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 rejuvination has created a vibrant and exciting opportunity in the Burlington QEW corridor.

We can turnkey a space for you.

1001 CHAMPLAIN AVENUE & 4145 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

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

4145 NORTH SERVICE ROAD

SUITE 100: 3,954 sf — **Available December 15th, 2024**

CLICK FOR VIRTUAL TOUR Suite 100

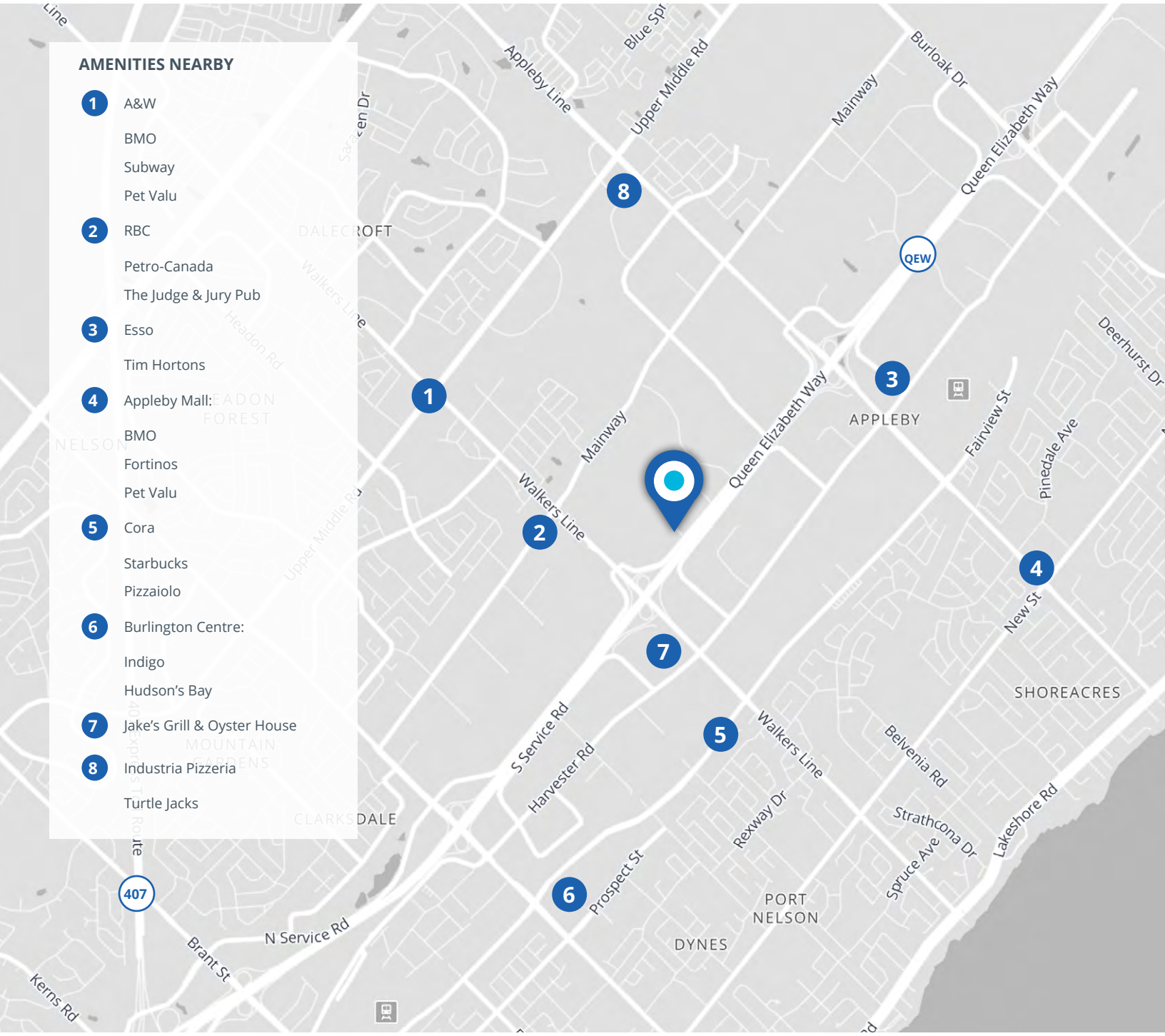
SUITE 108: 2,537 sf — **Available December 15th, 2024**

