

**AVISON
YOUNG**

Listed by:



**LANDECK PROPERTIES
INC.**

Developed by:

▶  **CLICK TO VIEW
PROPERTY WEBSITE**

CHAMPLAIN OFFICE CAMPUS

1001 Champlain Avenue and 4145 North Service Road newly renovated to include many updated features and on-site amenities.

This transformative rejuvenation has created a vibrant and exciting opportunity in the Burlington QEW corridor.

We can turnkey a space for you.

1001 | **4145**
CHAMPLAIN AVENUE | NORTH SERVICE ROAD
BURLINGTON, ON

WELCOME
TO THE
NEW ▶
CHAMPLAIN
OFFICE CAMPUS



1001 CHAMPLAIN AVE & 4145 NORTH SERVICE ROAD

ASKING RENT:

\$17.00 - \$18.00 psf Net Year 1

ADDITIONAL RENT:

\$14.25 (2024 est.)

Includes: Full service janitorial, utilities, administrative fees and on-site management

TENANT OCCUPANCY:

Immediate

PARKING:

3.2 spaces per 1,000 sf

BUILDING DETAILS

COMMENTS:

- › Awarded Best Practices Achieved BOMA Best® Gold
- › Recently updated landscaping with a newly built pavilion has created a beautiful outdoor lunch or event space
- › Updated Lobbies, Common Corridors, and Bathrooms
- › Model Suites in 1001 Champlain Avenue and 4145 North Service Road have been newly renovated to create a tech-loft atmosphere. Ceilings have been opened to create better light movement throughout
- › New outdoor Gazebo Environment
- › Come see the difference of modern work space
- › Providing the Best in workplace experience



AVAILABILITIES

1001 CHAMPLAIN AVENUE

4145 NORTH SERVICE ROAD

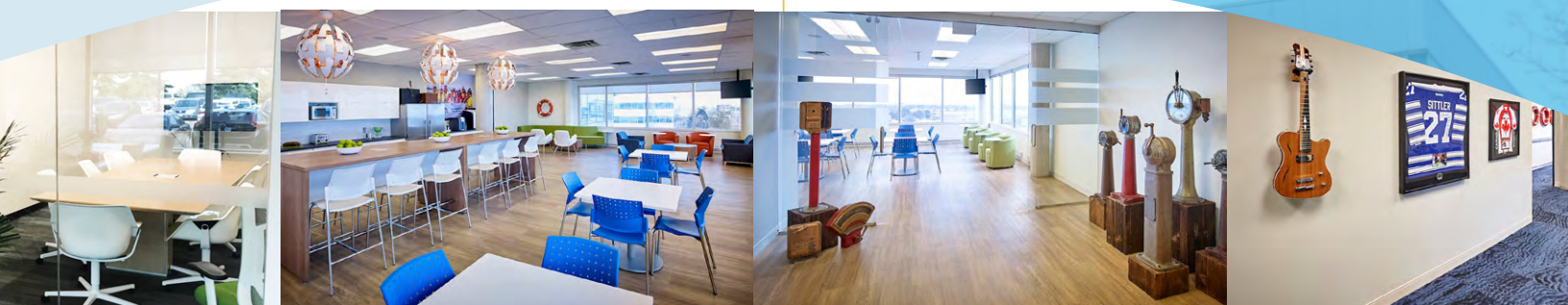
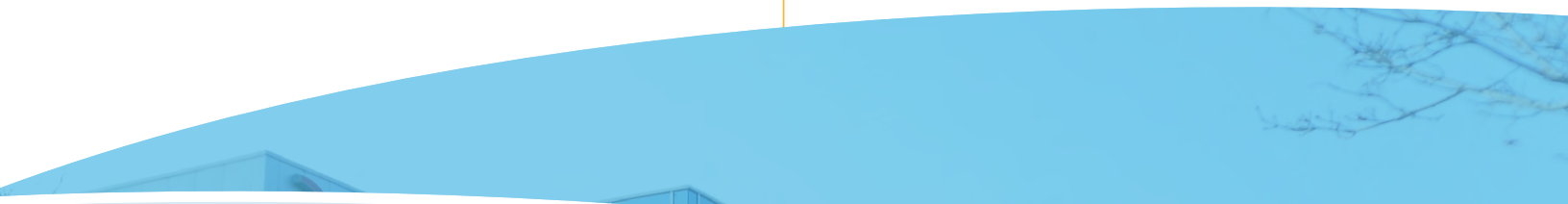
Model Suite **SUITE 102:** 1,519 sf
Available June 1st, 2024

