



Alton Corporate Centre

Office/Retail space available **for lease**

Large mixed-use development in the heart of Burlington's next great office/
commercial corridor. Office/Retail space available between 886 SF - 8,798 SF

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Property Overview



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



Units divisible down to 886 SF



Abundant surface parking



Premium Office and Retail

Alton Corporate Centre is a large mixed-use development in the heart of Burlington's next great office/commercial corridor. 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.

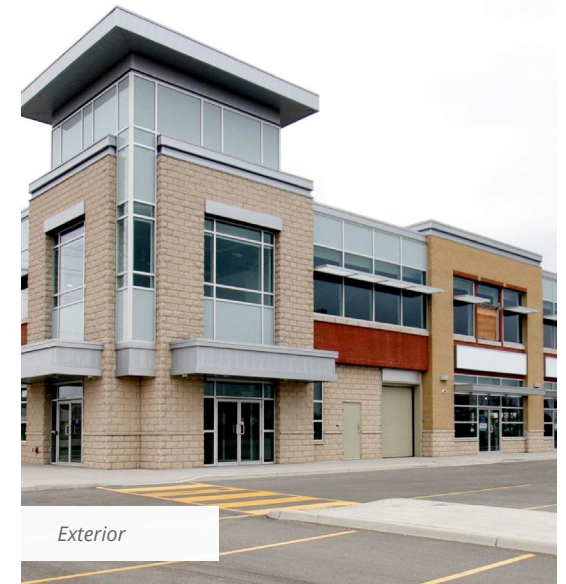
This strategic location offers office and commercial tenants convenience with lots of parking, two signalized intersections, great highway access, maximum exposure on Appleby Line, building signage opportunities, and close proximity to restaurants, shopping, and amenities.

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.