CLICK FOR VIRTUAL TOUR Suite 108

SUITE 100/108: 6,491 sf CONTIGUOUS OPTION — **Available December 15th, 2024**

SUITE 403: 1,563 sf — **Model Suite November 1st, 2024**

CHAMPLAIN OFFICE CAMPUS



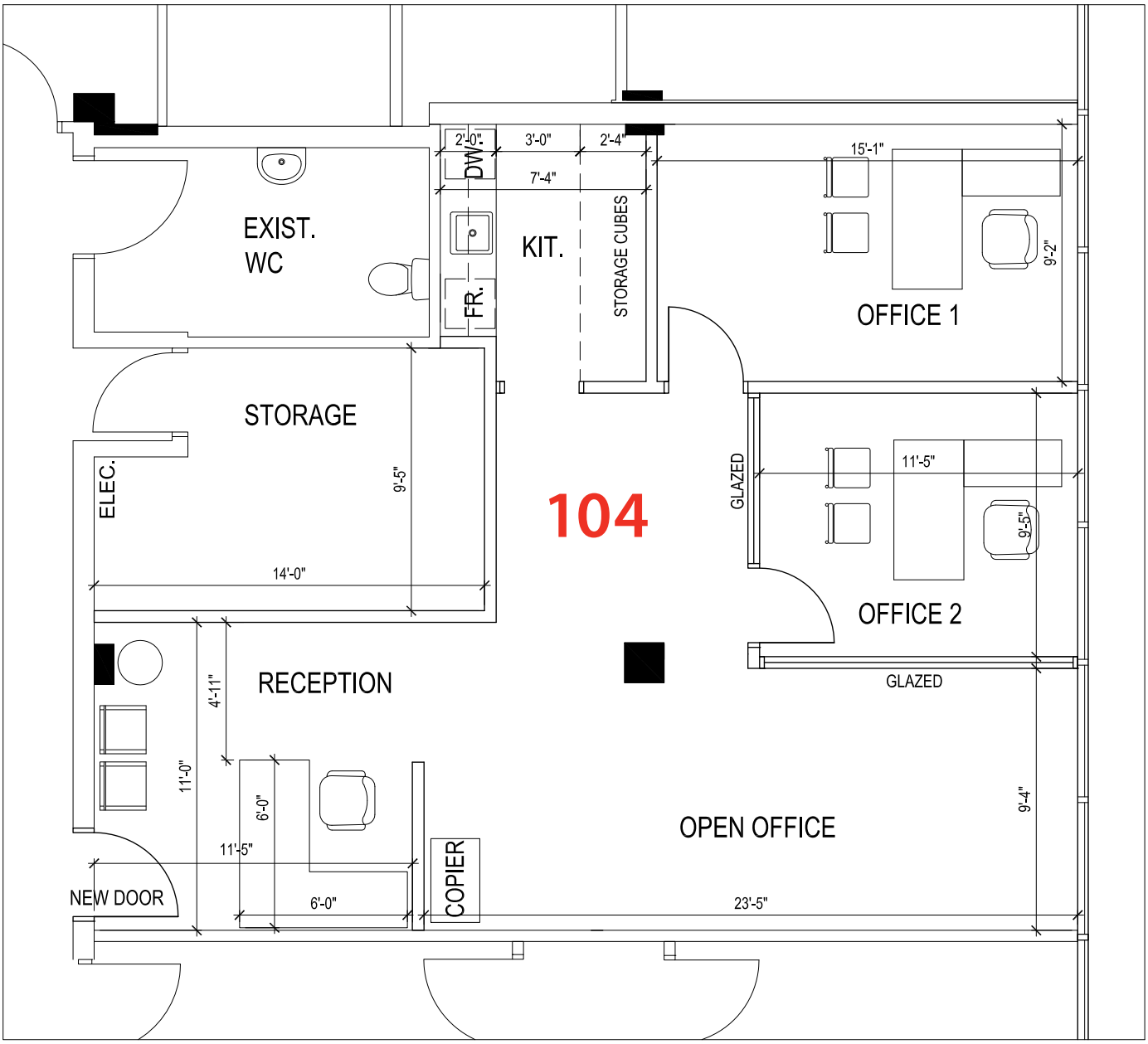
- Located in the Burlington QEW corridor
- Direct Burlington Public Transit access
- Easily accessible from Highways 403 and QEW
- On-site property management office
- Excellent labor pool draw from Mohawk College and McMaster University

FLOOR PLANS

AVISON YOUNG | LANDECK PROPERTIES INC.