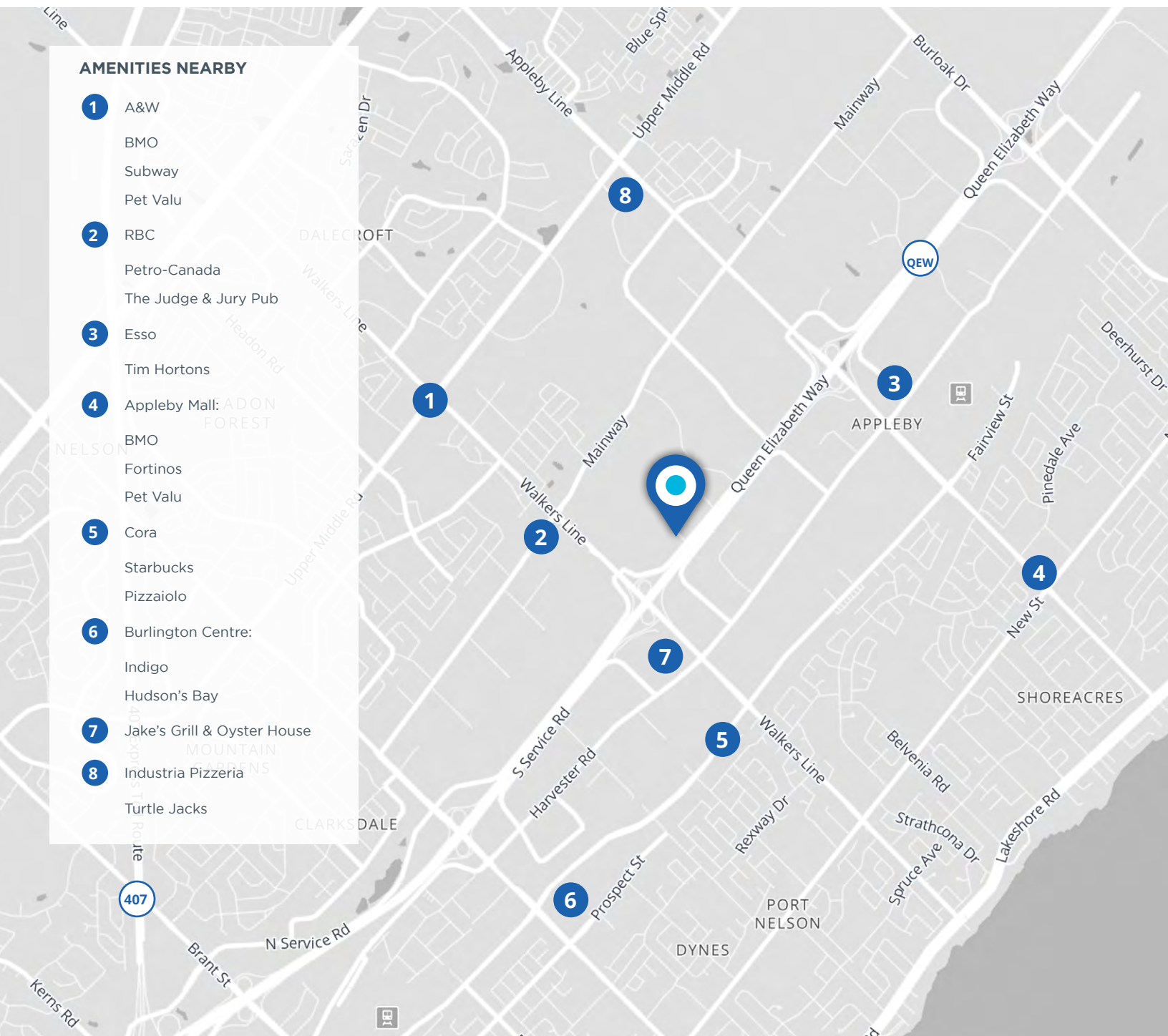
SUITE 100: 6,523 sf **Available November 14th, 2024**

