OFFICE FOR LEASE

Availabilities from
1,001-20,625 SF

1111 & 1122 INTERNATIONAL BOULEVARD

Burlington, Ontario

For more information, please contact:

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1111 & 1122 INTERNATIONAL BOULEVARD
OFFICE FOR LEASE

AVAILABILITY

1111 INTERNATIONAL BOULEVARD

Asking Rent	$17.95 net psf
Additional Rent	$14.35 psf (2024 est.)
Parking	Free surface parking at 4/1,000 sf leased

Unit	Size	Availability
Suite 300	20,625 sf	Immediate
Suite 401	4,575 sf	Immediate
Suite 702	1,001 sf	Immediate

1122 INTERNATIONAL BOULEVARD

Asking Rent	$17.95 net psf
Additional Rent	$14.83 psf (2024 est.)
Parking	Free surface parking at 6/1,000 sf leased

Unit	Size	Availability
Suite 200	4,015 sf	Immediate

COMMENTS

- Two-tower, Class "A" complex in established office node with unparalleled Highway QEW exposure
- Winner of The Outstanding Building of the Year (TOBY®) Awards 2023 for Suburban Office Park - Mid Rise
- Buildings have achieved BOMA BEST Gold and WiredScore Silver
- Building signage and branding opportunities
- On site full service cafe and gym for tenants
- Reserved parking available
- Basement storage available
- Beautiful green space with gazebo, picnic benches and walking path
- Easy access to Highway QEW/403 from the Burloak interchange, as well as Burlington and Oakville Transit
- Appleby GO Station within 3.5 km
- Proximity to numerous retail amenities including restaurants, movie theatre, hotels, and shopping

BOMA TOBY WINNER

BOMA BEST® CERTIFIED GOLD BUILDING ENVIRONMENTAL STANDARDS

WiredScore SILVER

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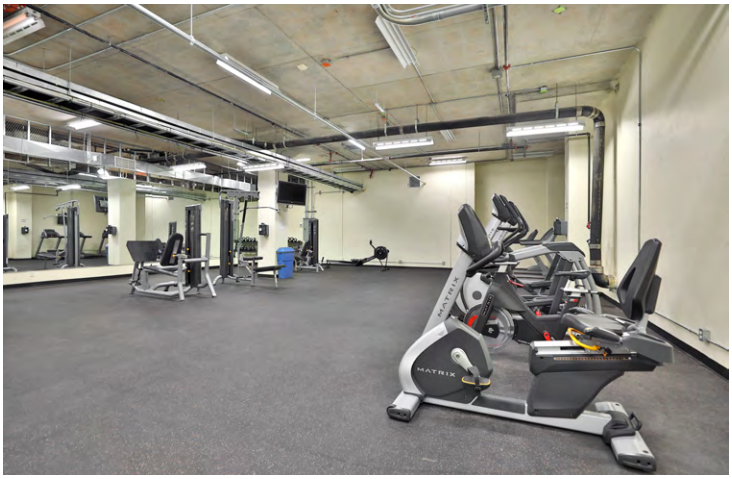
1111 & 1122 INTERNATIONAL BOULEVARD
PROPERTY PHOTOS