1001 CHAMPLAIN AVENUE

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



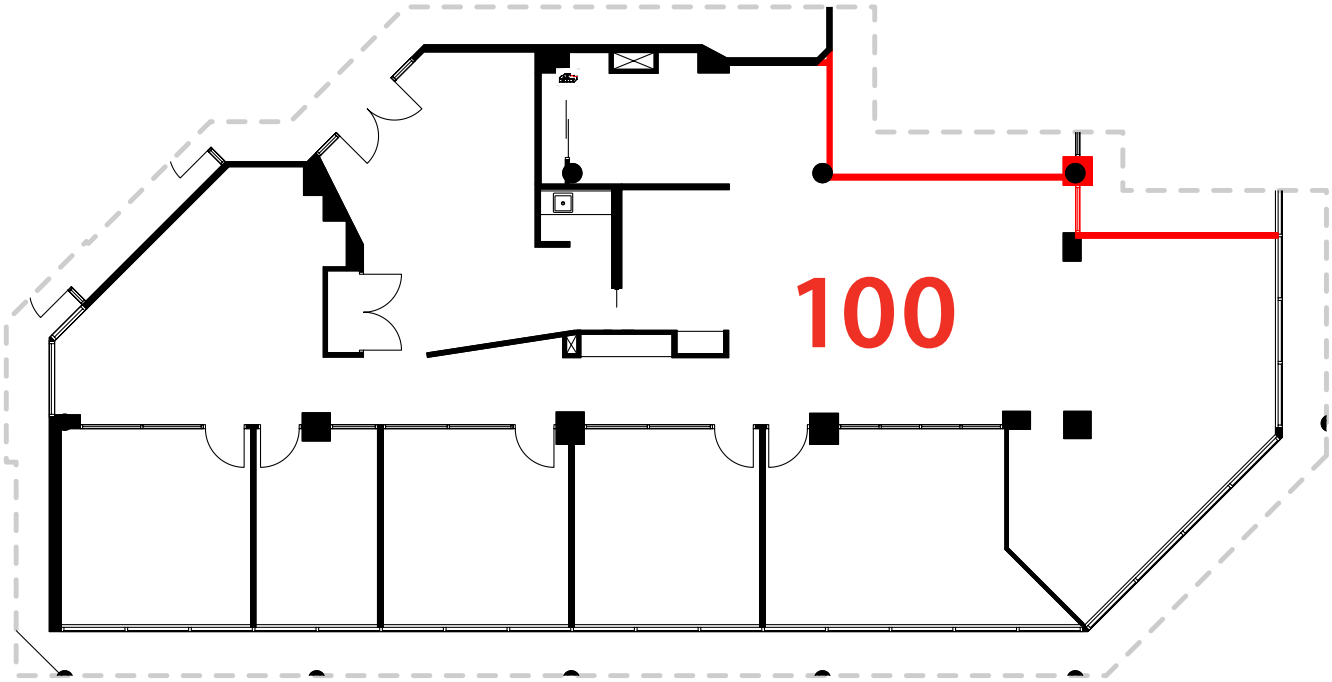
FLOOR PLANS

AVISON YOUNG | LANDECK PROPERTIES INC.