Model Suite **SUITE 104:** 889 sf
Available 90 to 120 Days

SUITE 301: 2,475 sf **Model Suite Available July 1st, 2024**

Fully Furnished Model Suite **SUITE 205:** 2,035 sf
Available Immediately





AMENITIES NEARBY

- 1** A&W
BMO
Subway
Pet Valu
- 2** RBC
Petro-Canada
The Judge & Jury Pub
- 3** Esso
Tim Hortons
- 4** Appleby Mall:
BMO
Fortinos
Pet Valu
- 5** Cora
Starbucks
Pizzaiolo
- 6** Burlington Centre:
Indigo
Hudson's Bay
- 7** Jake's Grill & Oyster House
- 8** Industria Pizzeria
Turtle Jacks

- › Located in the Burlington QEW corridor
- › Direct Burlington Public Transit access
- › Easily accessible from Highways 403 and QEW
- › On-site property management office
- › Excellent labor pool draw from Mohawk College and McMaster University

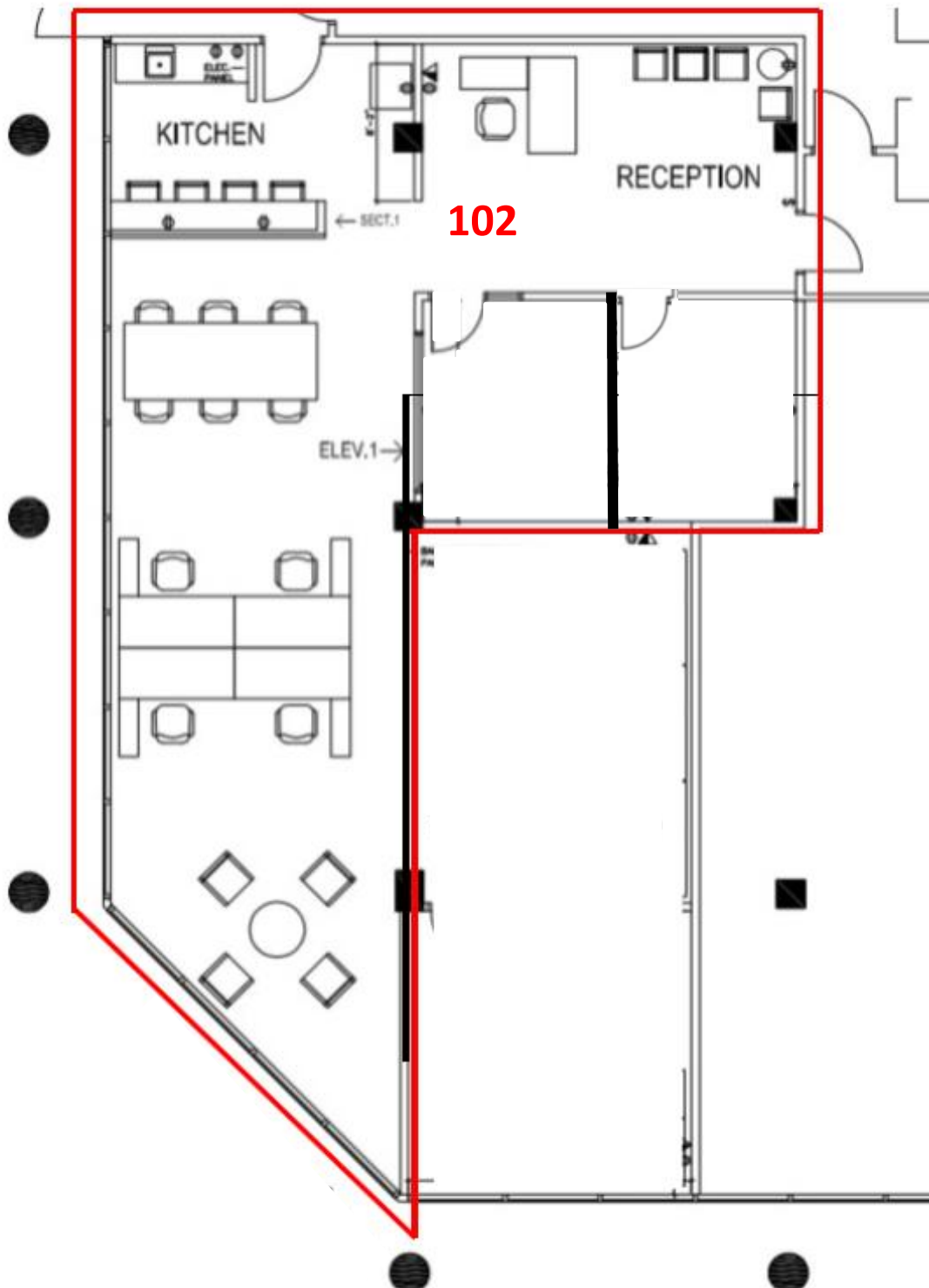
FLOOR PLANS

AVISON
YOUNG

LANDECK PROPERTIES
INC.

