

OFFICE  
FOR  
LEASE



1111  
&  
1122

INTERNATIONAL  
BOULEVARD

Burlington, Ontario

For more information, please contact:

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YOUNG**



# 1111 & 1122 INTERNATIONAL BOULEVARD OFFICE FOR LEASE

## AVAILABILITY

### 1111 INTERNATIONAL BOULEVARD

Asking Rent	\$17.95 net psf
Additional Rent	\$14.35 psf (2024 est.)
Parking	Free surface parking at 4/1,000 sf leased

Unit	Size	Availability
<a href="#">Suite 202</a>	12,253 sf	Immediate
<a href="#">Suite 300</a>	20,625 sf	Immediate
<a href="#">Suite 401</a>	4,575 sf	Immediate
<a href="#">Suite 702</a>	1,001 sf	Immediate

### 1122 INTERNATIONAL BOULEVARD

Asking Rent	\$17.95 net psf
Additional Rent	\$14.83 psf (2024 est.)
Parking	Free surface parking at 6/1,000 sf leased

Unit	Size	Availability
<a href="#">Suite 100</a>	2,954 sf	Immediate
<a href="#">Suite 200</a>	4,015 sf	Immediate
<a href="#">Suite 201</a>	10,386 sf	Immediate
<a href="#">Suite 700</a>	20,608 sf	Immediate

## COMMENTS

- Two-tower, Class "A" complex in established office node with unparalleled Highway QEW exposure
- Buildings have achieved BOMA BEST Gold, WELL Health-Safety Rating and WiredScore Silver
- Building signage and branding opportunities
- Reserved parking available
- Basement storage available
- On site full service cafe and gym for tenants
- Beautiful green space with gazebo, picnic benches and walking path
- Easy access to Highway QEW/403 from the Burloak interchange, as well as Burlington and Oakville Transit
- Appleby GO Station within 3.5 km
- Proximity to numerous retail amenities including restaurants, movie theatre, hotels, and shopping



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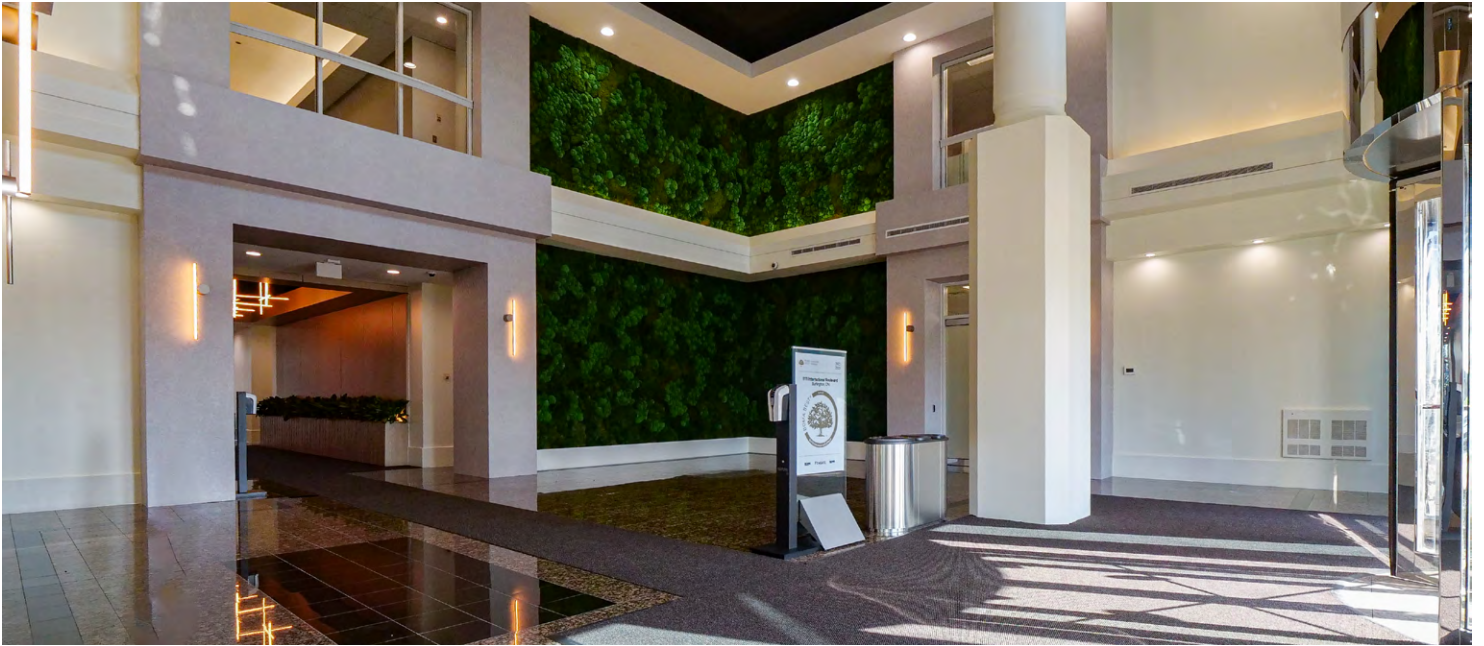
**FENGATE**

