



FOR LEASE

460 BRANT STREET

BURLINGTON, ONTARIO

OFFICE & RETAIL/SERVICE COMMERCIAL UNITS AVAILABLE FOR LEASE IN THE HEART OF DOWNTOWN BURLINGTON

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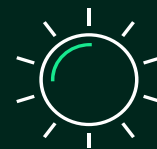
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CBRE

PROPERTY

DETAILS

SUITE #	SQ. FOOTAGE	ASKING RATE	T.M.I.
300 (3rd Floor)	15,755	\$15.00 Net Per Sq. Ft.	\$15.18 Per Sq. Ft.
212 (2nd Floor)	3,263	15.00 Net Per Sq. Ft.	\$15.18 Per Sq. Ft.
26 (Ground Floor)	3,076	\$15.00 Net Per Sq. Ft.	\$15.18 Per Sq. Ft.
13-14 (Ground Floor)	2,474	\$15.00 Net Per Sq. Ft.	\$15.18 Per Sq. Ft.
18 (Ground Floor)	1,253	\$15.00 Net Per Sq. Ft.	\$15.18 Per Sq. Ft.
10 (Ground Floor)	1,181	\$15.00 Net Per Sq. Ft.	\$15.18 Per Sq. Ft.



NATURAL
LIGHT



EXCELLENT
LOCATION

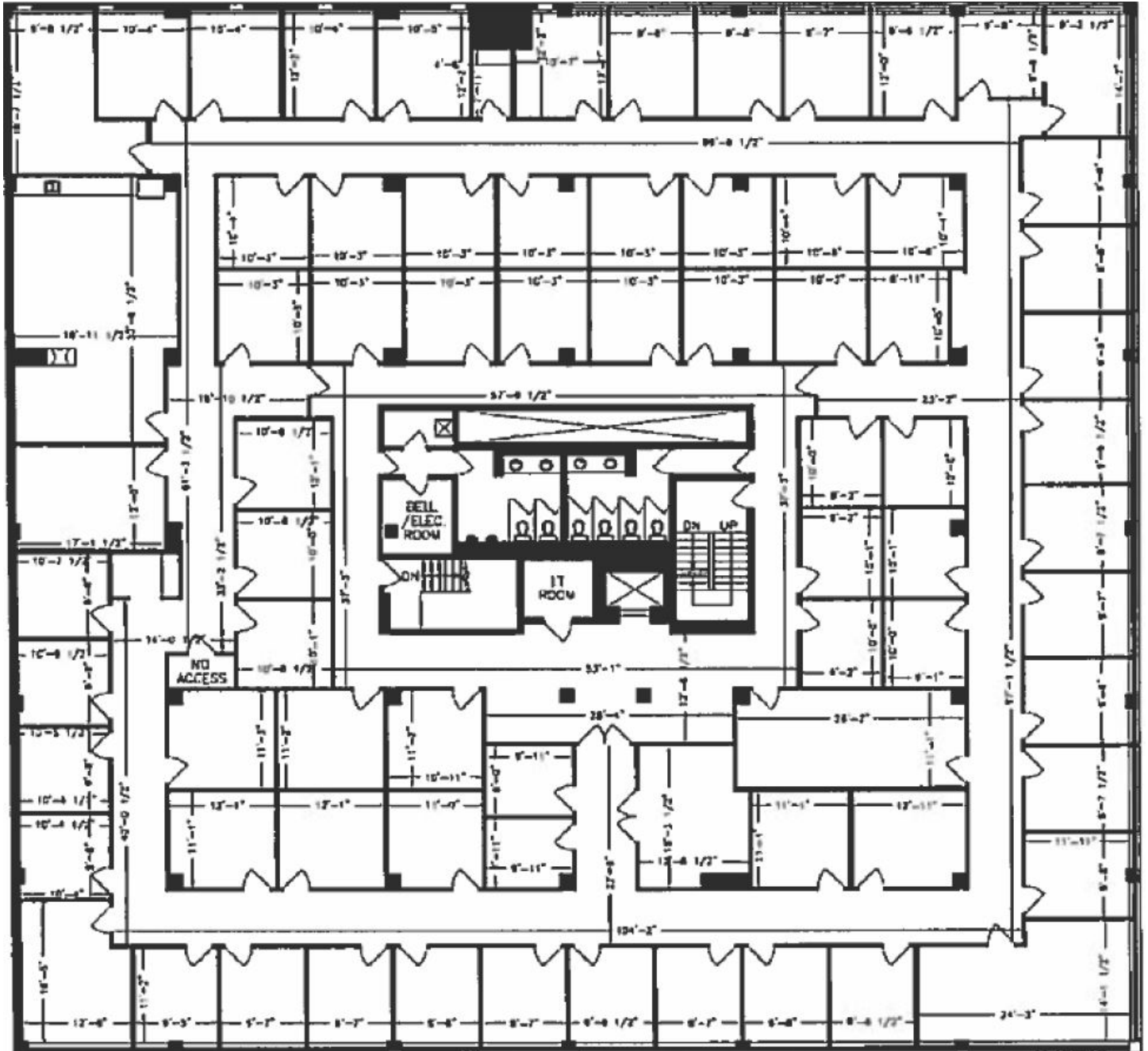


WHEELCHAIR
ACCESSIBLE

- Multiple size configurations available for lease in the heart of downtown Burlington!
- Spacious and well maintained ground floor suites.
- Second floor unit with a rare **outdoor patio!**
- Entire third floor available with private offices and fantastic natural light on all 4 sides.
- The building is steps away from amenities, public transit and the gorgeous Burlington beach front.
- Less than 2 kilometers from the QEW, with convenient parking nearby.