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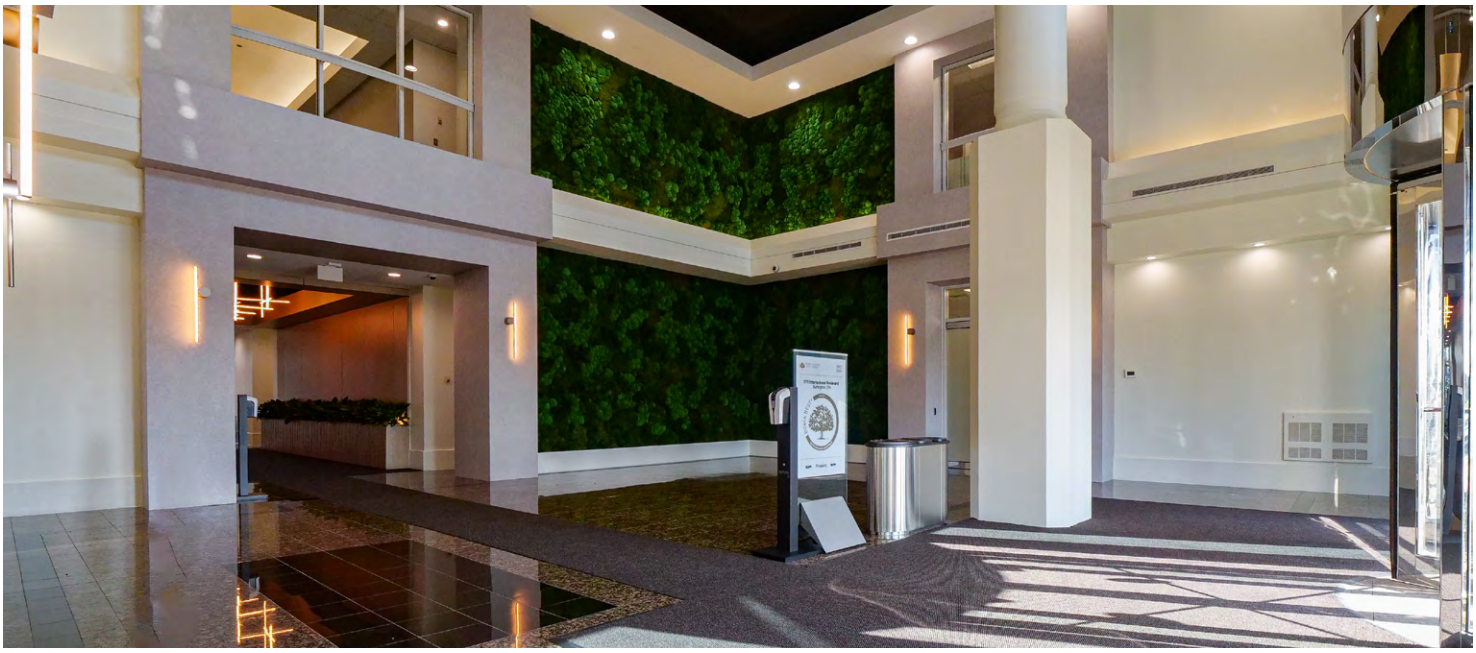
1111 INTERNATIONAL BOULEVARD
NEW REVITALIZED LOBBY



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1111 & 1122 INTERNATIONAL BOULEVARD
FLOOR PLANS

