



B75

KERNS ROAD | BURLINGTON

CBRE

OFFICE FOR LEASE

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*SalesRepresentative

PROPERTY DETAILS



5.5 STALLS/1,000 SQ.FT.
296 UNDERGROUND PARKING
253 SURFACE PARKING



SECURE BUILDING



ON-SITE CAFE
*Available only if
employee count permits



ABUNDANCE OF
GREEN SPACE

— FULL BUILDING LEASE OPPORTUNITY

DETAILS

TOTAL SIZE	10,000 sq.ft. - 110,000 sq.ft. Speak with Listing Agents
ASKING RENT	\$19.50 psf
ADDITIONAL RENT	\$11.46 psf
POSSESSION	Immediate

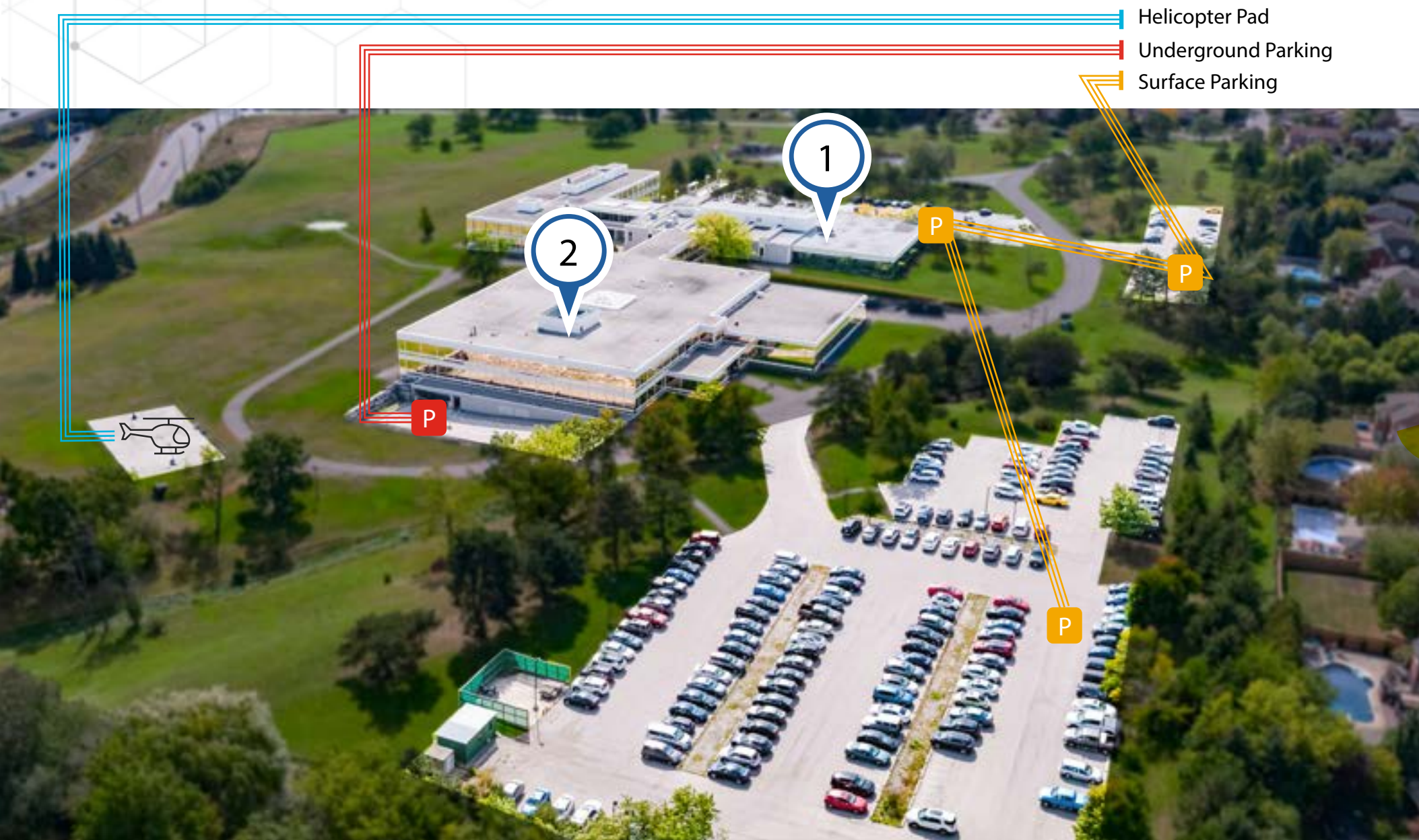
ZONING	BC1-SP(45) Professional Office Uses School Uses
AMENITIES	Auditorium/Event Space (\$) Helicopter Pad* Outdoor Areas On-Site Cafe*

A one of a kind opportunity.
A one of a kind building.



