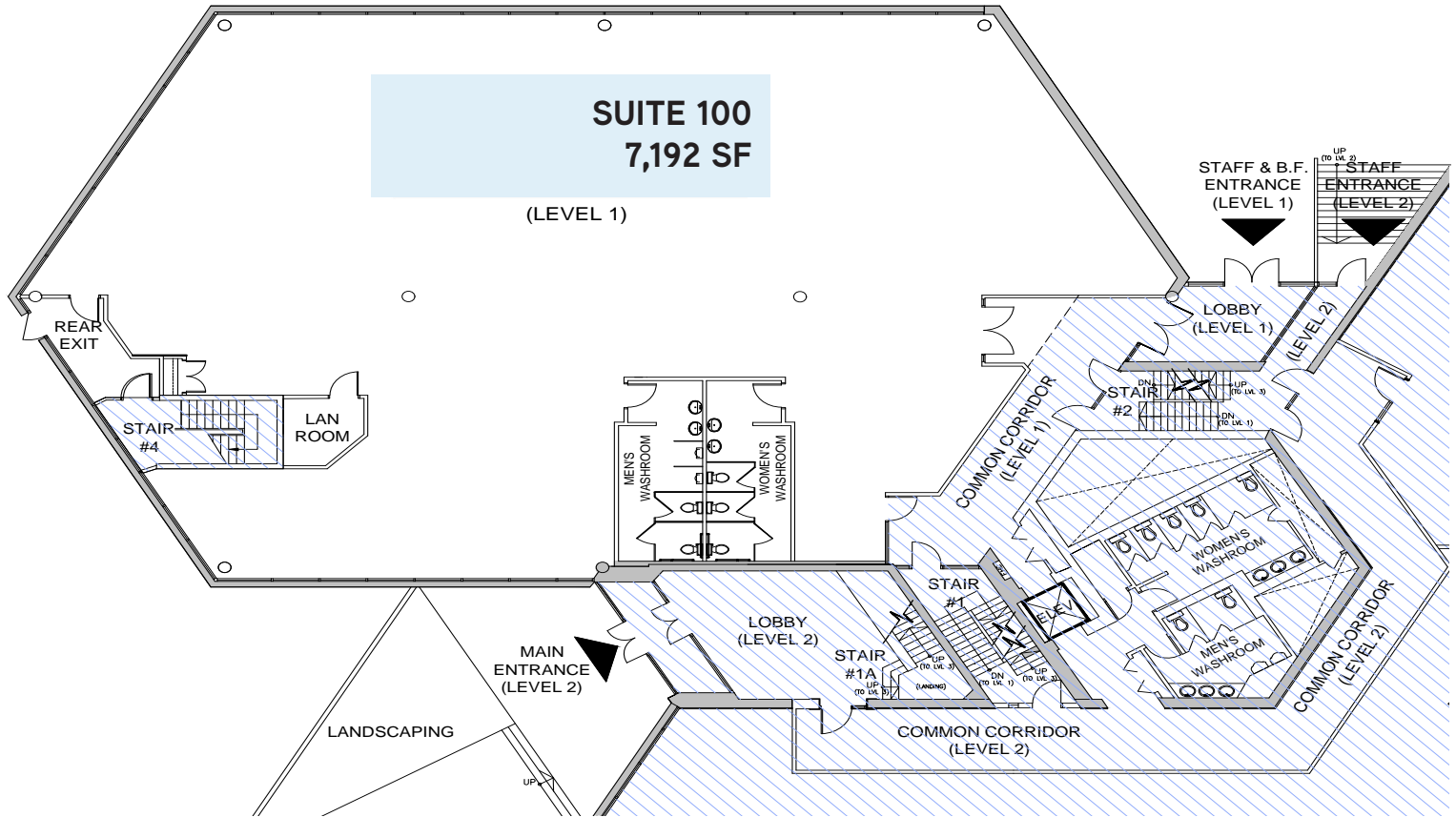
- › Suite 100 has a kitchenette, large boardroom open space and private offices including accessible washrooms
- › Suite 201 has open space, private offices, IT room with raised floor and shipping door
- › Suite 300 has large open space, with unique skylights and washrooms