FLOOR PLAN

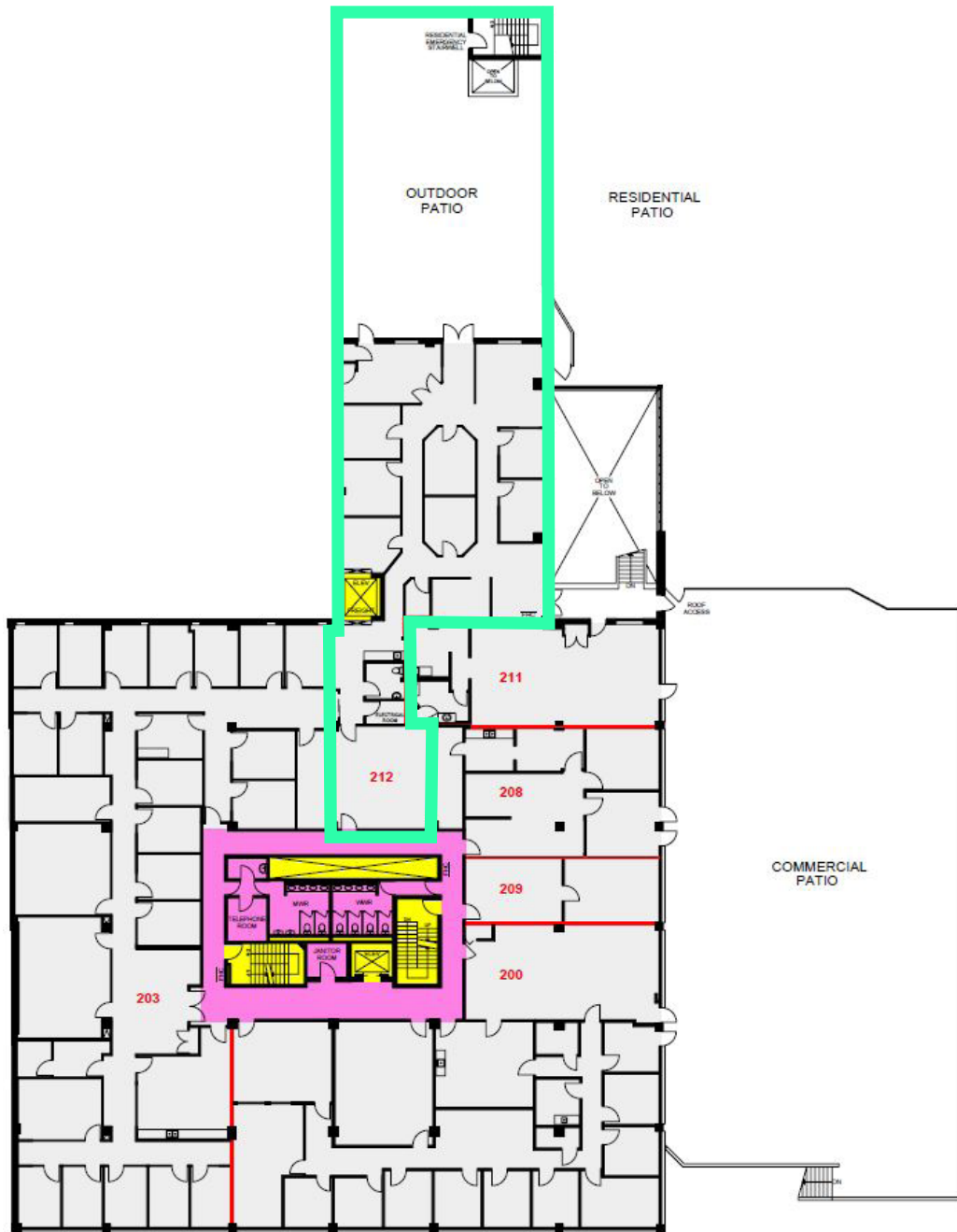
SUITE 300



FLOOR PLAN

SUITE 212

- Occupant Area
- Common Area
- Floor Service & Amenity Area
- Building Service Area
- Rentable Exclusion