THE IDEAL HEAD OFFICE LOCATION

PROPERTY MAP



UNPARALLELED ACCESS



AVAILABILITIES

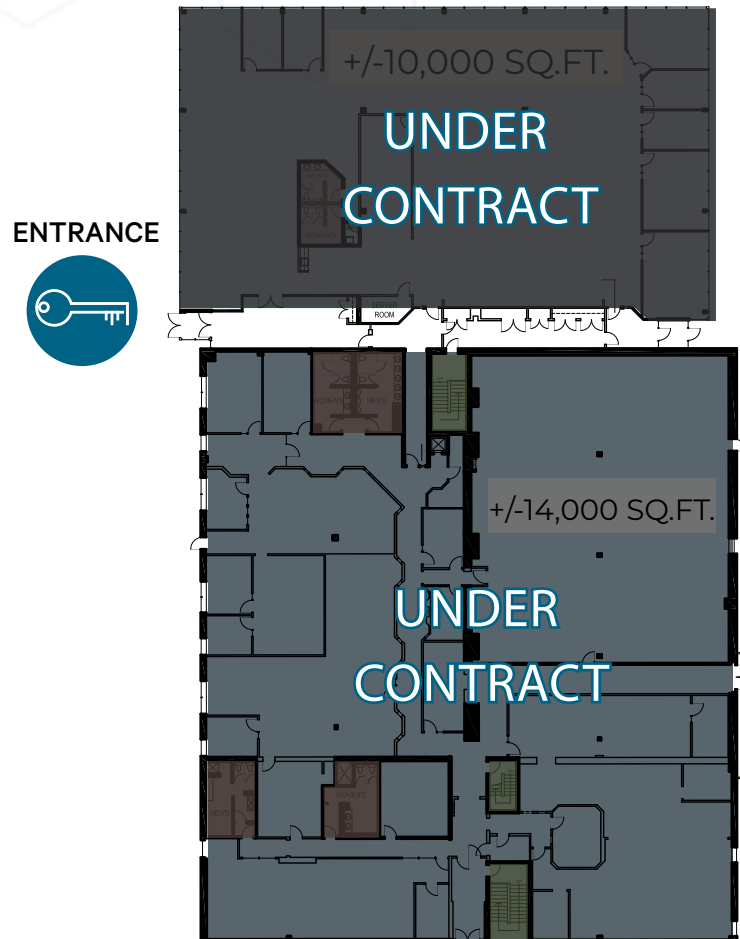
BUILDING 1	Option 1: 10,000 sq.ft. Option 2: 14,000 sq.ft Option 3: 24,000 sq.ft..
BUILDING 2	- 37,000 sq.ft. on ground level - 40,000 sq.ft. on second level - 3,000 sq.ft. link between buildings
BUILDING 1 & 2	Up to 110,000 sq.ft available
STORAGE/ ADDITIONAL OFFICES	If there are ancillary areas required for storage, the basement level of the building can accommodate.