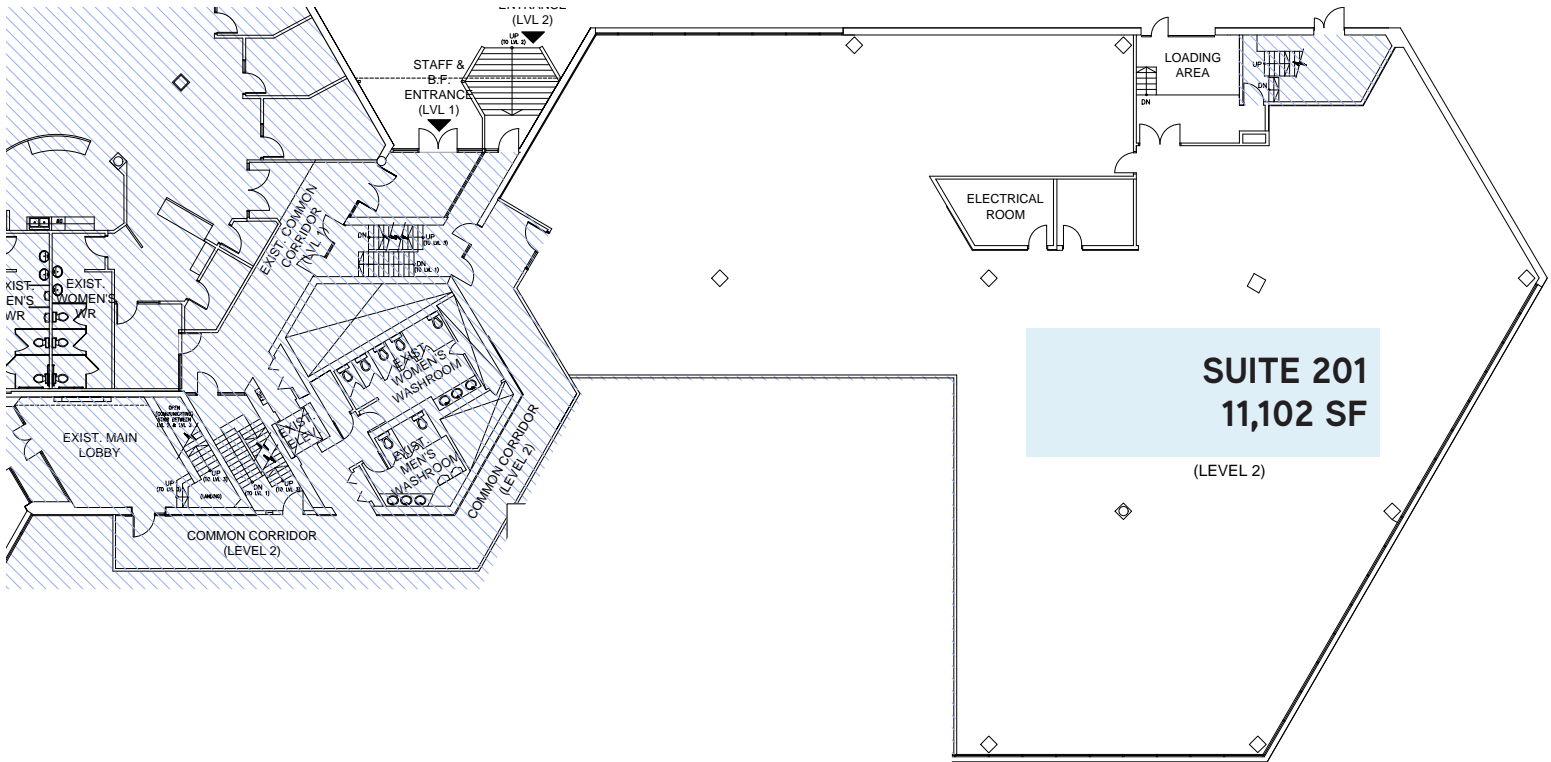
FLOOR PLANS

5.

