



Colliers



Square Feet:

1,925 - 29,863



GO Transit
at doorstep



Parking
on site

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For Lease | 5420 North Service Road, Burlington



Burlington's premier office community, suites **for lease**

Burloak Towers is comprised of two Class 'A' office buildings, offering tenant's flexibility in terms of growth, along with a vast array of amenities.

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Property Overview

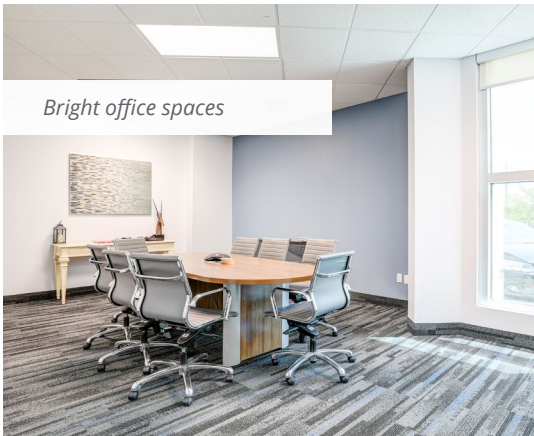
Location	Located on the north-west corner of Burloak Drive and the QEW	
Available	Immediately	
Lease Type	Head Lease	
Parking	Unreserved Surface Parking	
	3.8 : 1,000 SF Parking Ratio	
Rentable Suite Options	Suite 101	2,670 SF
	Suite 200	10,235 SF
	Suite 203	2,137 SF
	3rd Floor	29,863 SF
	Suite 404	1,925 SF
	Suite 405	8,567 SF
	Suite 501	20,826 SF
Net Rent	\$17.75 PSF	
Additional Rent	\$14.65 PSF	
Building Class	Class A	
Ceiling	Drop Ceiling	
# of Floors	6 Stories	
Transportation	Bus Route at Doorstep	



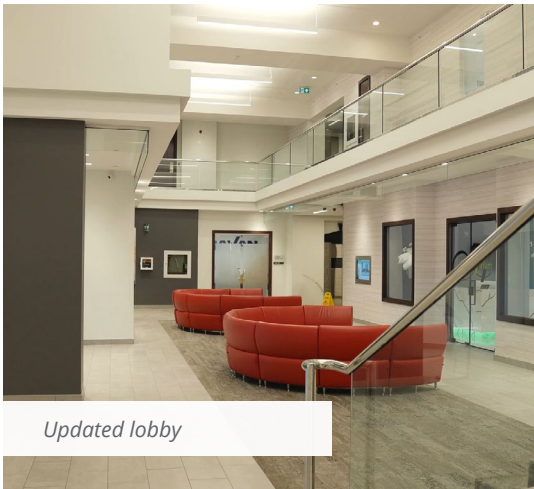
New gym coming to complex!