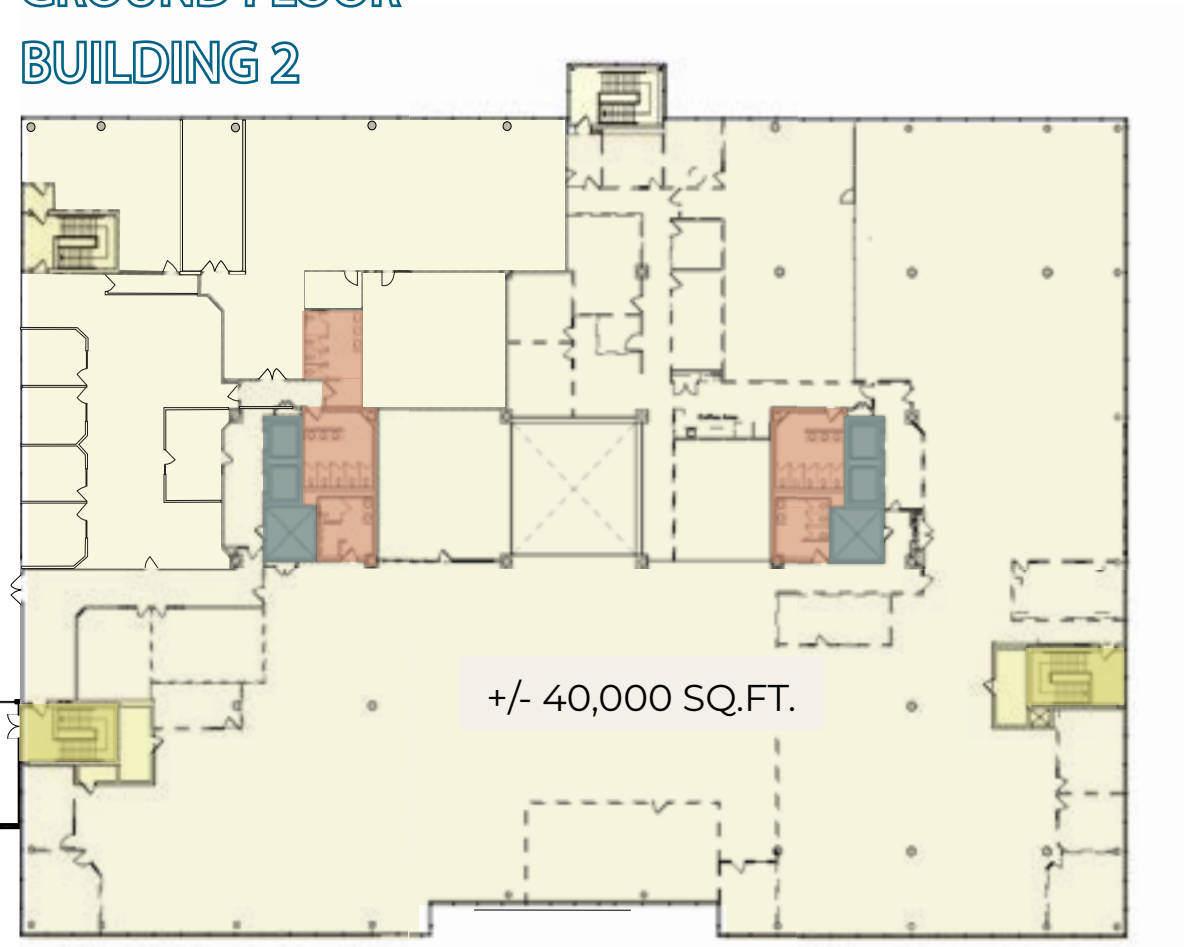
All areas are approximate. Common area may be added based on Tenant Size Requirement and Building Location.