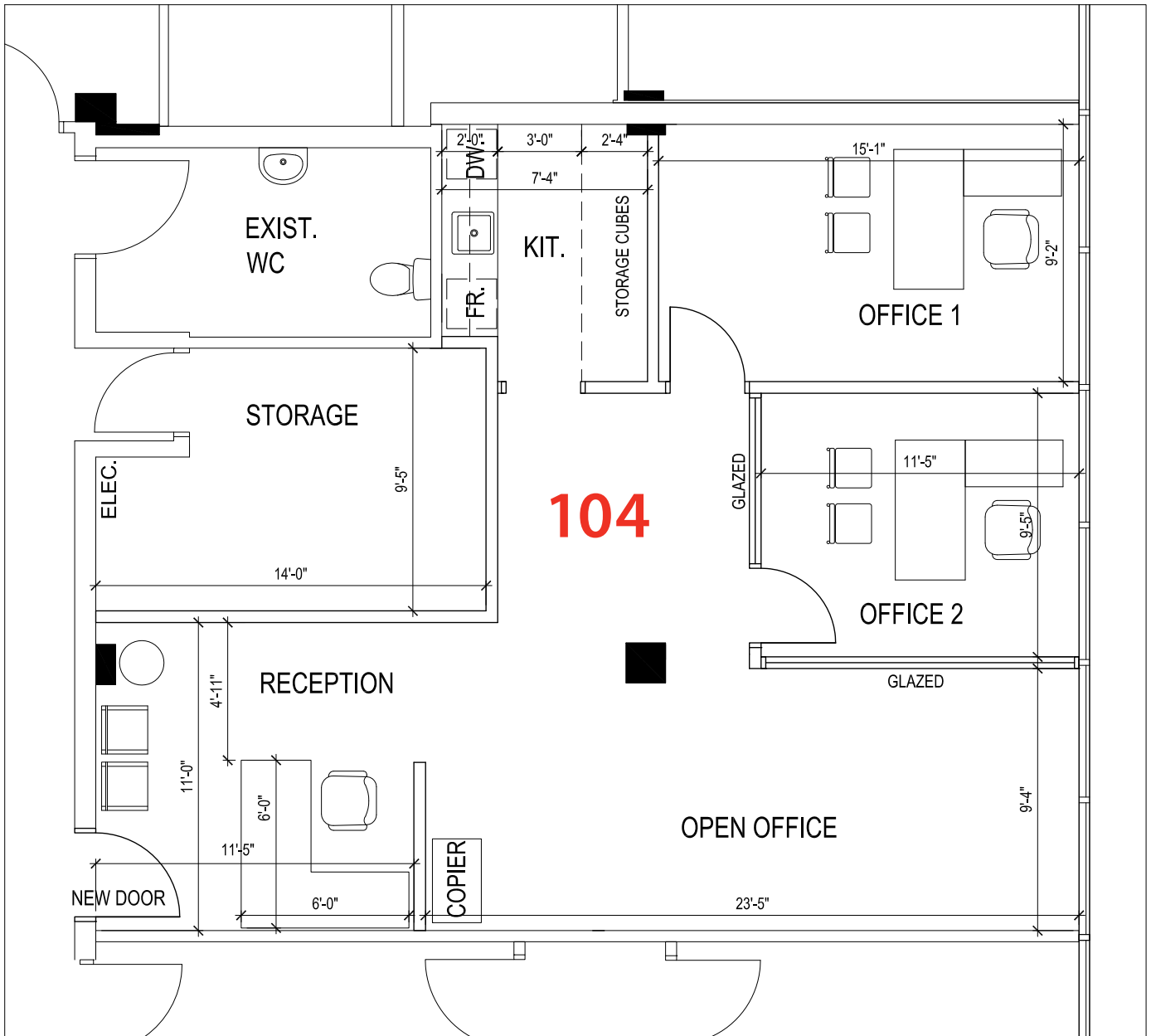
AVAILABLE JUNE 1st, 2024
UNIQUE "LOFT" MODEL SUITE - GROUND FLOOR
SUITE 102: 1,519 SF

