



# **Office Space Available**

3450 Harvester Road, Suite 200B Burlington, ON



# Turnkey Sublease with High Quality Finishes



Second floor office space serviced by elevator



Furniture available



Parking ratio of 4.6 per 1,000 sf leased

# Get more information

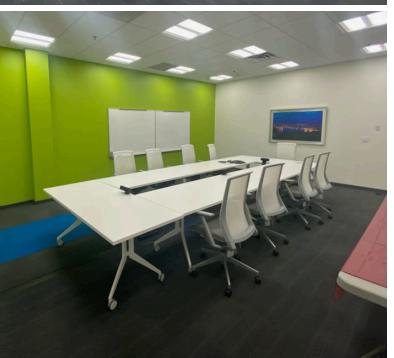
**Kurt Love, SIOR**Sales Representative, Vice President + 1 905 283 2341 kurt.love@avisonyoung.com

Michael Navo Sales Representative, Senior Vice President +1 905 755 4641 michael.navo@am.jll.com









# Office Space For Sublease

3450 Harvester Road, Suite 200B Burlington, ON

# Property summary

**TOTAL SIZE** 

29,000 sf

### **PARKING**

Ratio of 4.6 / 1,000 sf leased

### **ASKING RENT**

\$23.00 psf gross (excluding janitorial)

### **SUBLEASE TERM EXPIRY**

March 30, 2025

# **Features**



Office space built out with meeting rooms, kitchenette, ensuite washrooms, private offices and open work area



Modern furnishings can be made available



Potential to expand up to approx. 40,000 sf



Large common ground floor lobby for added corporate presence

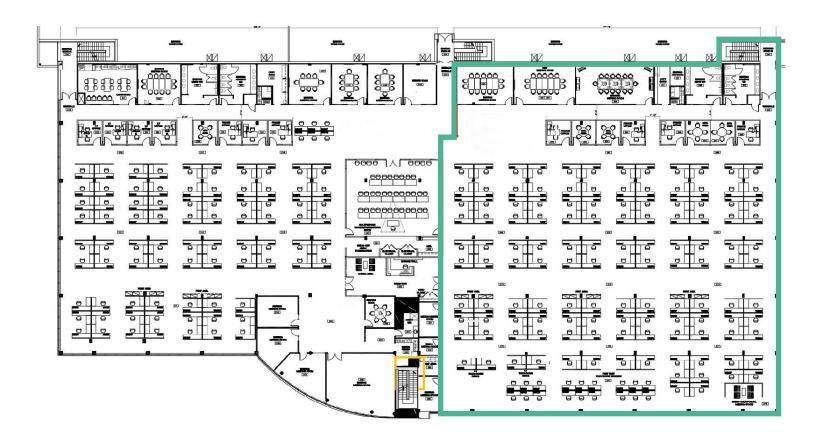


Located near the intersection of QEW and Walkers Line



Proximity to Appleby and Burlington GO Train Stations

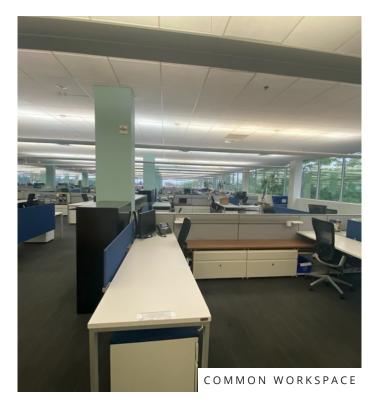
# Floor Plan



Second Floor Availability

Suite 200B

29,000 sf















# Amenities Map



### Amenties within 5 km

324
RETAIL
STORES

**238**RESTAURANTS

**34**BANKS

11 HOTELS

**33**GAS
STATIONS

# Transit Map



### **Oakville Transit**

14A Lakeshore

# **Burlington Transit**

- 11 Sutton-Alton
- 81 North Service
- 10 New-Maple
- 25 Walkers
- 3 Guelph Downtown
- 80 Harvester



Sheridan Bus
Terminal
Servicing over 15 routes

South Common Terminal Servicing over 13 routes



## **DRIVING DISTANCES**

minutes 2.8 km to Highway 403

**12** minutes 11.4 km to Highway 407 1.8 kn Apple

minutes 1.8 km to Appleby GO Station

**39** minutes 49.8 km to Downtown Toronto

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Avison Young Commercial Real Estate Services, LP, Brokerage 77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5 Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

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