Brand new padel court

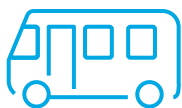


Bright office spaces



Updated lobby

Key Highlights



GO Transit at
doorstep



Restaurant in
complex



Surface parking
available

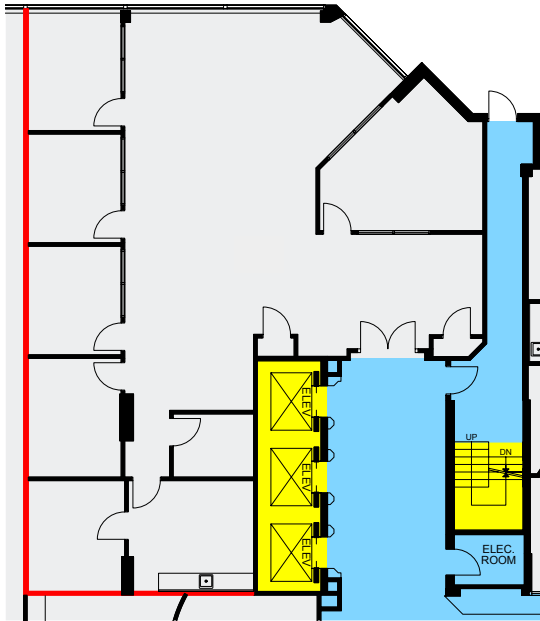


Fitness centre
on-site



Floor Plan Overview

Floor plan

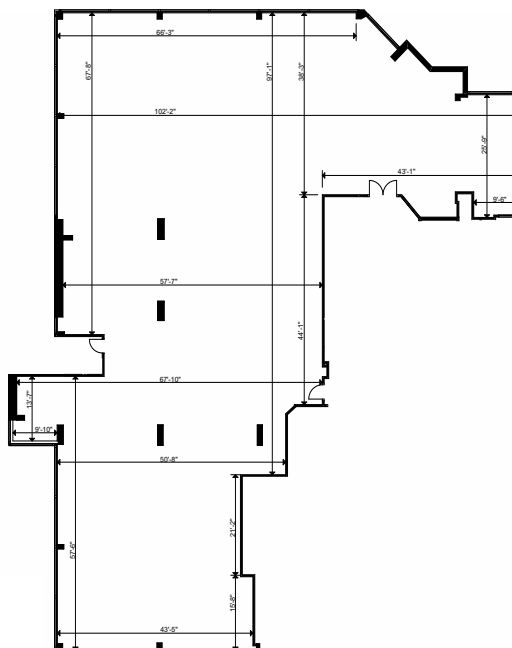


Suite 103

2,670 SF

- Built-out Suite
- Reception
- Private Offices
- Kitchenette
- Open Area

Floor plan



Suite 200

10,235 SF

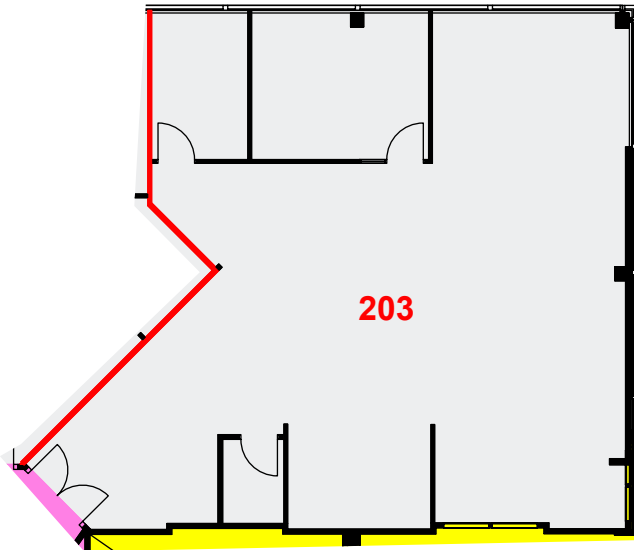
- Built-out Suite
- Private Offices
- Open Area

[View Virtual Tour](#)