1001 CHAMPLAIN AVENUE



AVAILABLE IN 90 - 120 DAYS
NEW MODEL SUITE - GROUND FLOOR
SUITE 104: 889 SF

1001 CHAMPLAIN AVENUE

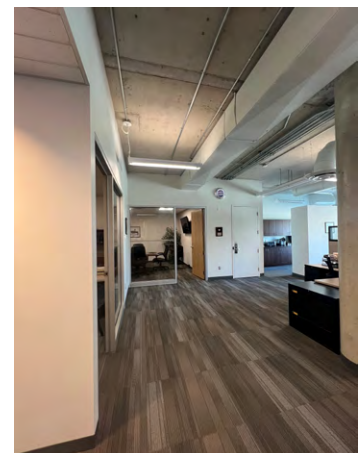
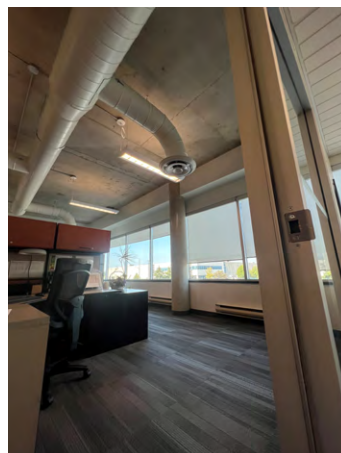
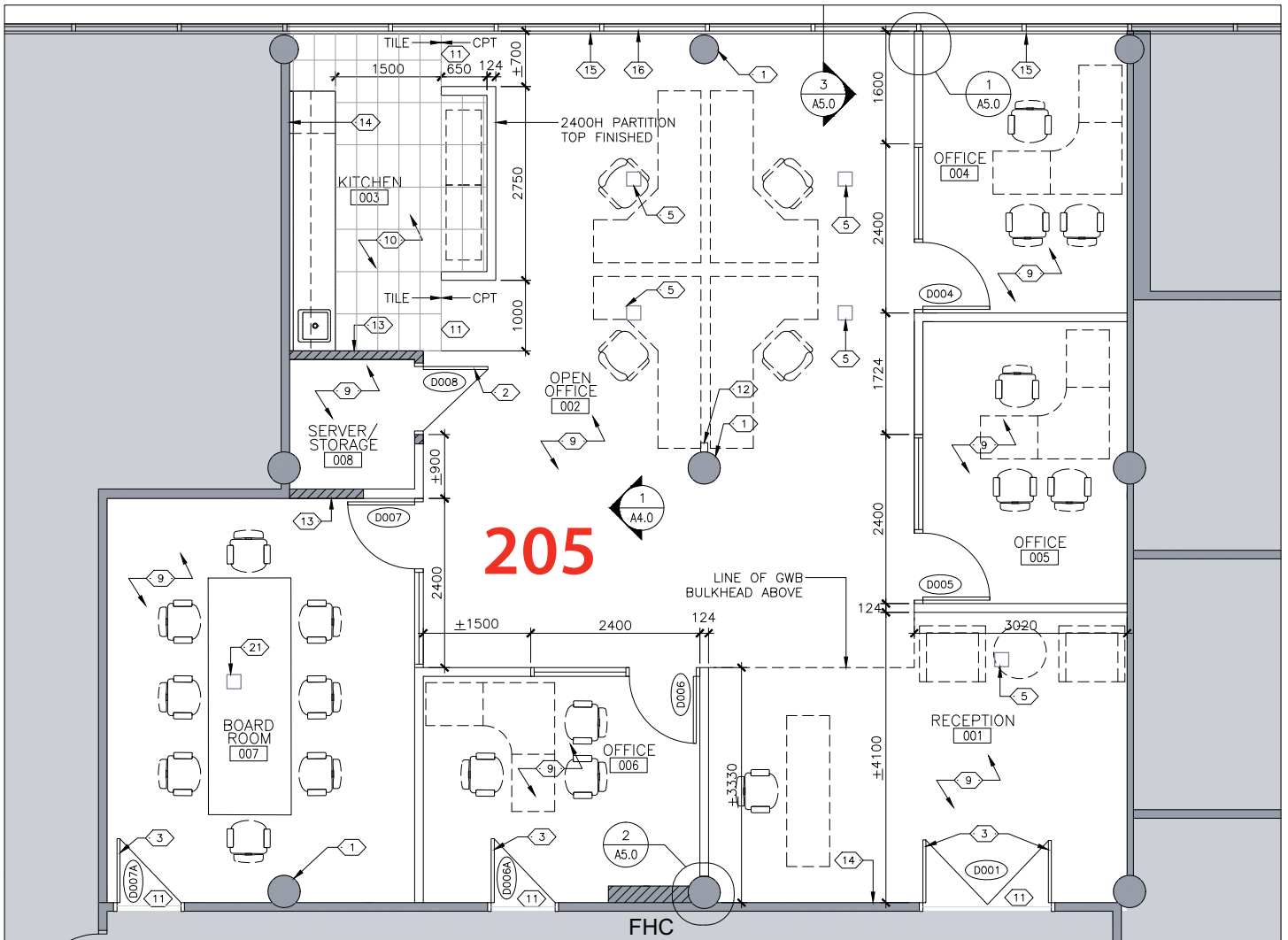


