

1375

KERNS

high profile space at
the crossroads

Up to 38,000 square feet available



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1 SPECIFICATIONS

Address:	1375 Kerns Road, Burlington, Ontario
Site Area:	32.88 acres
Asking Rental Rate:	\$17.00 Net p.s.f. Per Annum
Additional Rent:	\$15.00 p.s.f.
Improvement Allowance	\$30.00 p.s.f.
Availability Date:	Immediate
Zoning:	BCI – 45 (Business Corridor)
Available Area for Lease:	Approximately 37,911 Square Feet
Surface Parking:	418
Underground Parking:	419
Elevators:	Five (5) throughout the complex
HVAC:	3 boilers and 2 chillers and engineered air handling units
Communications:	Cogeco & Bell available
Lights:	T-12 Fixtures
Security:	Security available after business hours & CCT for the Building
Feature:	+ Cafeteria + Auditorium + Training / Meeting Rooms + Storage + Seclusion



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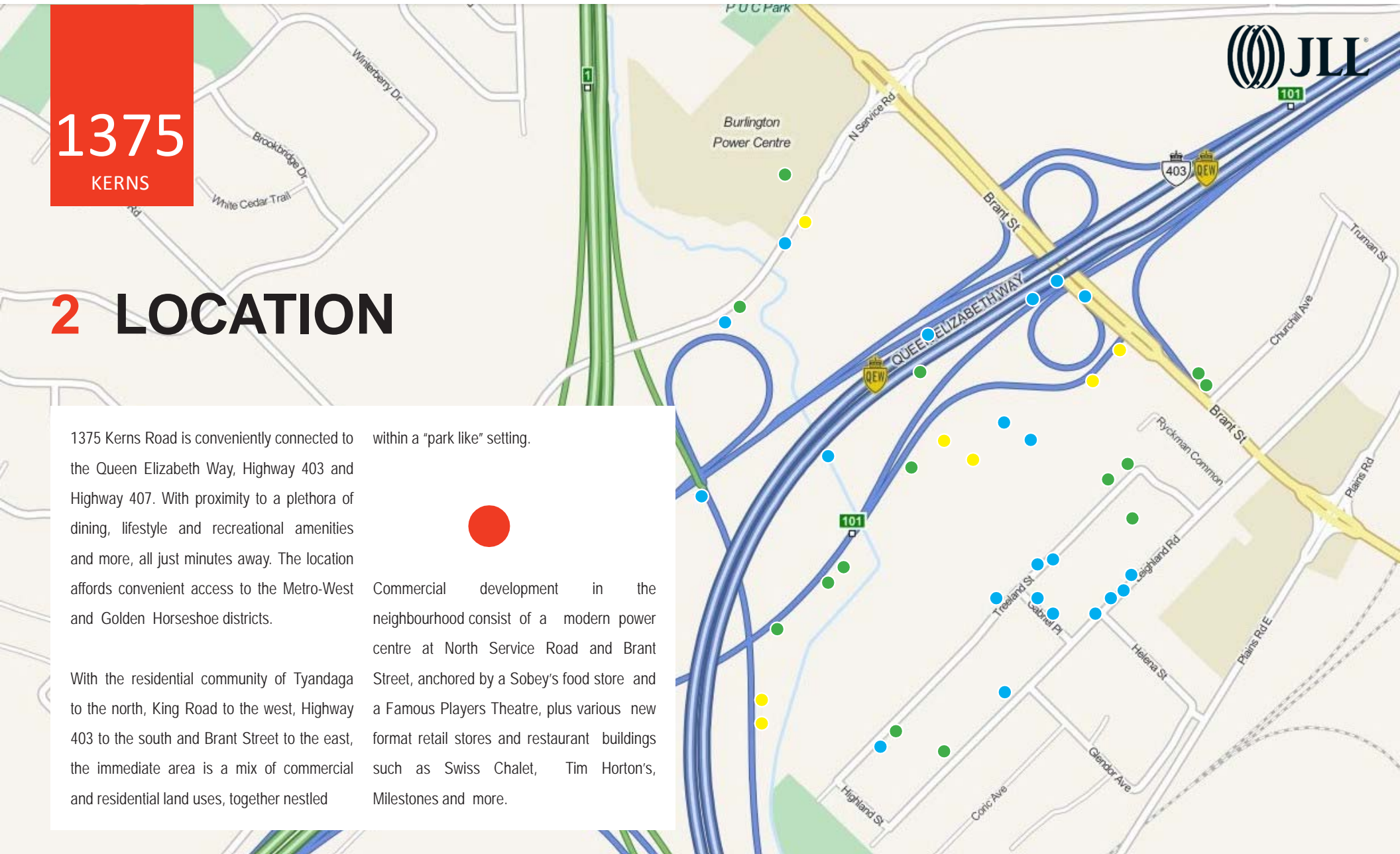
2 LOCATION

1375 Kerns Road is conveniently connected to the Queen Elizabeth Way, Highway 403 and Highway 407. With proximity to a plethora of dining, lifestyle and recreational amenities and more, all just minutes away. The location affords convenient access to the Metro-West and Golden Horseshoe districts.