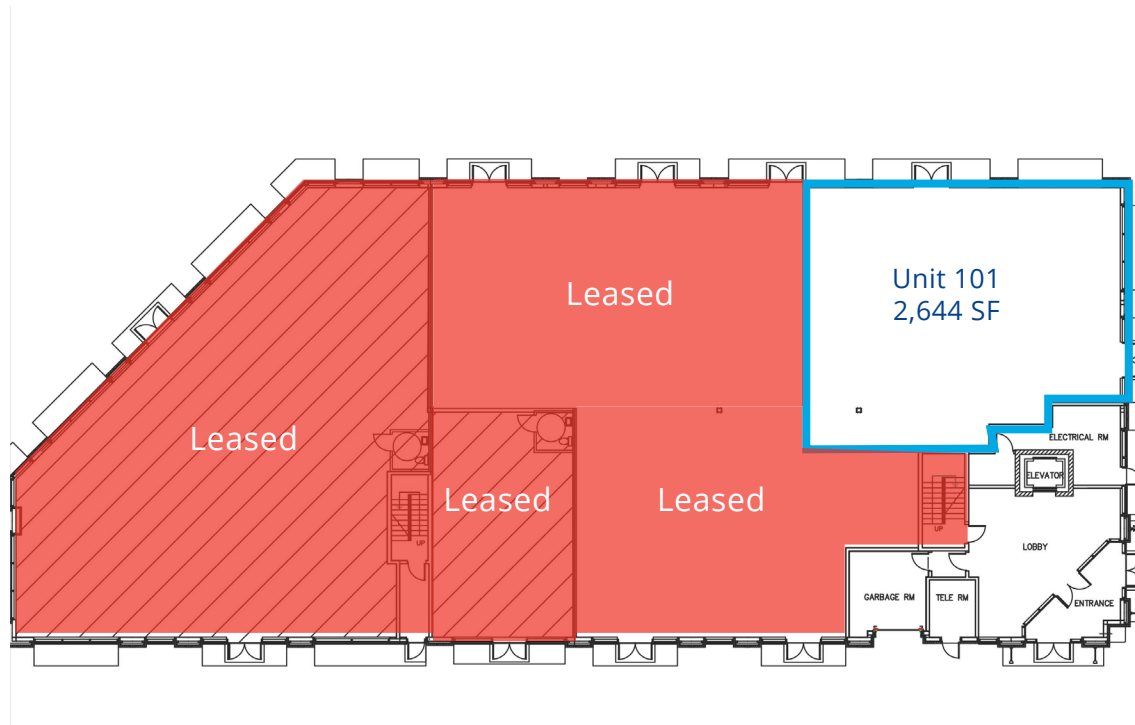


Exterior

Quality

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

4900 Palladium Way



First Floor

UNIT #	AREA	NET RENT (PSF)	TMI (PSF)	Notes
101	2,644 SF	\$21.95	\$11.50	Vacant

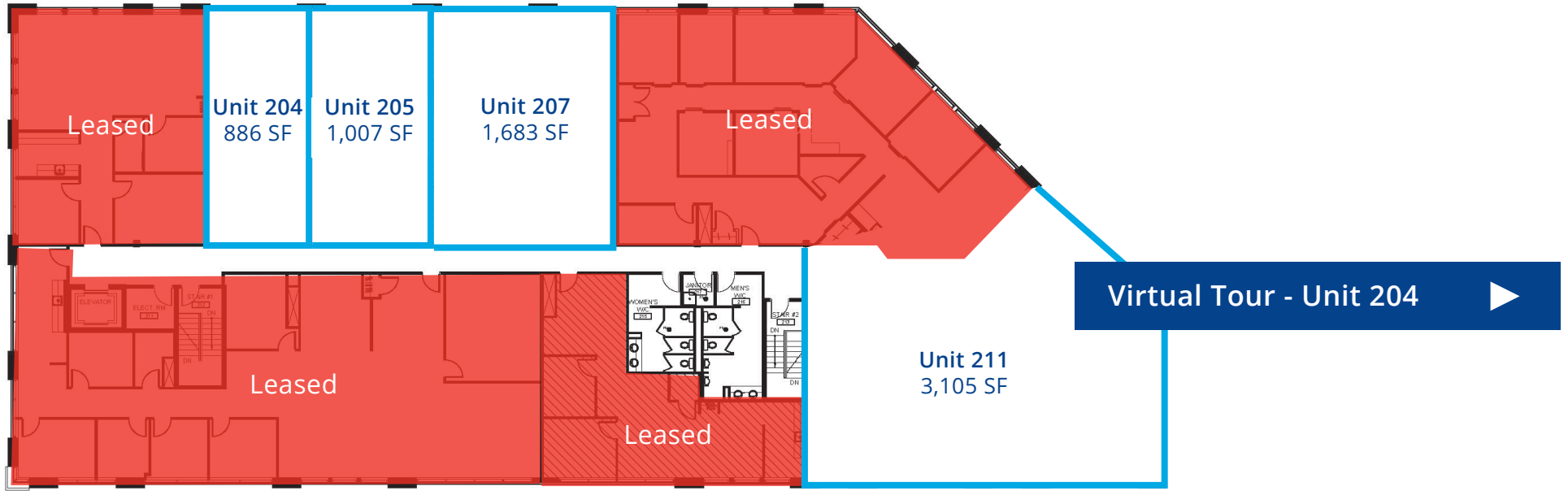
4900 Palladium Way



Second Floor

UNIT #	AREA	NET RENT (PSF)	TMI (PSF)	Notes
202	8,798 SF	\$18.95	\$11.50	Vacant Unit divisible

4903 Thomas Alton Blvd




Second Floor

UNIT #	AREA	NET RENT (PSF)	TMI (PSF)	Notes
204	886 SF	\$18.95	\$12.00	Vacant
205	1,007 SF	\$18.95	\$12.00	Available April 1st, 2024
207	1,683 SF	\$18.95	\$12.00	Available June 1st, 2024
211	3,105 SF	\$18.95	\$12.00	Vacant