FLOOR PLANS



1001 CHAMPLAIN AVENUE

AVAILABLE IMMEDIATELY
FULLY FURNISHED MODEL SUITE - SECOND FLOOR
SUITE 205: 2,035 SF

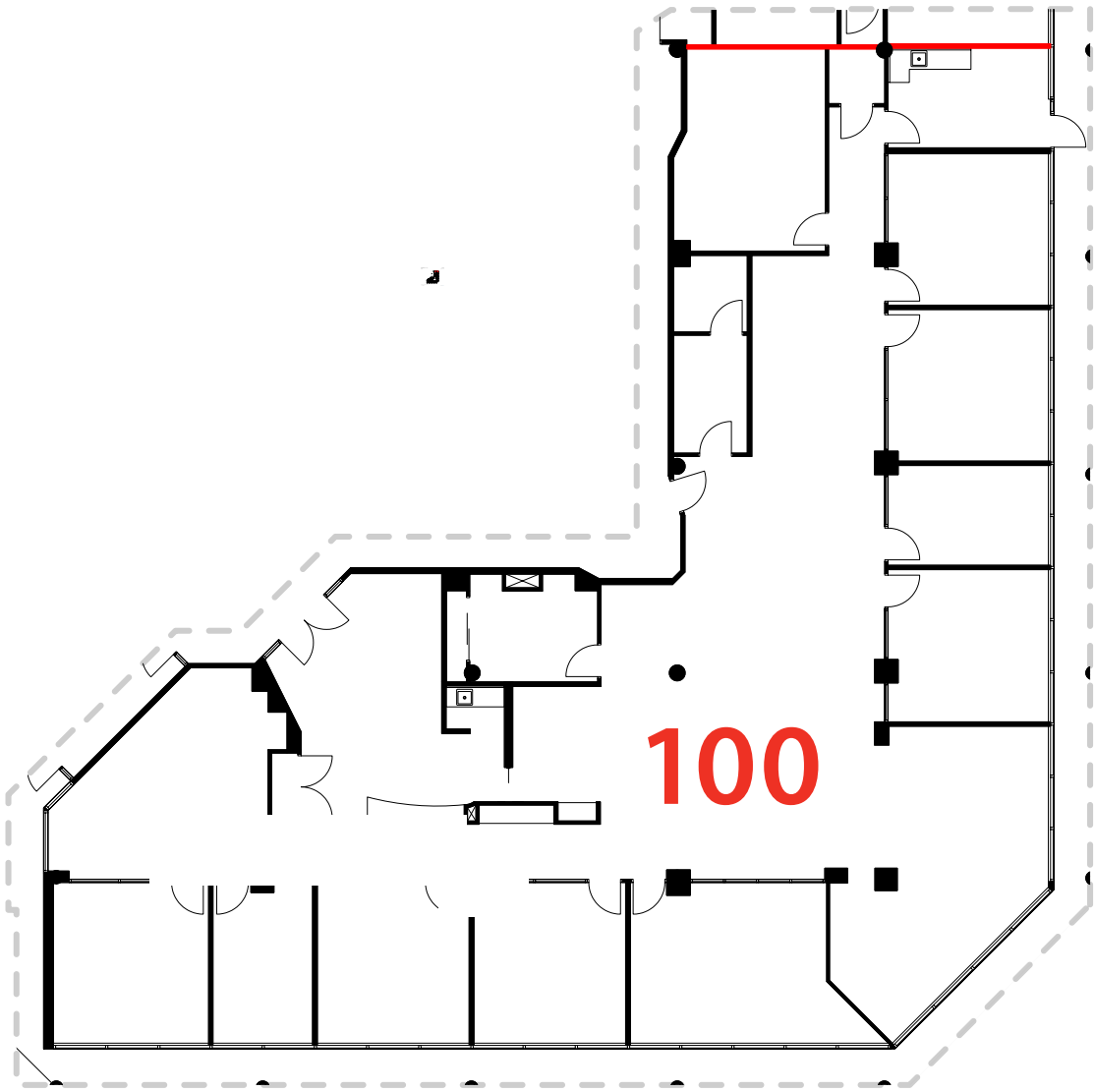


FLOOR PLANS



4145 NORTH SERVICE ROAD