With the residential community of Tyandaga to the north, King Road to the west, Highway 403 to the south and Brant Street to the east, the immediate area is a mix of commercial and residential land uses, together nestled

within a "park like" setting.

Commercial development in the neighbourhood consist of a modern power centre at North Service Road and Brant Street, anchored by a Sobey's food store and a Famous Players Theatre, plus various new format retail stores and restaurant buildings such as Swiss Chalet, Tim Horton's, Milestones and more.



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3 ABOUT 1375 KERNS

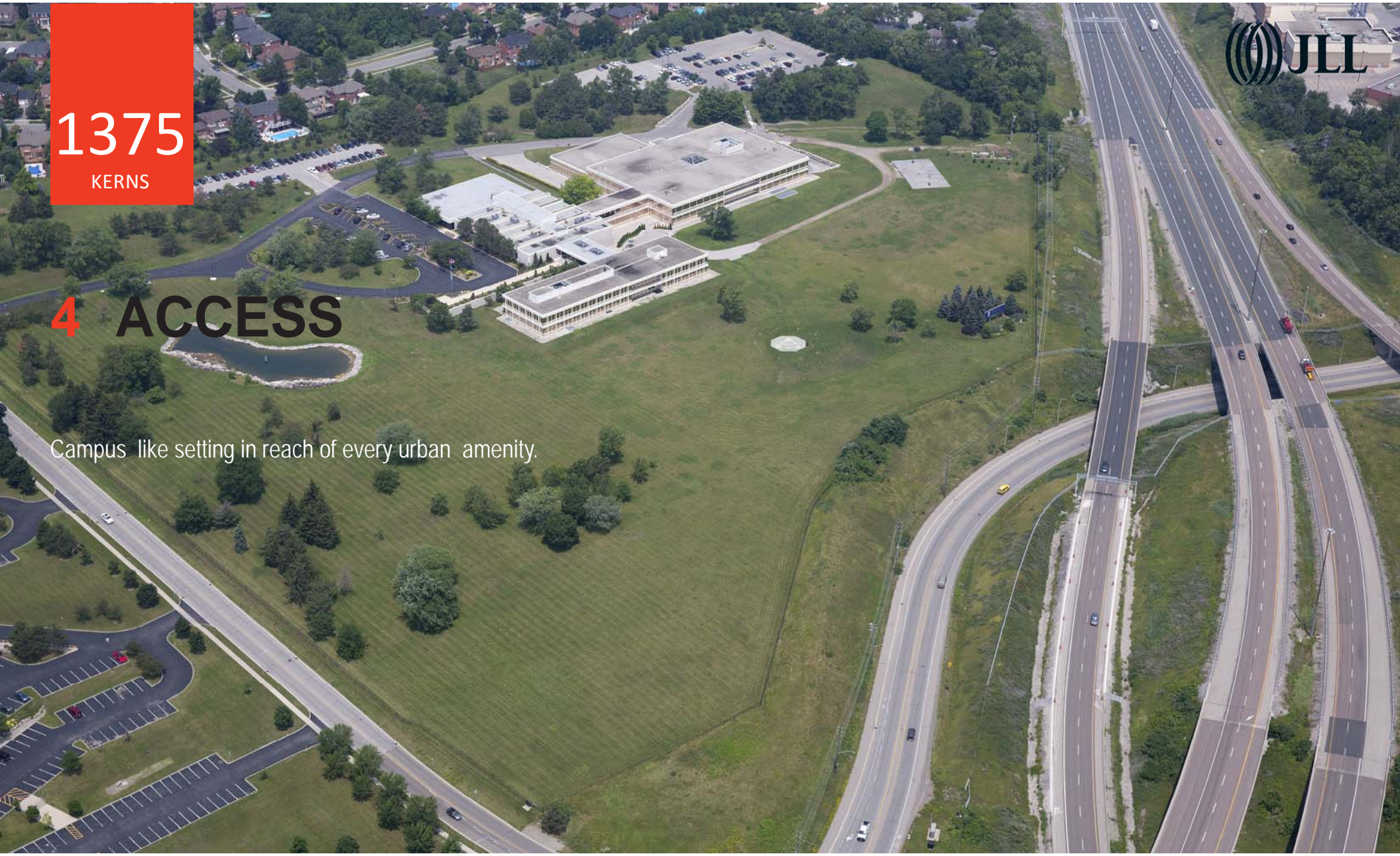
Just off the Queen Elizabeth Way (QEW), between the north shore of Lake Ontario and the Niagara Escarpment, 1375 Kerns Road is ideally located on a 32.88 acre plot of land, surrounded by rolling hills and a grand entrance, exuding a regal feel. More than an office space, this is a preferred detination, for convenience, for lifestyle, and for success.