4145 NORTH SERVICE ROAD

AVAILABLE DECEMBER 15th, 2024
GROUND FLOOR
SUITE 100: 3,954 SF

CLICK FOR VIRTUAL TOUR
Suite 100



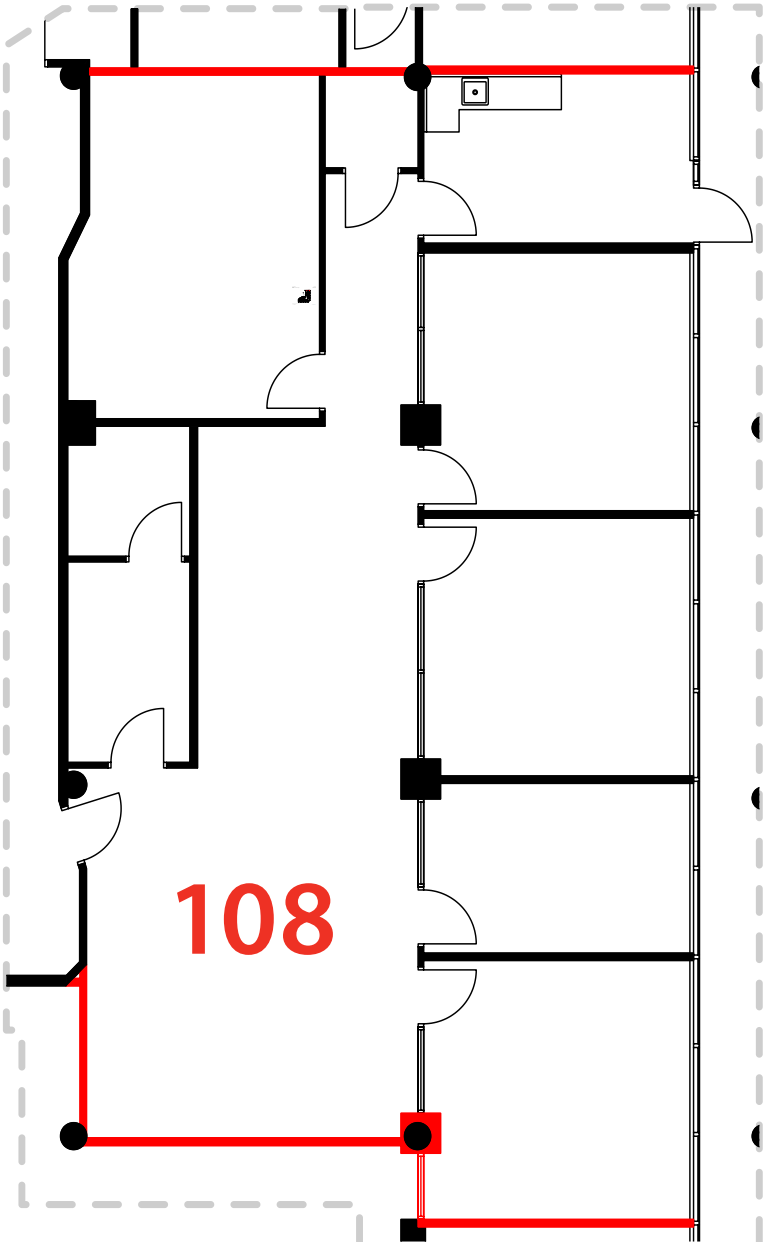
FLOOR PLANS

AVISON YOUNG | LANDECK PROPERTIES INC.