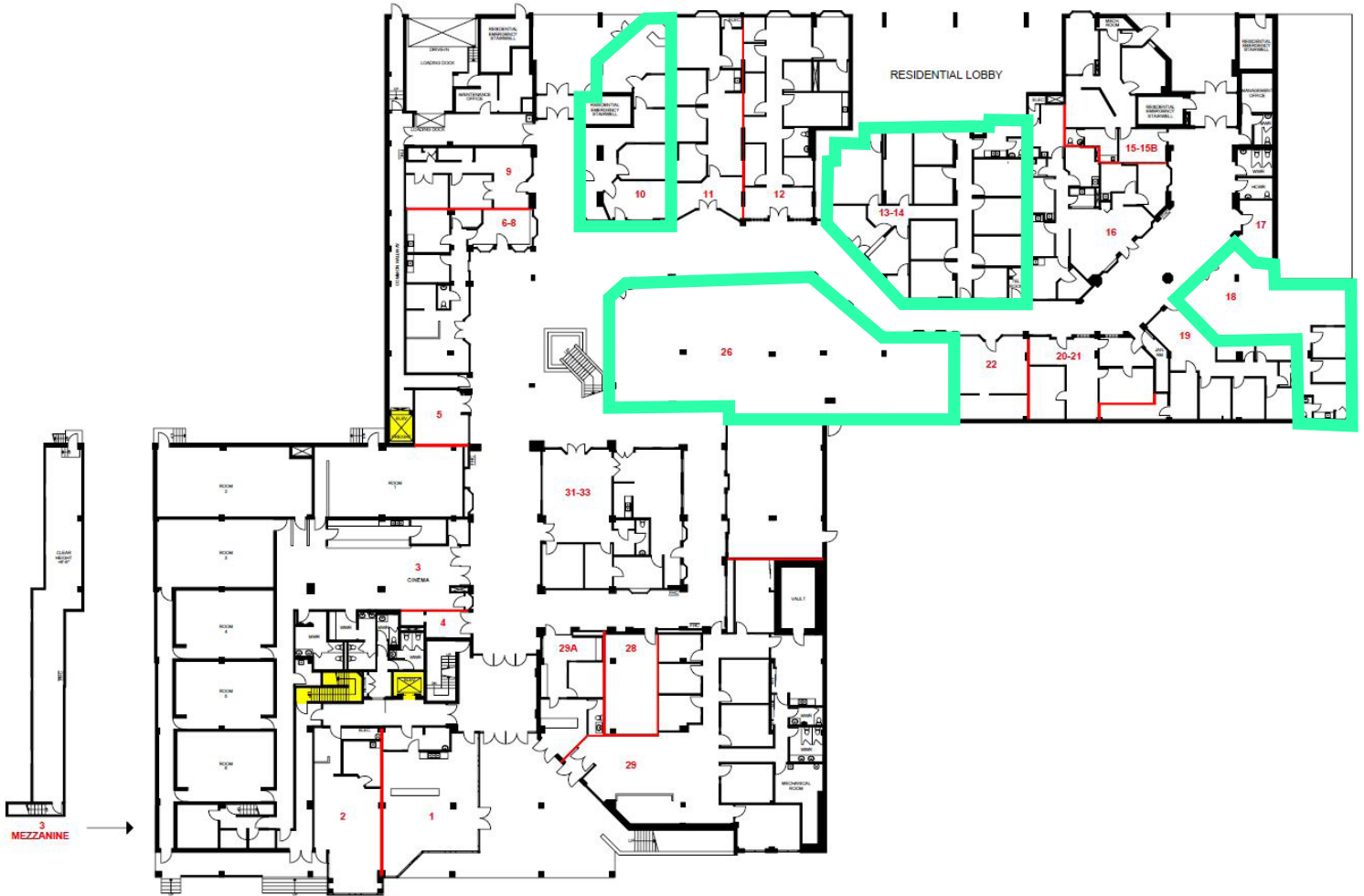


LEGEND

AVAILABLE

FLOOR PLAN

GROUND FLOOR SUITES



ONLY SERVICE COMMERCIAL AND RETAIL USES ARE PERMITTED ON THE GROUND FLOOR

Permitted Uses Include:

- Department Store
- Flea Market
- Large Furniture and Appliance Store
- Supermarket/Grocery Store
- Convenience/Specialty Food Store
- Farmers Market
- Other Retail Stores
- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant
- Terrace Patio
- Funeral Home
- Elevated Parking Facility
- Veterinary Services
- Other Service Commercial Uses
- Clothing Store
- Jewelry Stores
- Home Décor Store
- Nail Salon
- Barber
- Hairdresser
- Tattoo Parlor