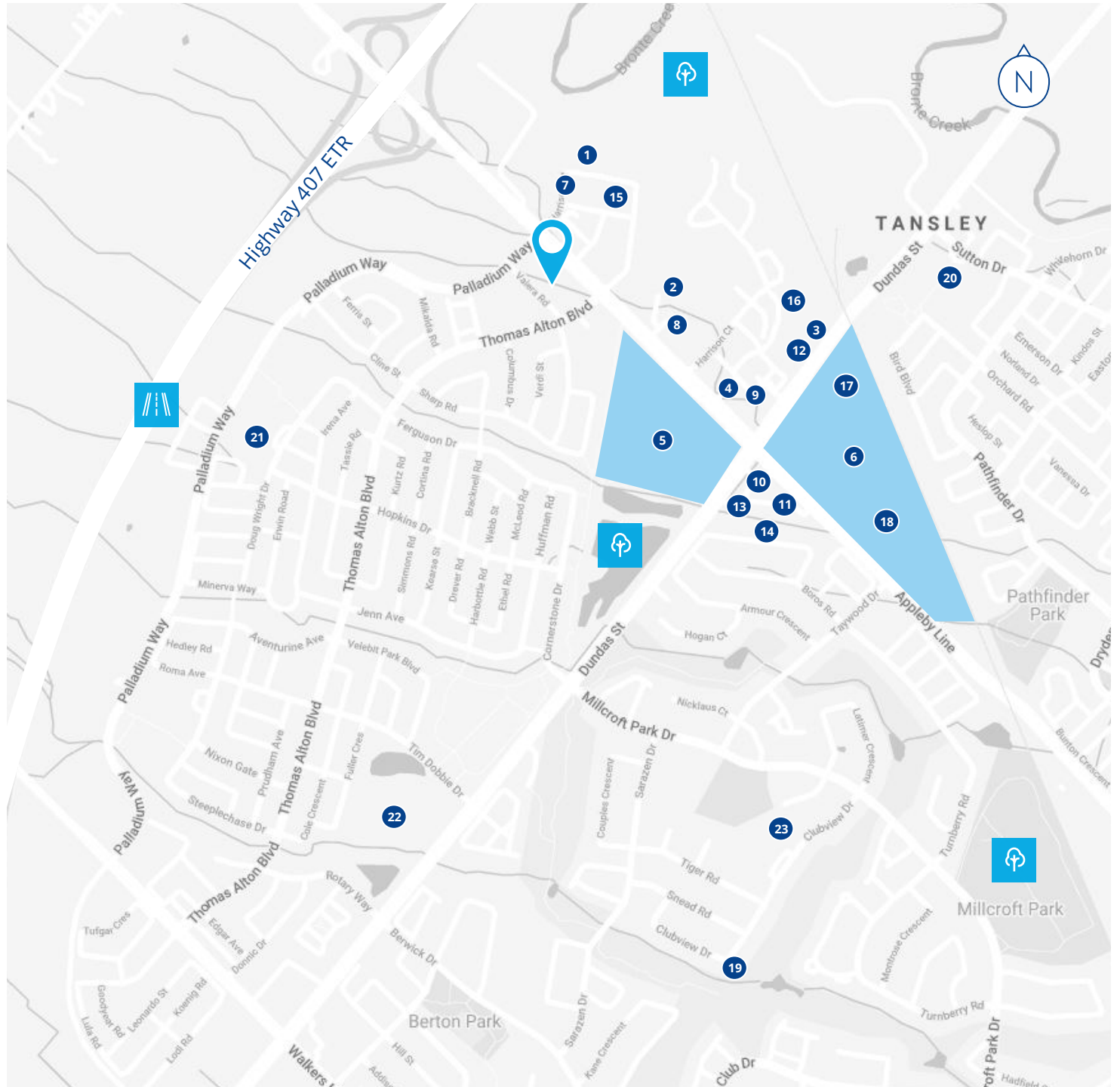
Nearby Amenities

 Emery-Alton Corporate Centre

- 1 Lowe's Home Improvement
- 2 Marshalls
- 3 Shopper's Drug Mart
- 4 SmartCentres North Burlington
- 5 Appleby Crossing
- 6 Mr. Lube
- 7 CIBC
- 8 BMO
- 9 Husky
- 10 Tim Hortons
- 11 Sunset Grill
- 12 LA Cupcake Boutique
- 13 LA Fitness
- 14 GoodLife Fitness
- 15 Millcroft Golf Club

 Park

 Major Highway





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