A rare collection of extraordinary on-site amenities make 1375 Kerns Road a destination. On site basketball court, a state of the art auditorium, shared training rooms; there's even a stunning waterfall, this

is where your organization needs to be.

AIC Global Holdings Inc. who proudly manages this property boasts a tremendous track record of success. With investor roots dating back to 1986 and a reputation for being owners and operators as well as insightful investors, AIC Global Holdings Inc., through its subsidiaries provides portfolio management and exempt market dealer services as well as investment products. This strong commitment to success is exemplified through the stunning 1375 Kerns Road.





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4 ACCESS

Campus like setting in reach of every urban amenity.

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5 THE CAMPUS

An auditorium, basketball courts, private waterfall, rolling hills, communal boardrooms and training rooms. An on-site cafeteria. Why settle for conventional office space when you can have a lifestyle married to convenience?

As work-life balance is more important than ever and employee productivity is recognized as a component to the success of enterprising organizations, 1375 Kerns Road can give you and your employees all the tools to help them reach their full potential.

Collaborative space, a bright, well lit environment and a beautiful campus setting make working feel like living.

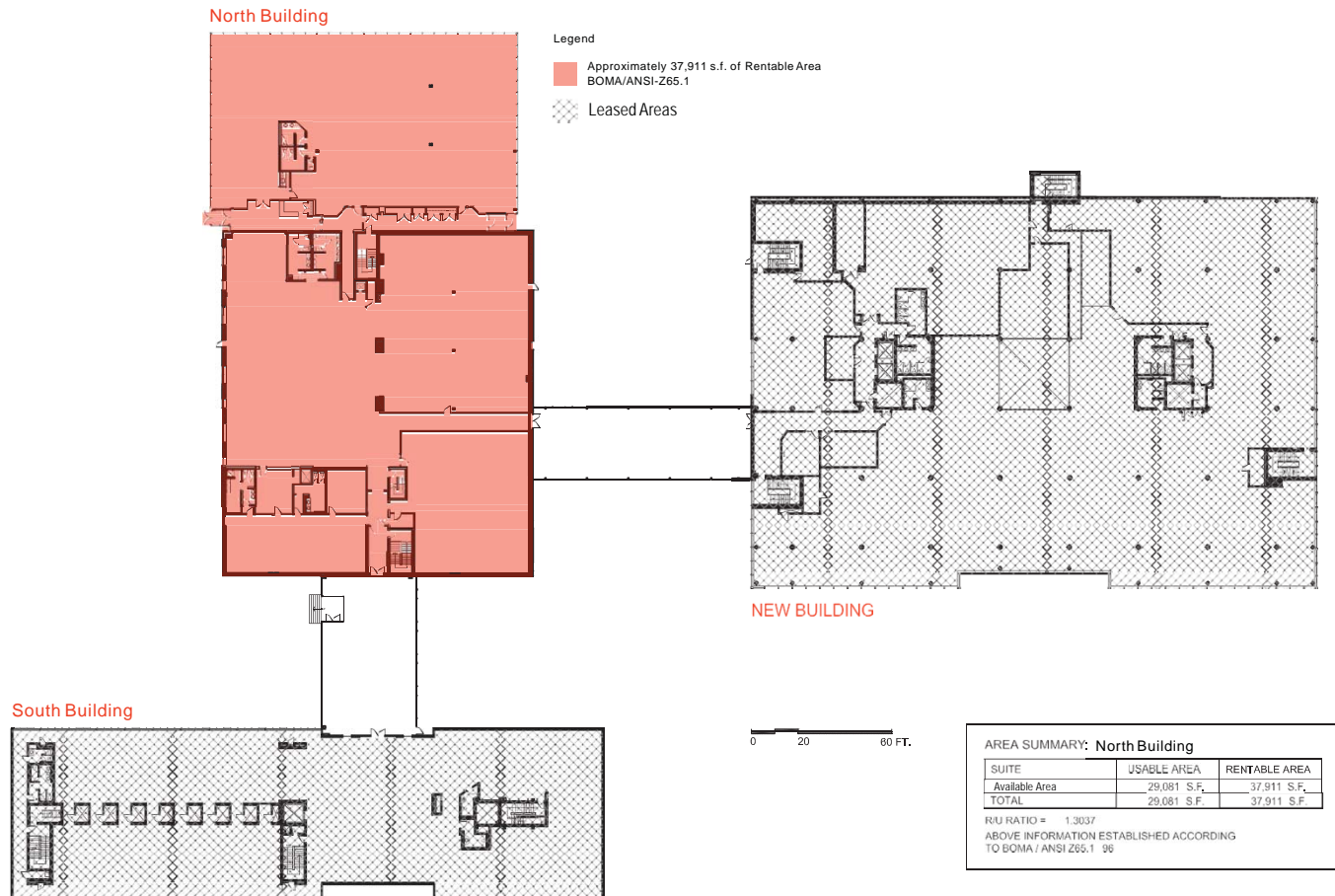
Eliminate the need for renting outside facilities for team building events. It's all right here!