LEGEND

AVAILABLE

460 BRANT STREET | **FOR LEASE**

PHOTOS

SUITE 300



PHOTOS

SUITE 212



460 BRANT STREET | **FOR LEASE**

PHOTOS

GROUND FLOOR SUITES

SUITE 13-14



SUITE 18



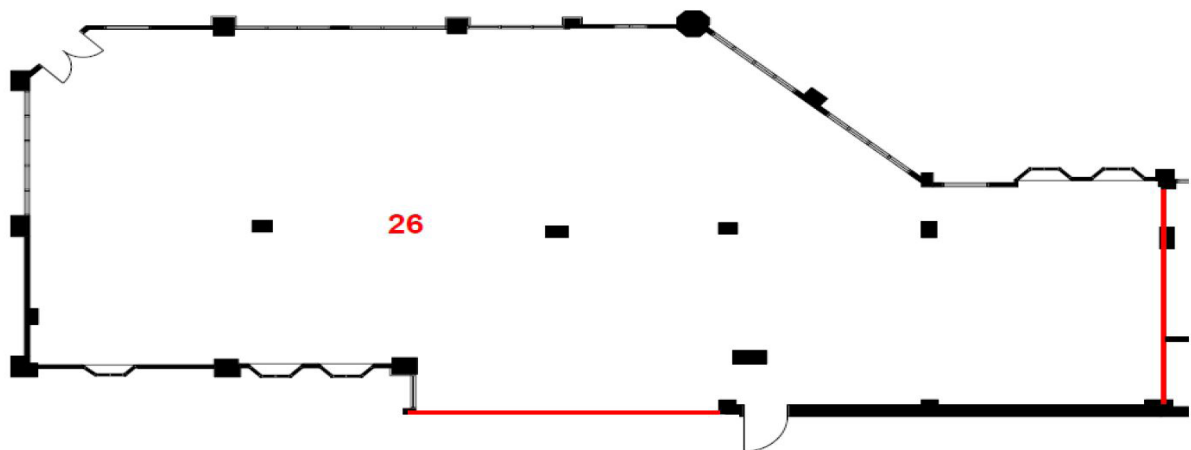
PHOTOS

GROUND FLOOR SUITES

SUITE 10




SUITE 26 (RAW CONDITION)




AMENITIES & TRANSIT



BURLINGTON ROUTES