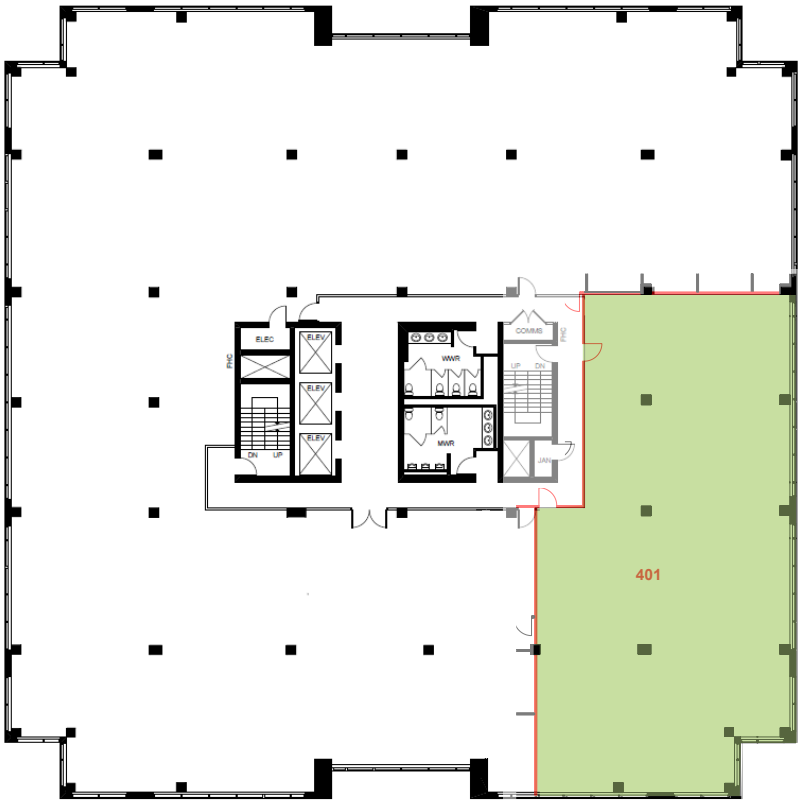
1111 INTERNATIONAL BOULEVARD

THIRD FLOOR

Available Area:

Suite 300: **20,625 sf**

View Virtual Tour



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FOURTH FLOOR

Available Area:

Suite 401: **4,575 sf**

View Virtual Tour

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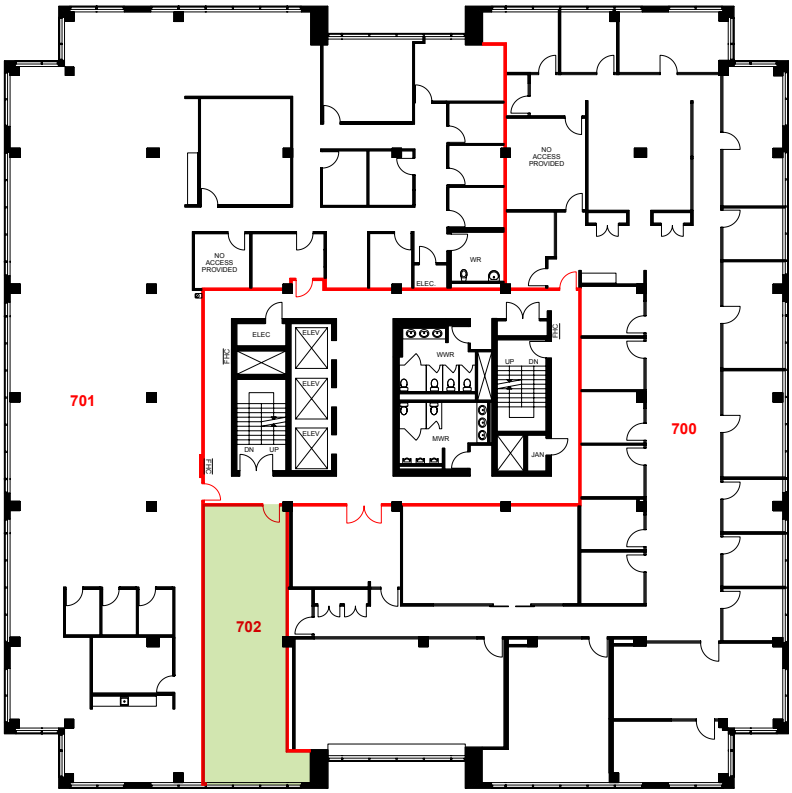
FLOOR PLANS