GROUND FLOOR

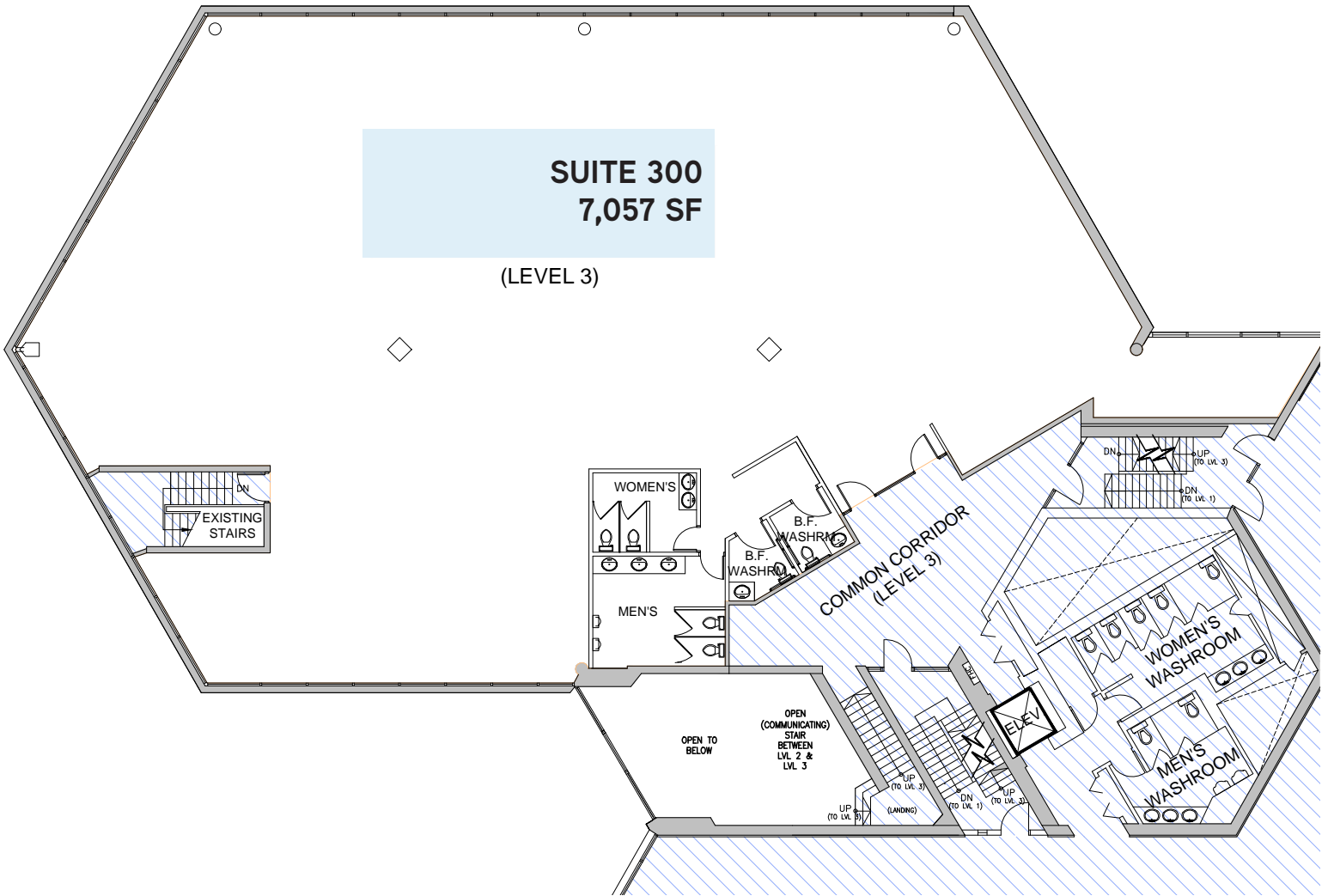


SECOND FLOOR



FLOOR PLANS

THIRD FLOOR



5050

SOUTH SERVICE ROAD
BURLINGTON, ONTARIO



5050

SOUTH SERVICE ROAD
BURLINGTON, ONTARIO



Colliers International

401 The West Mall, Suite 800
Toronto, ON M9C 5J5
+1 416 777 2200

For more information on how this space can work for you, please contact:

Calvin Mougharbel

Sales Representative

Direct +1 416 620 2808

Calvin.Mougharbel@colliers.com

Ron Jasinski

Senior Vice President, Sales Representative

Direct +1 416 620 2801

Ron.Jasinski@colliers.com

* Sales Representative **Broker

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.