FLOOR PLANS

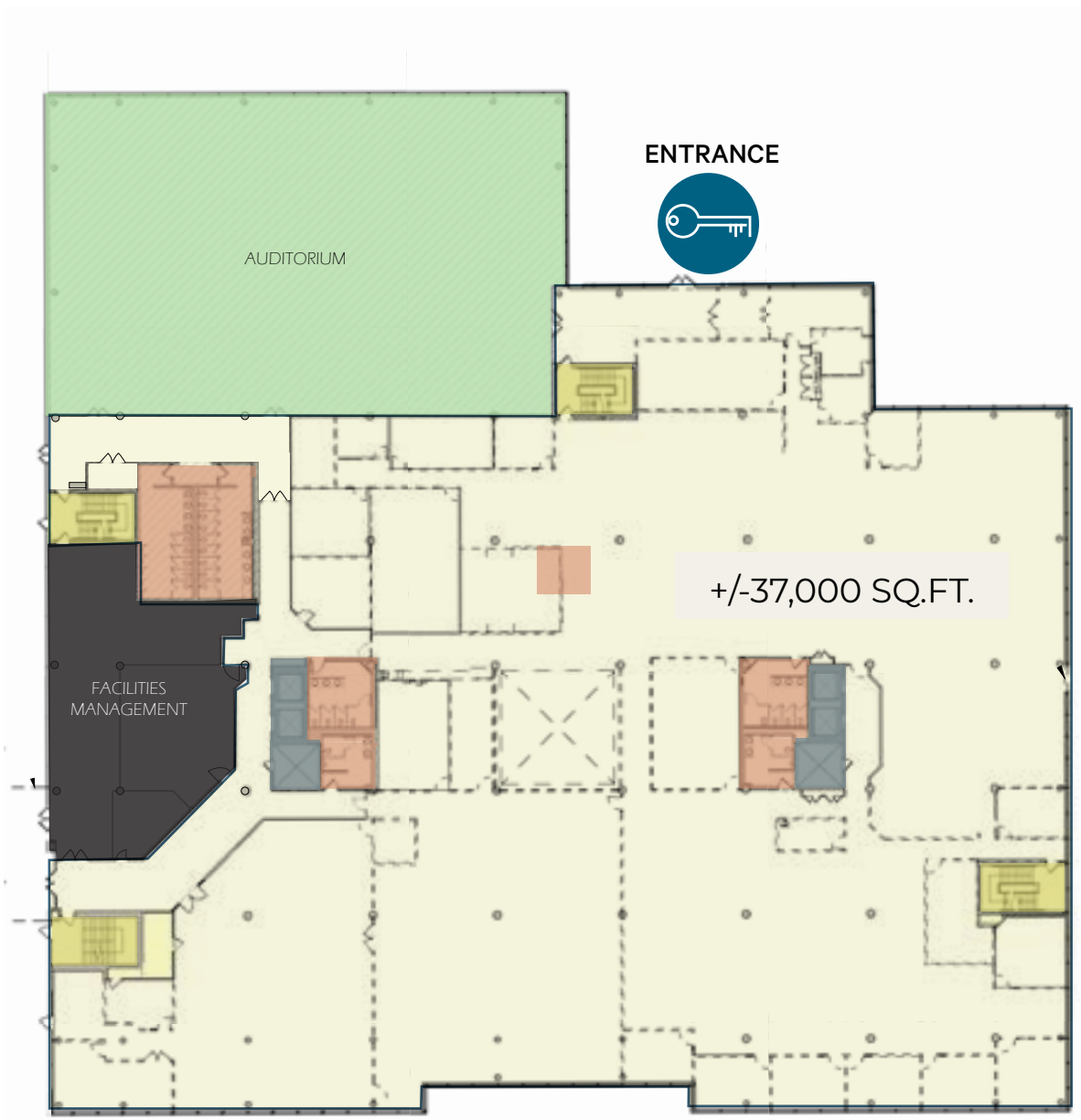
GROUND FLOOR
BUILDING 1



GROUND FLOOR
BUILDING 2



SECOND FLOOR
BUILDING 2



- AMENITY (\$)
- ELEVATOR
- WASHROOMS
- STAIRCASE
- UNAVAILABLE

BUILDING AMENITIES



ON-SITE CAFE

Common Amenity

*Available only if employee count permits Not currently operating.



AUDITORIUM (\$)

10,000 sq.ft.

Capacity for up to 500 people!



LUNCH ROOM

Common Amenity

A secondary option to eat and play games during breaks time!



