FLEX OFFICE **FOR LEASE**

3455-3465 NORTH SERVICE ROAD BURLINGTON, ON

Listed by:

AVISON YOUNG

Developed and Managed by:

Hopewell™ DEVELOPMENT

For more information, please contact:

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WALKERS LINE
CORPORATE CENTRE

PROPERTY DETAILS

AVAILABLE AREA:

3455 North Service Road (Building A)
43,189 sf - **100% Leased**

3465 North Service Road (Building B)
46,314 sf - **34,862 sf Remaining** (divisible to 5,705 sf)

STARTING NET RENT

$19.00 psf

ADDITIONAL RENT

$6.08 psf (2024 est.)
(Excludes janitorial, utilities & management fee)

TENANT IMPROVEMENT ALLOWANCE

Negotiable

PARKING

443 stalls
4.95 stalls per 1,000 sf leased

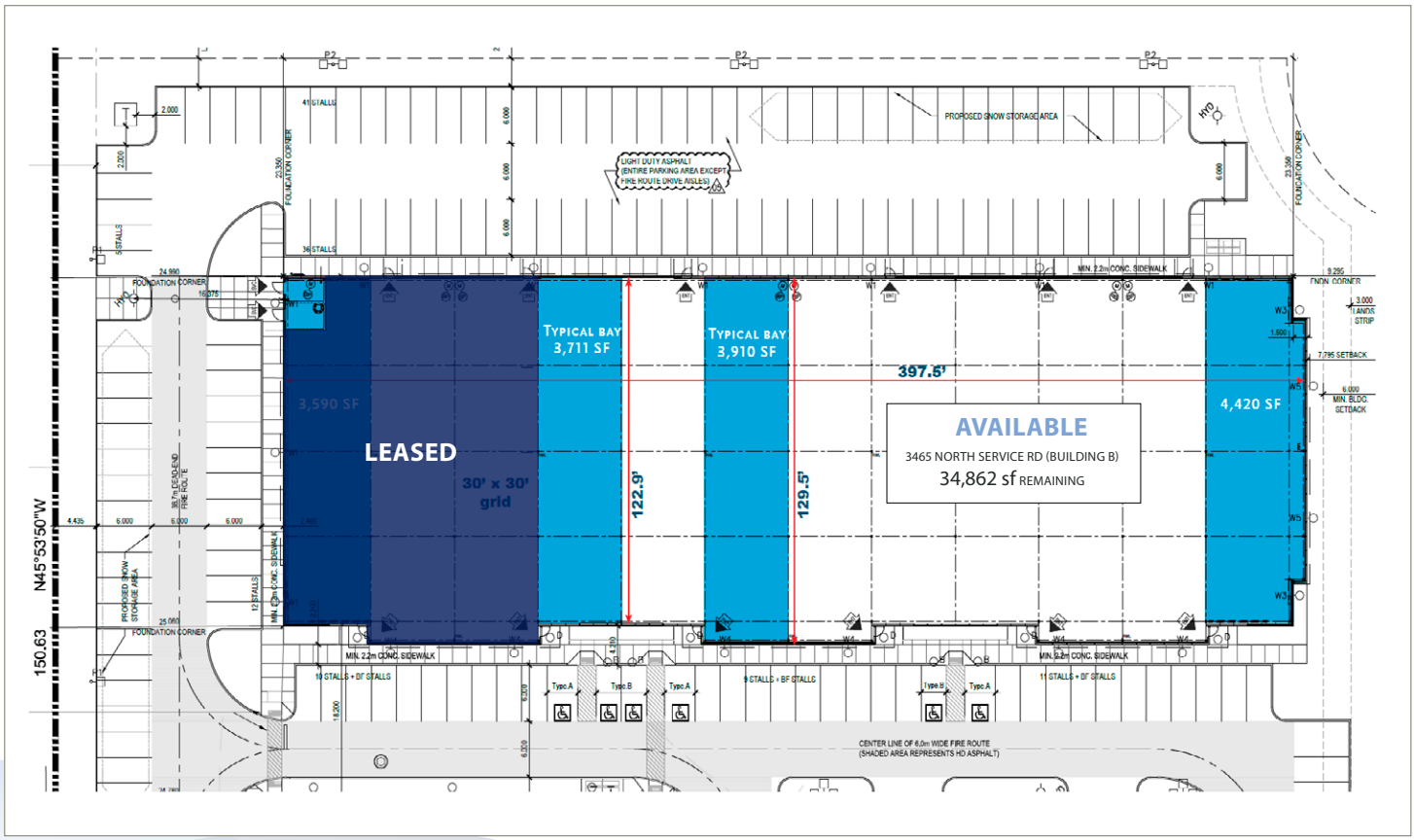
AVAILABILITY

Immediate

COMMENTS

- Modern office construction with flexible design
- Approximately 1% common area gross up
- Divisible to accommodate smaller tenancies
- QEW exposure for corporate branding
- Future expansion capabilities

SITE PLAN



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BUILDING SPECIFICATIONS

STRUCTURAL DATA

- Single Storey (16' to U/S of steel)
- Efficient R/U ratio (gross up factor) of approximately 1%
- Exterior walls are aluminium and glass curtain walls, pre-finished metal panels and architectural concrete

PARKING

- Free surface parking, first come, first serve

BUILDING EXTERIOR FINISHES

- Double-entry glass doors
- Tinted double glazed low "E" coated vision windows

MECHANICAL SYSTEM

- HVAC systems can be tailored to tenant's specific requirements

FLOORING

- 4" concrete slab on grade throughout
- Floors to be smooth, level, and ready to receive floor finishes by tenant

ELECTRICAL

The electrical system shall be supported by incoming service capability sufficient to satisfy the needs of standard office users throughout the space.

From a central electrical room, suitably sized, individual services may be provided to each tenant space, specifically designed to satisfy the requirements of the tenant.

PLUMBING AND DRAINAGE

Plumbing and drainage system is flexible regarding the specific placement of washrooms, cafeteria, and other facilities within the space that require the provision of potable water and the use of sanitary drainage.

FIRE PROTECTION

Premises shall be equipped with a complete wet pipe sprinkler system in accordance with N.F.P.A. 13 and the Ontario building code, all designed to satisfy the requirements for the office occupancy (light hazard 0.10 gpm per sf). System shall be specifically designed to allow for custom modification to satisfy tenant requirements.

TRANSIT & AMENITIES

AMENITIES WITHIN A 5 KM RADIUS

16 HOTELS

22 GYMS

37 GAS STATIONS

308 RESTAURANTS

BUS ROUTES

- **25** Walkers to Appleby GO
- **81** North Service East & West to Appleby & Burlington GO
- **80** Harvester to Appleby & Burlington GO

FLEX OFFICE **FOR LEASE**

WALKERS LINE
CORPORATE CENTRE

SITE PLAN

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SAMPLE TENANT BUILD OUT

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For almost 30 years, Hopewell Development has been recognized, and trusted, as one of the Canada's premier commercial real estate developers. Focused on the industrial, office and retail asset classes, Hopewell Development operates a fully-integrated platform that encompasses all disciplines relevant to commercial real estate development, from site selection, planning and design, construction, leasing, financing, and property management.

Our team of experienced associates deliver highly personalized and customized solutions that meet the needs and demands of tenants and owners through every phase of the development process.

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