4145 NORTH SERVICE ROAD

AVAILABLE DECEMBER 15th, 2024
GROUND FLOOR
SUITE 108: 2,537 SF

CLICK FOR VIRTUAL TOUR
Suite 108



FLOOR PLANS

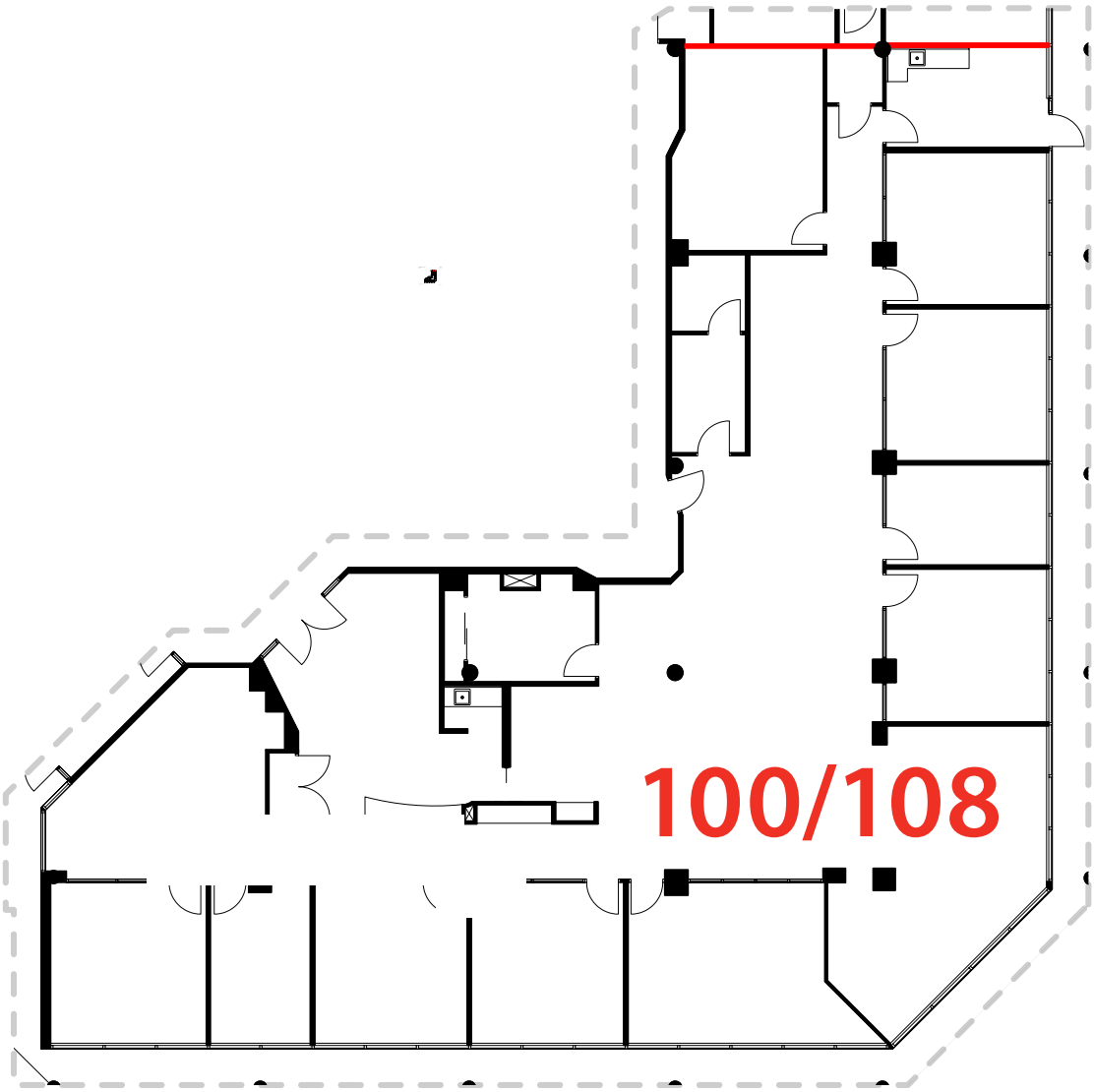
AVISON YOUNG | LANDECK PROPERTIES INC.