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YOUNG**

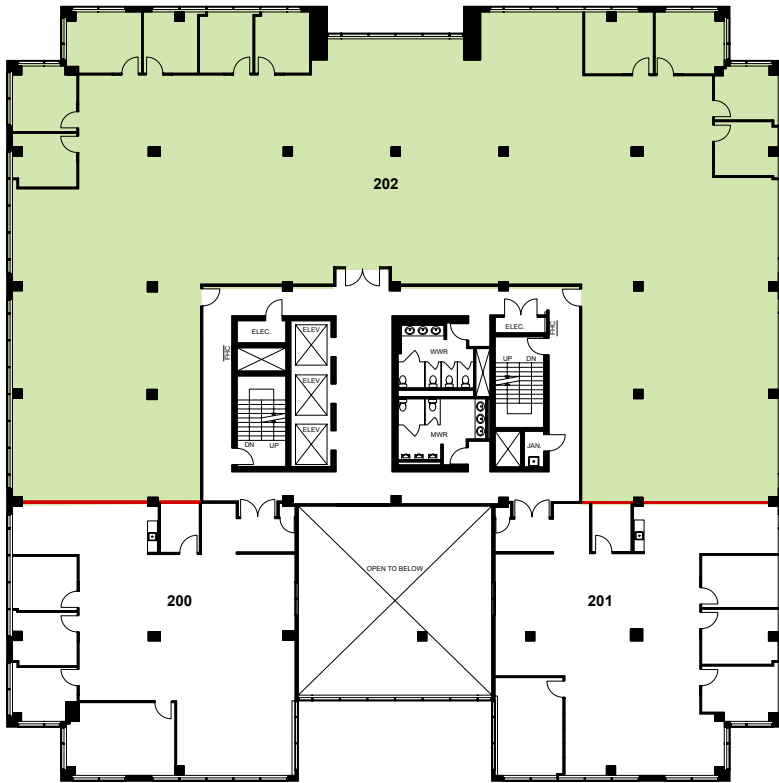
# 1111 & 1122 INTERNATIONAL BOULEVARD PROPERTY PHOTOS



# 1111 INTERNATIONAL BOULEVARD NEW REVITALIZED LOBBY



# 1111 & 1122 INTERNATIONAL BOULEVARD FLOOR PLANS



1111 INTERNATIONAL BOULEVARD

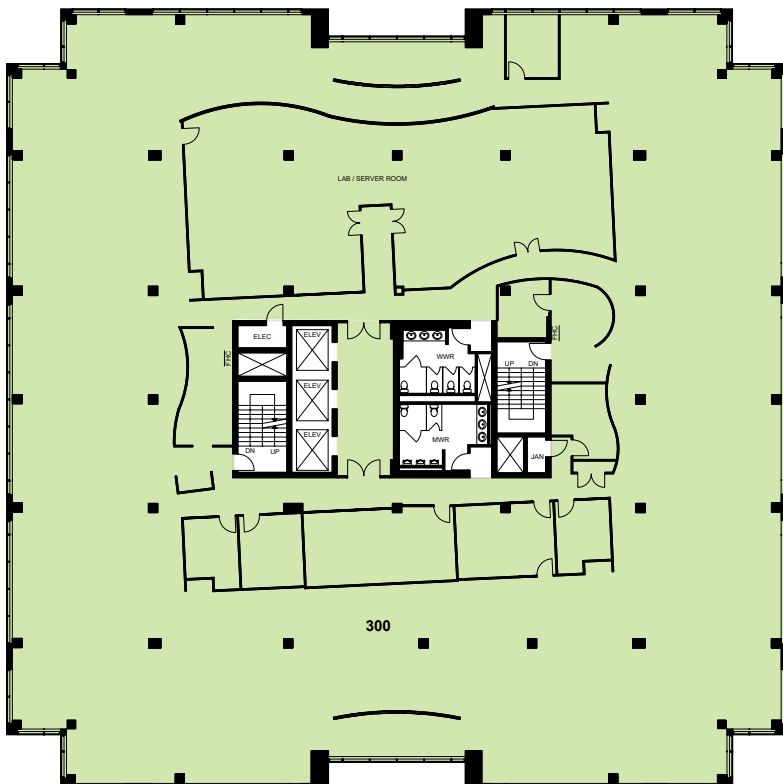
## SECOND FLOOR

Available Area:

**Suite 202:** 12,253 sf



[View Virtual Tour](#)



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## THIRD FLOOR

Available Area:

**Suite 300:** 20,625 sf



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# 1111 & 1122 INTERNATIONAL BOULEVARD FLOOR PLANS