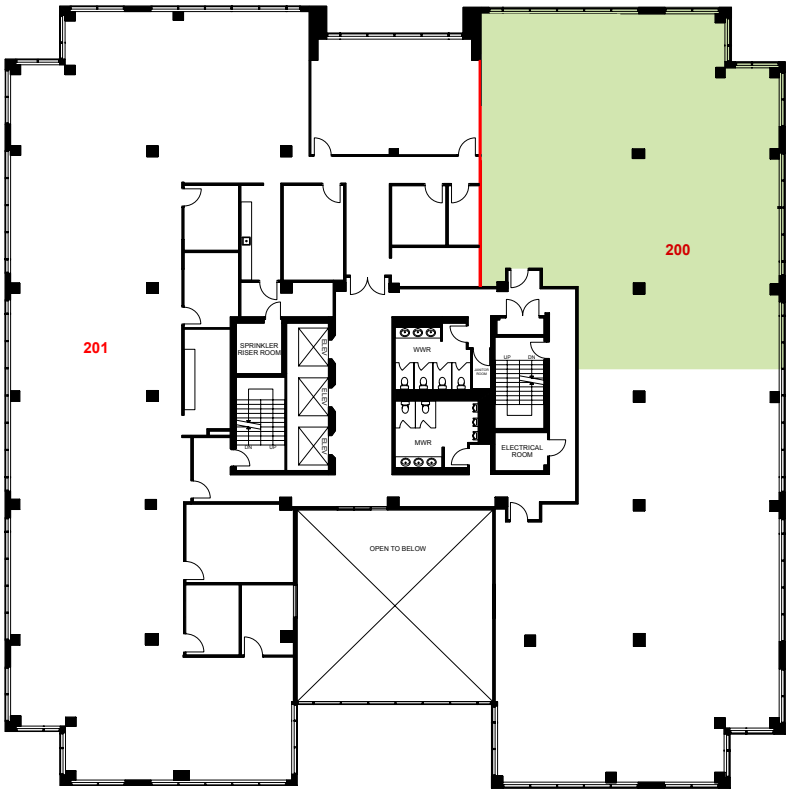


1111 INTERNATIONAL BOULEVARD

SEVENTH FLOOR

Available Area:
Suite 702: 1,001 sf

View Virtual Tour



1122 INTERNATIONAL BOULEVARD

SECOND FLOOR

Available Area:
Suite 200: 4,015 sf

View Virtual Tour

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AMENITIES

RioCan Centre Burloak

RioCan Centre Burloak is a new format retail centre located at the intersection of Burloak Drive and the Q.E.W., approximately 2.2 kilometres from 1111 & 1122 International Boulevard. The shopping centre contains 454,656 square feet of retail space comprised of 60 units with some of the best names in retail.

Food Retailers
Artisano Café
Booster Juice
Chorizo Mexican Grill
Kelsey's
Made in Japan
Milestones
Montana's
Osmow's Grill
Sunrise Caribbean
Swiss Chalet/Harvey's

Services
Burloak Centre Dentistry
Cineplex
Crunch Fitness
Honey 2 Nails & Spa
Kids & Co
Longos
OMAC Tea Kwondo
Eye Focus Care
Pottery n Paint Cafe
Salon Venere
Still Dynamics Osteopathy

Retailers
Addition Elle
Ardene
Bath Depot
Canadian Applicance Store
Carter's Osh Kosh
Children's Place
Dollarama
George Richards
Globo
GNC
Guess?
Home Outfitters
Kitchen Stuff Plus
La Vie en Rose
Laura
Lindt
Mark's Work Wearhouse
Nike
Old Navy
Sketchers
Sleep Country Canada
Solutions
Structube
Suzy Shier
The Home Depot
Thyme Maternity
Tommy Hilfiger
Urban Barn
Urban Kids
Urban Planet
Vasai Furniture
Walking on a Cloud

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About Property Management

Retaining quality tenants is a top priority for Fengate Real Estate. Our team's skilled and dedicated support begins with lease and space preparation to ensure the absolute best start for your business. Throughout your tenancy, expect Fengate's experienced, proactive and client-focused property management team to be your dedicated partners, supporting your business needs. You can rely on our team's firm commitment to customer service, pride of property and top-tier building operations, responsiveness, and integrated reporting and leasing services.

Fengate Real Estate is a business division of Fengate Asset Management, a leading alternative investment manager focused on infrastructure, private equity and real estate strategies. Fengate Real Estate manages all properties on behalf of its investors, including the LiUNA Pension Fund of Central and Eastern Canada.

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