Floor Plan Overview



Floor plan

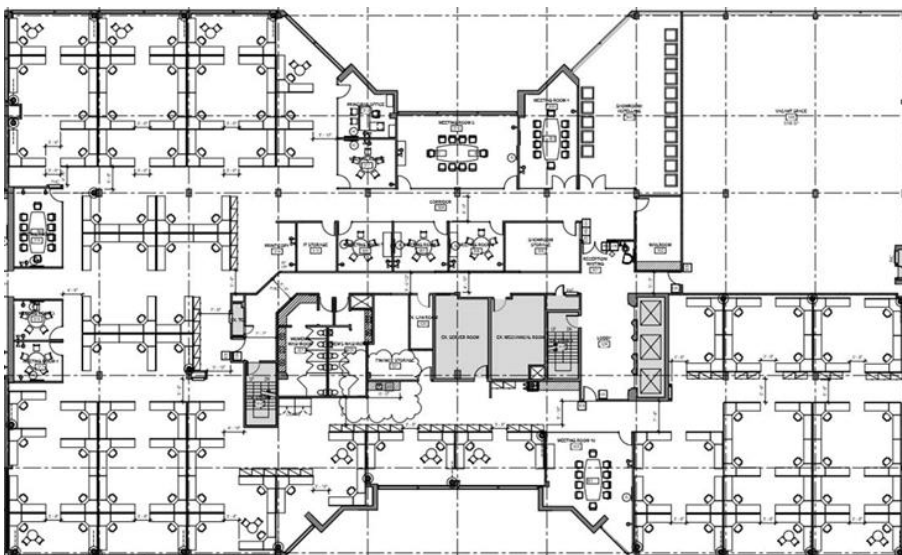


Suite 203

2,137 SF

- Built-out Suite
- Private Offices
- Open Area

Floor plan



3rd Floor

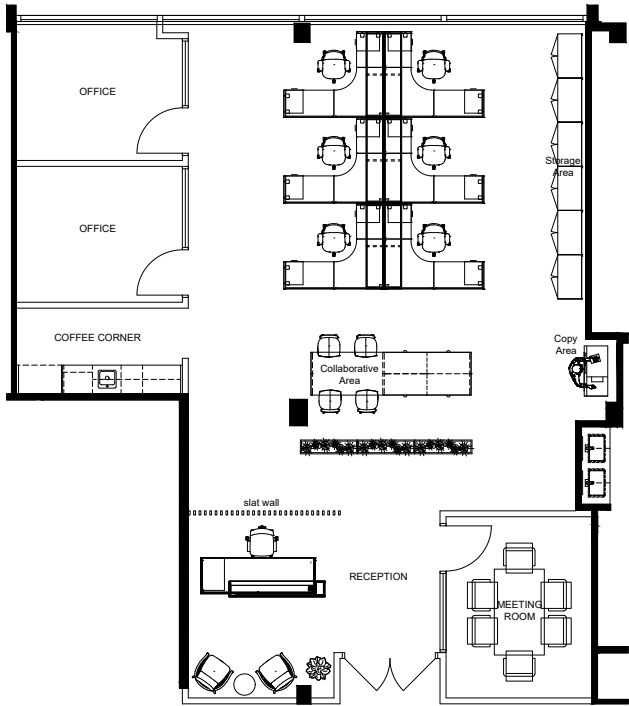
29,863 SF

- Built-out, full-floor opportunity
- Private offices
- Open area
- Kitchenette

Floor Plan Overview



Floor plan

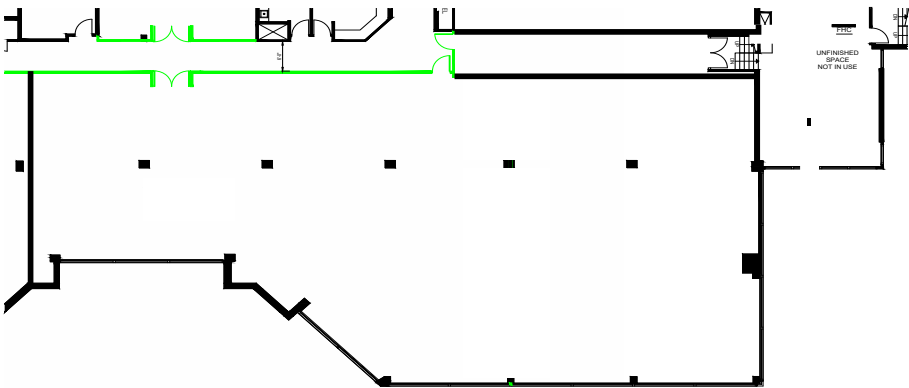


Suite 404

1,925 SF

- Brand new model suite
- Move-in Fall 2025
- Open workspace
- Two private offices
- Reception
- Meeting room

Floor plan



Suite 405

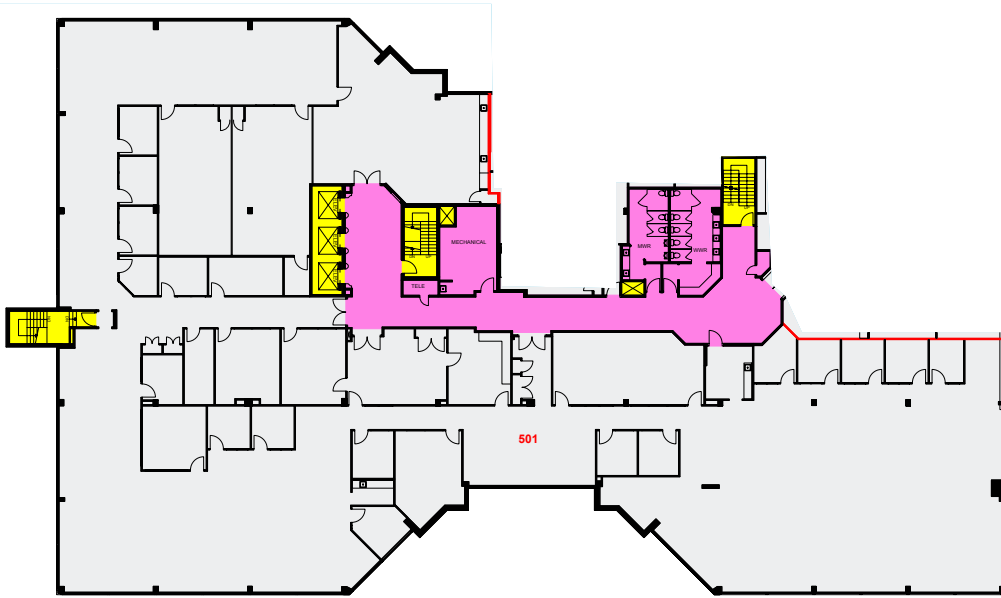
8,567 SF

- White boxed

Floor Plan Overview



Floor plan



Suite 501

20,826 SF

- Built-out suite
- Plenty of open work space
- Private offices
- Multiple kitchenettes