AVAILABLE NOVEMBER 14th, 2024
GROUND FLOOR
SUITE 100: 6,523 SF



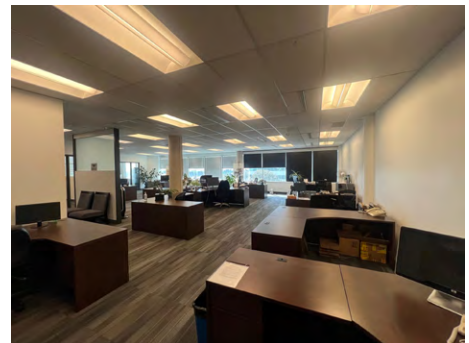
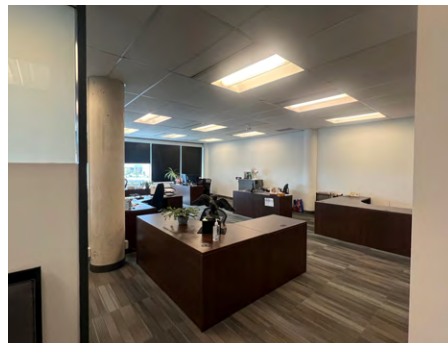
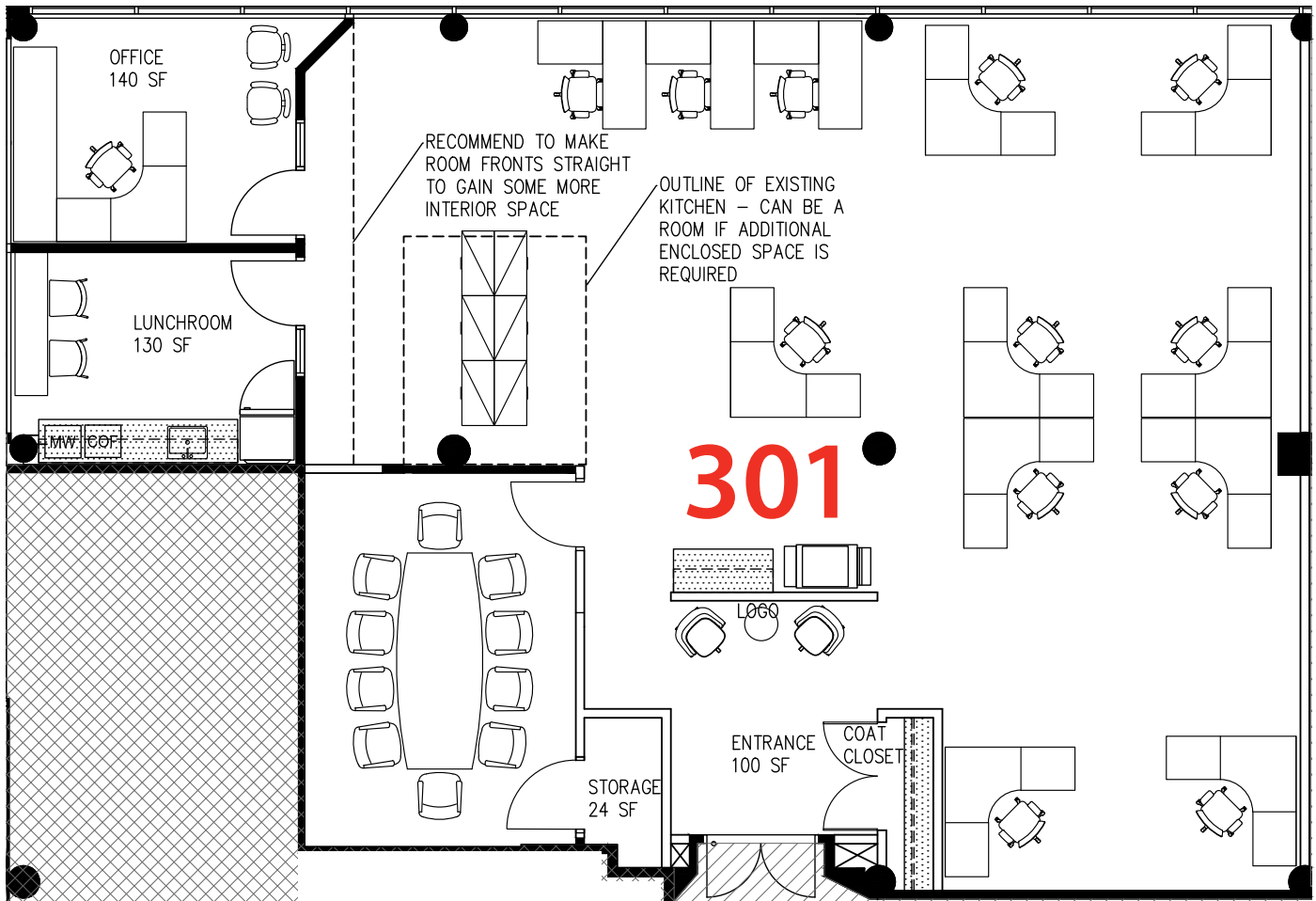
FLOOR PLANS