OUTDOOR AREAS

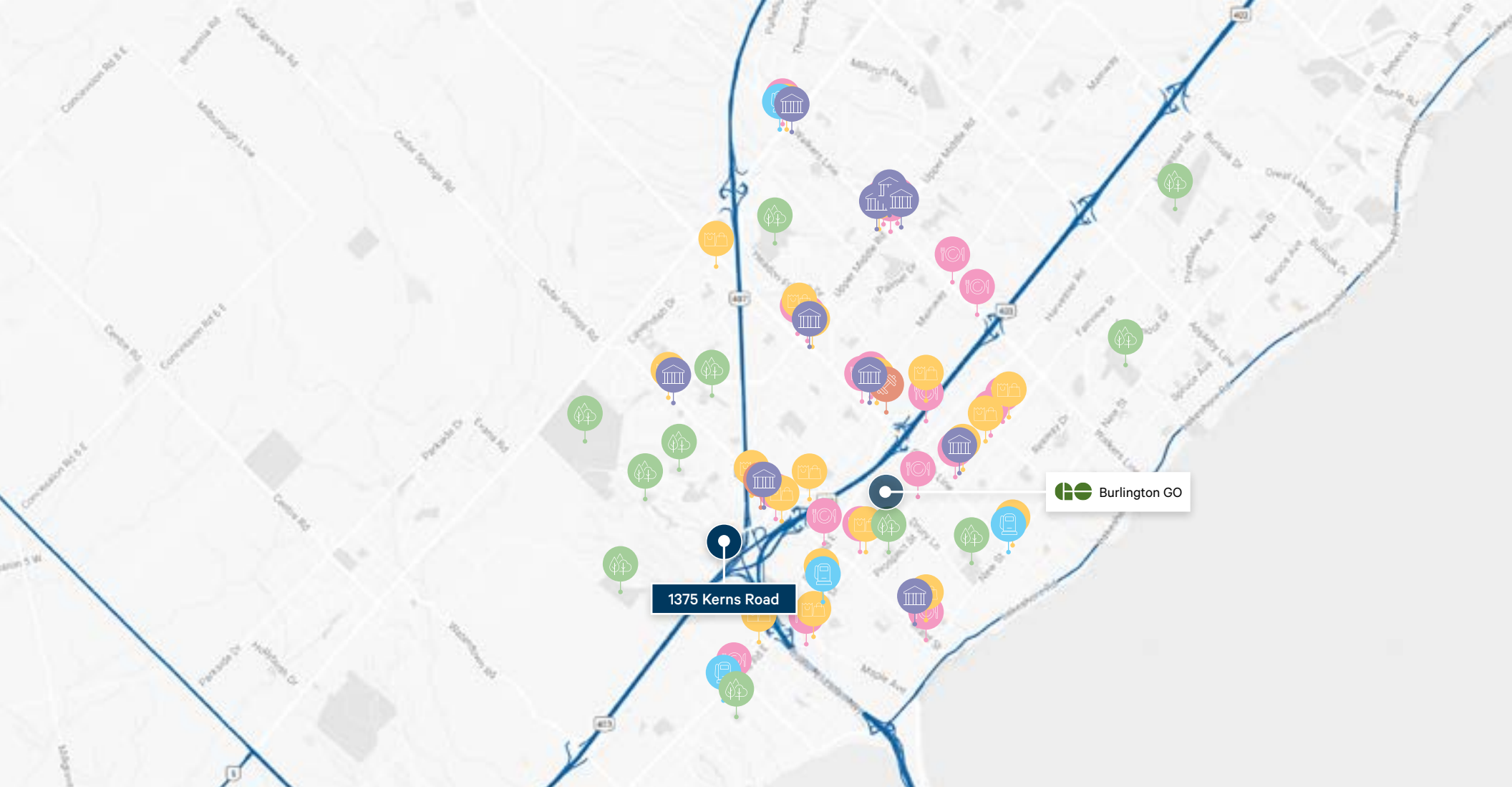
The most tranquil outdoor space. From fountains to sitting areas, its the perfect place to take a break!



PARKING

Ample surface parking and underground parking (\$)






LOCAL AMENITIES

LEGEND

-  Restaurants & Cafe
-  Shopping
-  Fitness
-  Gas
-  Bank
-  Conservation Area & Parks



 Burlington Transit Route #87
From Aldershot GO to Burlington GO Station

 Queen Elizabeth Way

 Highway 403

 Highway 407 ETR | Toll Route

Drive Times

Highway 403	2.1 KM 5 MINS
QEW	2.3 KM 4 MINS
Burlington GO	3.5 KM 10 MINS
Aldershot GO	5.2 KM 8 MINS
Highway 407	5.7 KM 9 MINS
Highway 6	8.0 KM 9 MINS

Hamilton	14.3 KM 18 MINS
Highway 401	26.1 KM 28 MINS
Hamilton Airport	29.0 KM 24 MINS
Pearson Airport	51.5 KM 52 MINS
Buffalo Border	103 KM 1 HOUR 9 MINS

EXTERIOR





INTERIOR



OAKVILLE & *BURLINGTON*

COMMERCIAL EXPERTS



OFFICE

INDUSTRIAL

RETAIL

INVESTMENT

LAND

FOR MORE INFORMATION PLEASE CONTACT:



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