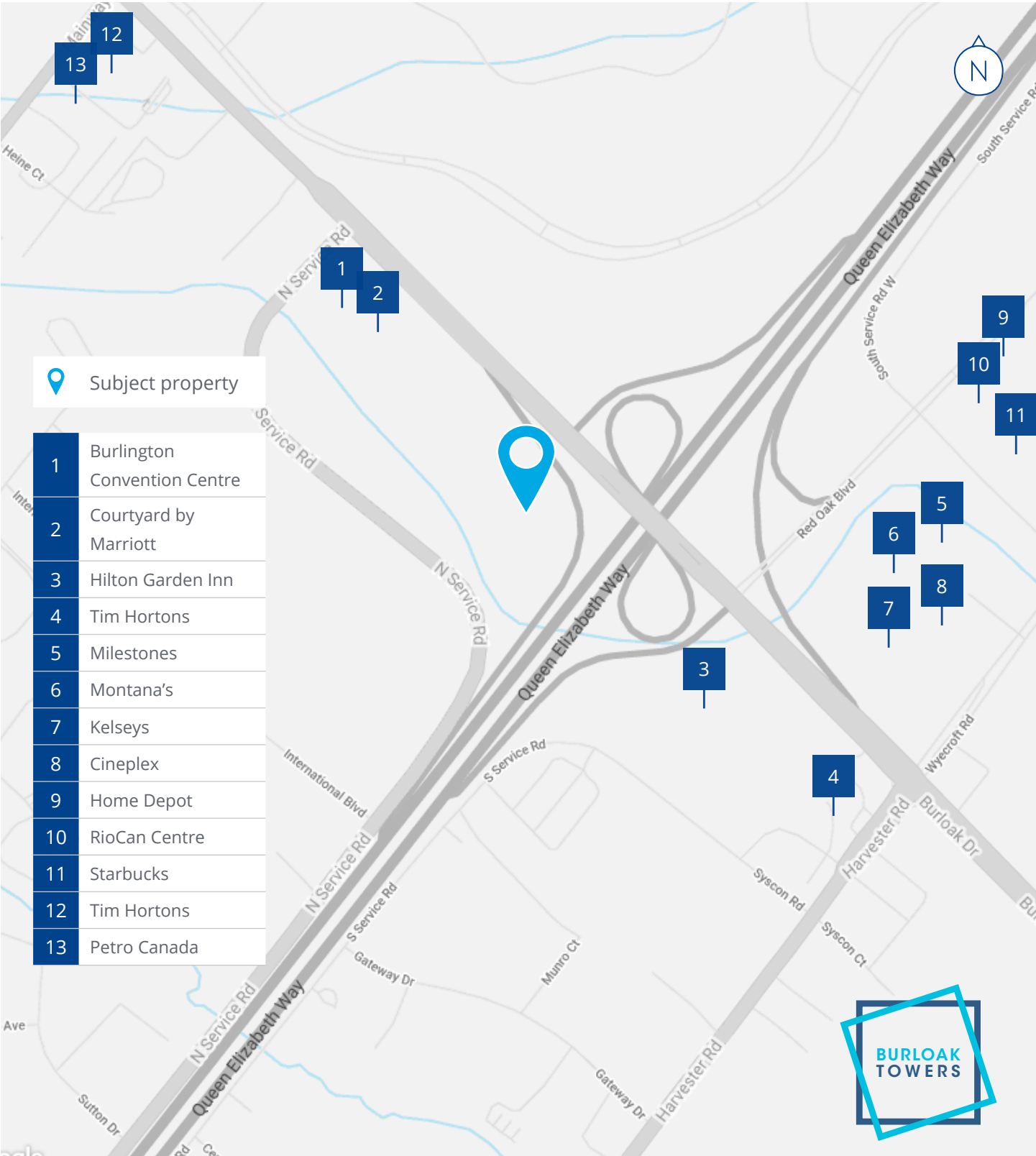
Building Features

- Immediate access to transit
- Fitness Centre on site
- Free surface parking
- Restaurant on site
- Brand new padel court



1,925 - 29,863 SF
available

Surrounding Amenities





[View Online Listing](#)

5420 North Service Road, Burlington, ON

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