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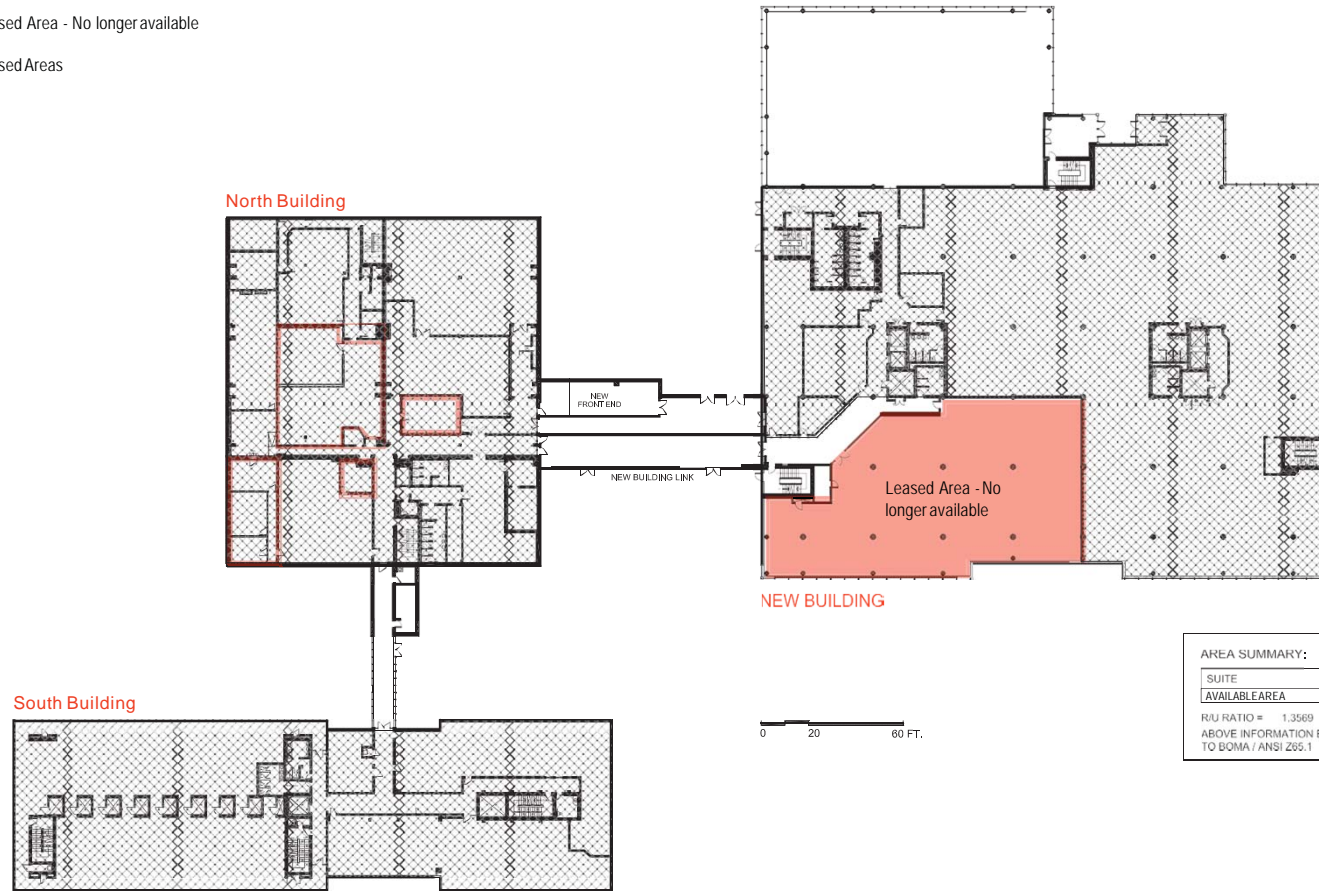
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6 THE Floor Plans



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- Leased Area - No longer available
- Leased Areas



AREA SUMMARY:

SUITE	USABLE AREA	RENTABLE AREA
AVAILABLE AREA	5,196 S.F.	11,122 S.F.

R/U RATIO = 1.3569
 ABOVE INFORMATION ESTABLISHED ACCORDING TO BOMA / ANSI Z65.1 '95

0 20 60 FT.

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7 Contact

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