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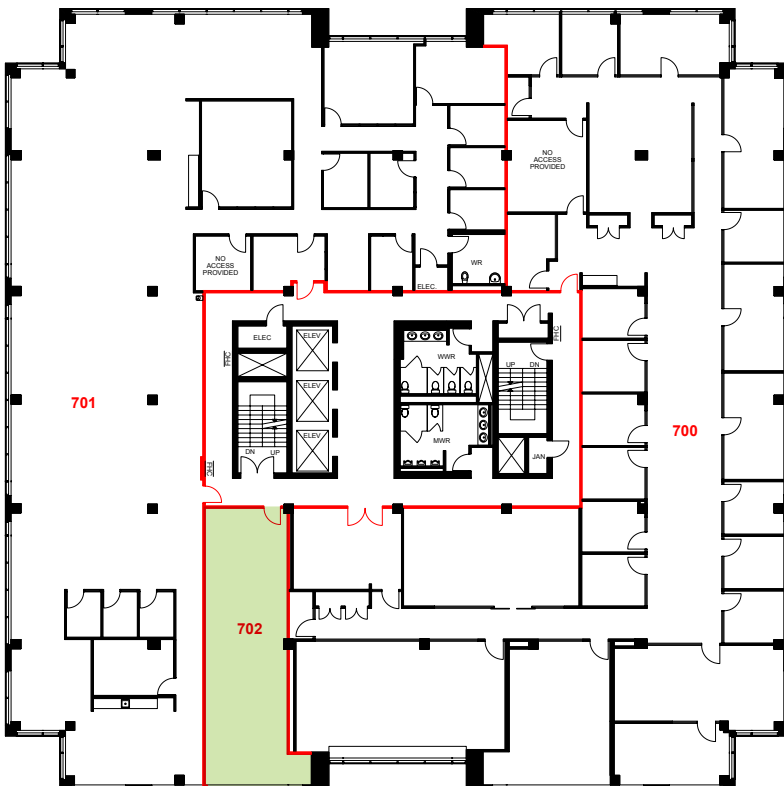
## FOURTH FLOOR

Available Area:

**Suite 401: 4,575 sf**



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## SEVENTH FLOOR

Available Area:

**Suite 702: 1,001 sf**



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# 1111 & 1122 INTERNATIONAL BOULEVARD FLOOR PLANS



1122 INTERNATIONAL BOULEVARD

## GROUND FLOOR

Available Area:

**Suite 100:** 2,954 sf



1122 INTERNATIONAL BOULEVARD

## SECOND FLOOR

Available Area:

**Suite 200\*:** 4,015 sf

**Suite 201\*:** 10,386 sf

\*Contiguous to 14,401 sf

[View Virtual Tour \(Suite 200\)](#)

[View Virtual Tour \(Suite 201\)](#)

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# 1111 & 1122 INTERNATIONAL BOULEVARD FLOOR PLANS



1122 INTERNATIONAL BOULEVARD

## SEVENTH FLOOR

Available Area:

**Suite 700:**

**20,608 sf**



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# 1111 & 1122 INTERNATIONAL BOULEVARD AREA AMENITIES

## AMENITIES



### RioCan Centre Burloak

RioCan Centre Burloak is a new format retail centre located at the intersection of Burloak Drive and the Q.E.W., approximately 2.2 kilometres from 1111 & 1122 International Boulevard. The shopping centre contains 454,656 square feet of retail space comprised of 60 units with some of the best names in retail.

#### Food Retailers

Artisano Café  
Booster Juice  
Chorizo Mexican Grill  
Kelsey's  
Made in Japan  
Milestones  
Montana's  
Osmow's Grill  
Sunrise Caribbean  
Swiss Chalet/Harvey's

#### Services

Burloak Centre Dentistry  
Cineplex

Crunch Fitness  
Honey 2 Nails & Spa  
Kids & Co  
Longos  
OMAC Tea Kwondo  
Eye Focus Care  
Pottery n Paint Cafe  
Salon Venere  
Still Dynamics Osteopathy

#### Retailers

Addition Elle  
Ardene  
Bath Depot  
Canadian Appliance Store

Carter's Osh Kosh  
Children's Place  
Dollarama  
George Richards  
Globo  
GNC  
Guess?  
Home Outfitters  
Kitchen Stuff Plus  
La Vie en Rose  
Laura  
Lindt  
Mark's Work Wearhouse  
Nike  
Old Navy

Sketchers  
Sleep Country Canada  
Solutions  
Structube  
Suzy Shier  
The Home Depot  
Thyme Maternity  
Tommy Hilfiger  
Urban Barn  
Urban Kids  
Urban Planet  
Vasai Furniture  
Walking on a Cloud

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### About Property Management

Retaining quality tenants is a top priority for Fengate Real Estate. Our team's skilled and dedicated support begins with lease and space preparation to ensure the absolute best start for your business. Throughout your tenancy, expect Fengate's experienced, proactive and client-focused property management team to be your dedicated partners, supporting your business needs. You can rely on our team's firm commitment to customer service, pride of property and top-tier building operations, responsiveness, and integrated reporting and leasing services.

Fengate Real Estate is a business division of Fengate Asset Management, a leading alternative investment manager focused on infrastructure, private equity and real estate strategies. Fengate Real Estate manages all properties on behalf of its investors, including the LiUNA Pension Fund of Central and Eastern Canada.

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