 BUS ROUTE 10 - NEW MAPLE

 ROUTE 2 - BRANT

 ROUTE 52 - BURLINGTON NORTHWEST

LOCAL AMENITIES

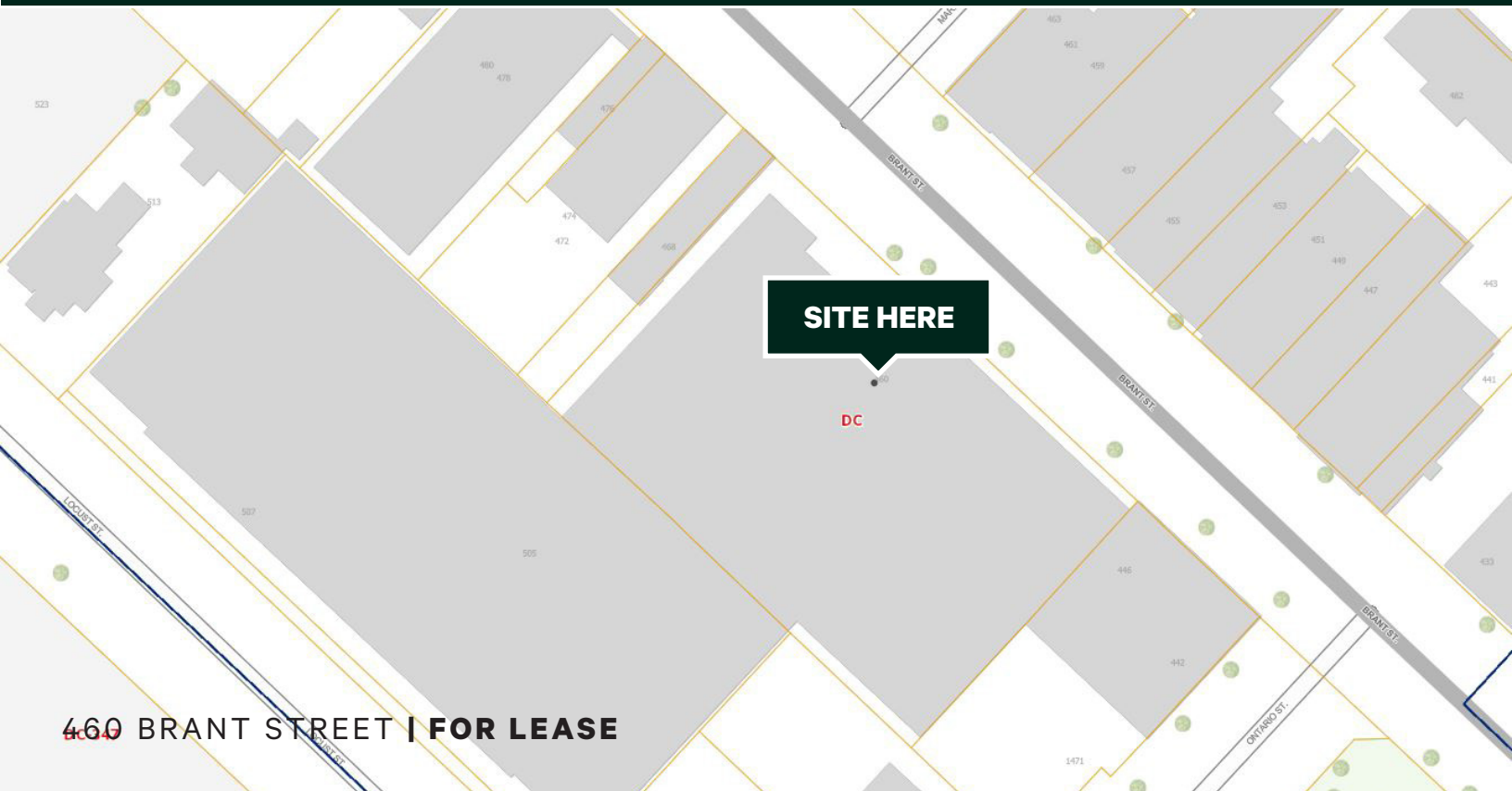
- | | | |
|------------------------------|--|------------------|
| 1 Tim Hortons
Esso | 4 Starbucks
Subway | 7 TD Bank |
| 2 RBC | 5 BMO | |
| 3 LCBO
BMO | 6 No Frills
Tim Hortons
Scotiabank
Dollarama | |