4145 NORTH SERVICE ROAD

AVAILABLE DECEMBER 15th, 2024
GROUND FLOOR
SUITE 100/ 108: 6,491 SF

CLICK FOR VIRTUAL TOUR
Suite 100

CLICK FOR VIRTUAL TOUR
Suite 108

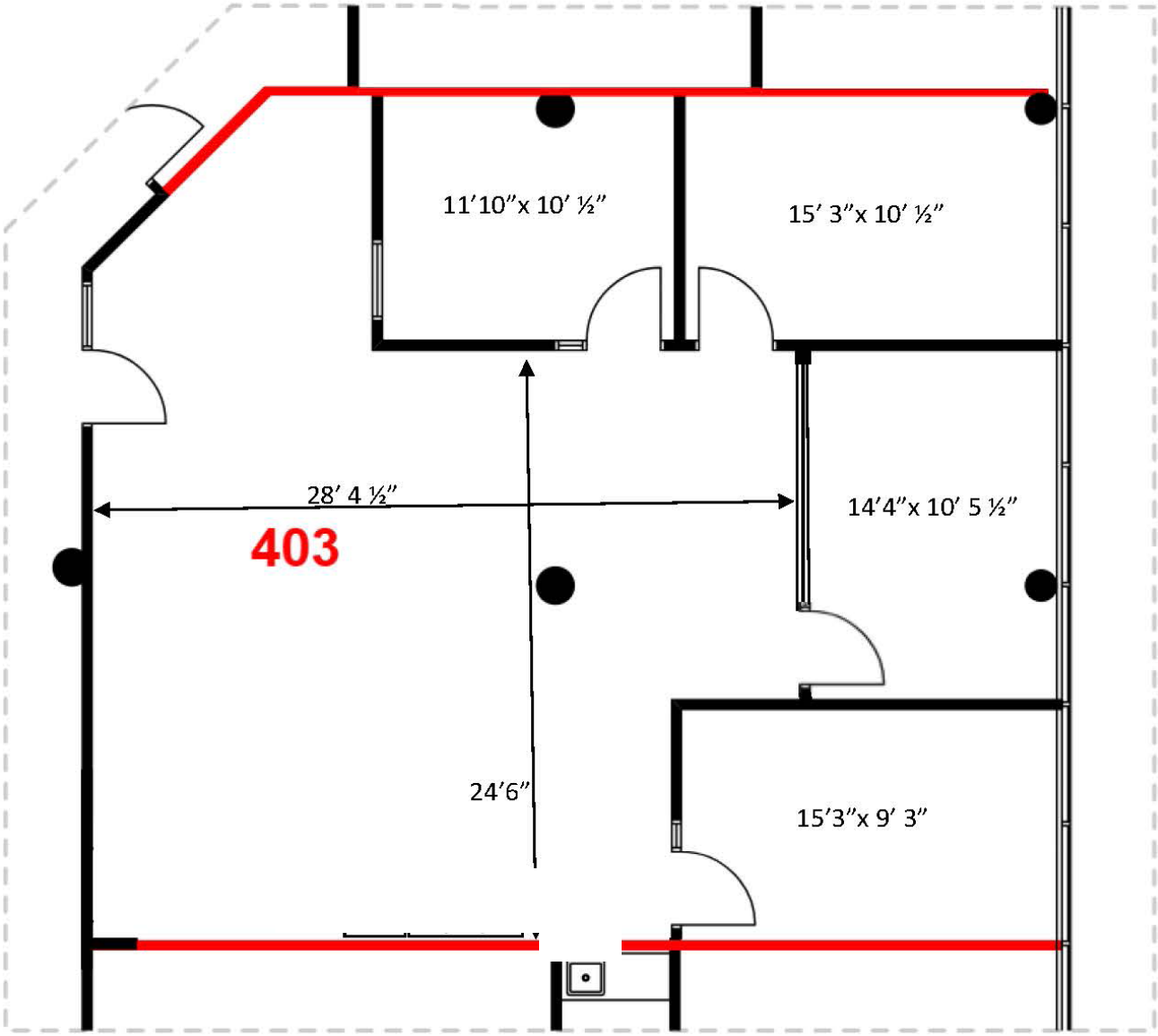


FLOOR PLANS

AVISON YOUNG | LANDECK PROPERTIES INC.

4145 NORTH SERVICE ROAD

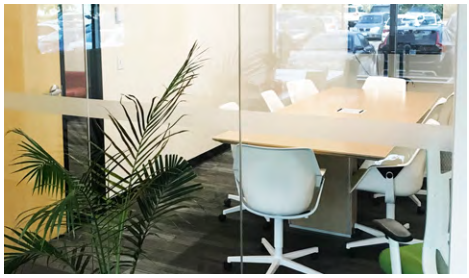
AVAILABLE NOVEMBER 1st, 2024
FOURTH FLOOR
SUITE 403: 1,563 SF

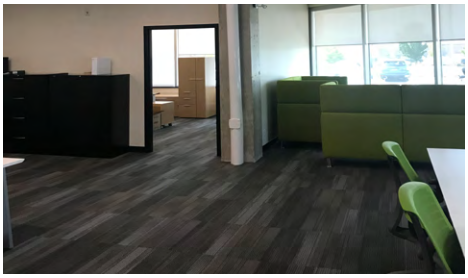


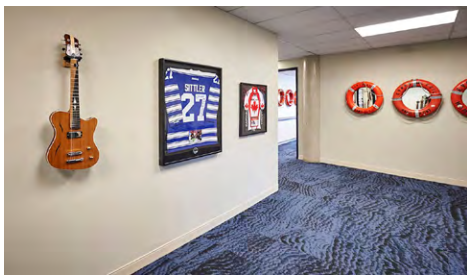
CHAMPLAIN OFFICE CAMPUS

PHOTOS

1001 CHAMPLAIN AVENUE & 4145 NORTH SERVICE ROAD







CHAMPLAIN OFFICE CAMPUS

LANDECK PROPERTIES INC.

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BURLINGTON, ON