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4145 NORTH SERVICE ROAD

AVAILABLE JULY 1st, 2024
THIRD FLOOR
SUITE 301: 2,475 SF



PHOTOS

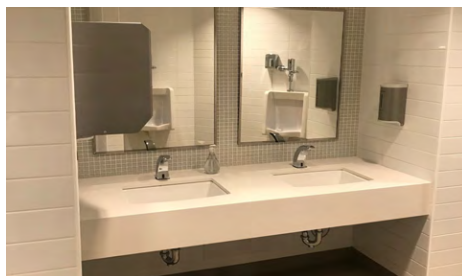
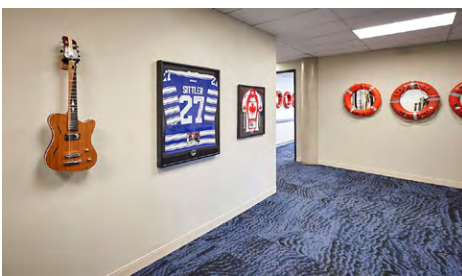
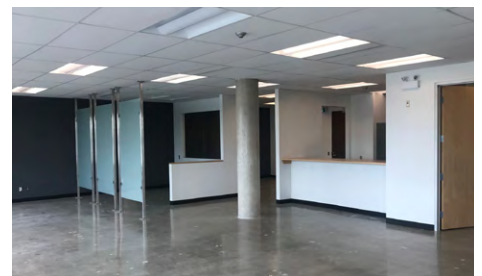
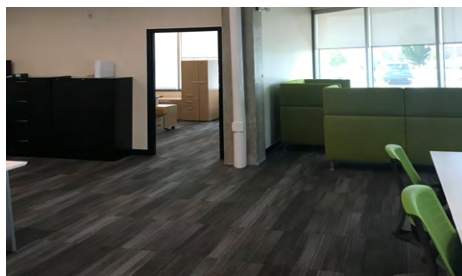
1001

CHAMPLAIN AVENUE

| & |

4145

NORTH SERVICE ROAD





For more information, please contact:

Kurt Love, SIOR
Sales Representative, Vice President
416.997.9460
kurt.love@avisonyoung.com

Jeff Flemington, CCIM, SIOR, LEED AP
Broker, Principal
905.283.2336
jeff.flemington@avisonyoung.com



Avison Young Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301 Mississauga, Ontario, Canada L5B 1M5

T 905.712.2100 F 905.712.2937 avisonyoung.com

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1001 & 4145
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BURLINGTON, ON



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CHAMPLAIN AVE

N SERVICE RD

QEW