460 BRANT STREET | FOR LEASE

ZONING: DC

PERMITTED USES

- Department Store
- Flea Market
- Large Furniture and Appliance Store
- Supermarket/Grocery Store
- Convenience/Specialty Food Store
- Farmers Market
- Other Retail Stores
- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant
- Terrace Patio
- Funeral Home
- Elevated Parking Facility
- Veterinary Services
- Other Service Commercial Uses
- Community Institution
- All Office Uses (On the second & third floors.)
- Hotel
- Convention/Conference Centre
- Banquet Centre
- Caterer
- Recreational Establishment
- Entertainment Establishment
- Night Club
- Dwelling units in a commercial/office building
- Apartment Building
- Retirement Home



460 BRANT STREET | FOR LEASE

DOWNTOWN PARKING



LEGEND



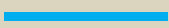
SUBJECT PROPERTY



MUNICIPAL PARKING LOTS



PRIVATE LOTS (RULES VARY)



PAY PARKING AREAS



LOADING ZONES

On-street (three-hour maximum):

- 6 p.m. – 1 a.m., Monday to Friday
- Saturdays, Sundays and Holidays
- Overnight parking is not allowed between 1 – 6 a.m.

In municipal parking lots and garage (no time limit):

- 6 p.m. – 9 a.m., Monday to Friday
- Saturdays, Sundays and Holidays

Free parking is also available for the maximum time allowed with a valid:

- Accessible parking permit
- City-issued veteran permit or veteran plate

Daily Rates:

- \$1.75/hour
- On-street - 3 hour limit
- Municipal lots and parking garage - no time limit (Monday to Friday 9 a.m. to 6 p.m.)

Monthly Permits:

- Monthly permits for municipal parking lots and the garage are available.
- Prices range from \$83.00-\$132.00/month
- (Monday-Friday 9:00 A.M. to 6:00 P.M.)

For more information visit: burlington.ca/parking or call 905-335-7816.

FOR MORE INFORMATION CONTACT US

*Sales Representative

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CBRE

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