

AVISON
YOUNG

INDUSTRIAL/OFFICE FLEX SPACE FOR LEASE

5353

John Lucas Drive

Burlington, ON

2,754 sf available



Space for Lease

5353 John Lucas Drive
Burlington, ON

Available Space

SUITE	100	OFFICE (sf)	2,754
ASKING RENT (psf net)	\$17.95	INDUSTRIAL (sf)	-
ADDITIONAL RENT (T&O)	\$9.97*	AVAILABLE	Immediately

*Includes heat, hydro and common area janitorial except in-suite cleaning

One Model Suite With Floor to Ceiling Windows Remaining



Prestigious Burloak Business Park with great access to transit and major highways and arterial roads



Great location for image-conscious tenants with pylon signage and branding



Quick access to QEW at Burloak



High Quality Office Improvement with floor-to-ceiling windows



Tons of employee amenities at Burloak Power Centre



Outside surface parking



New roof installed



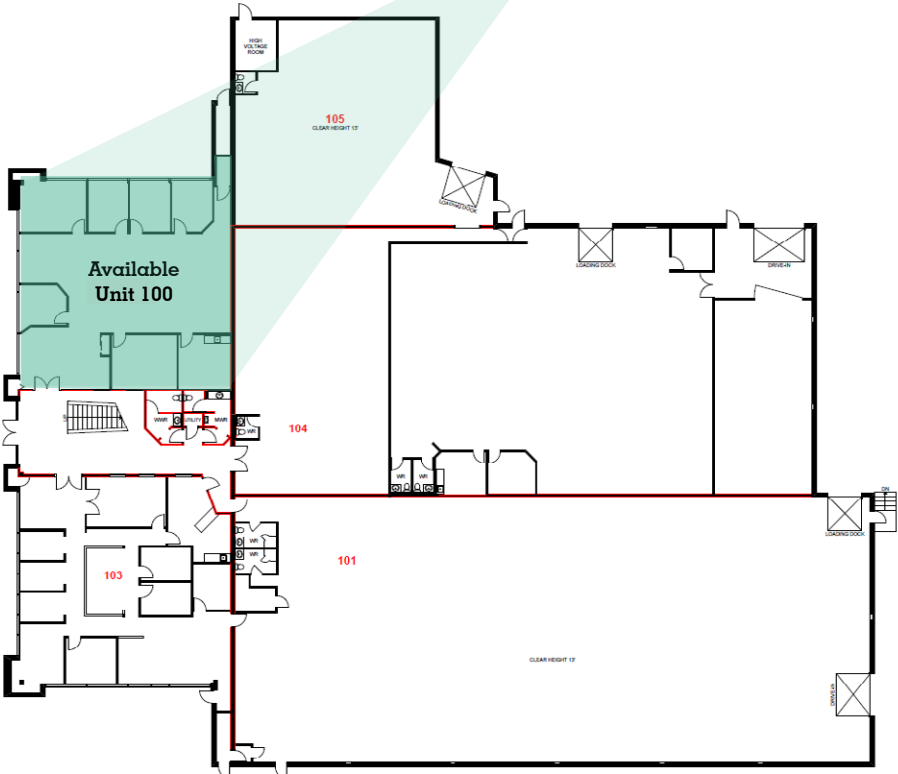
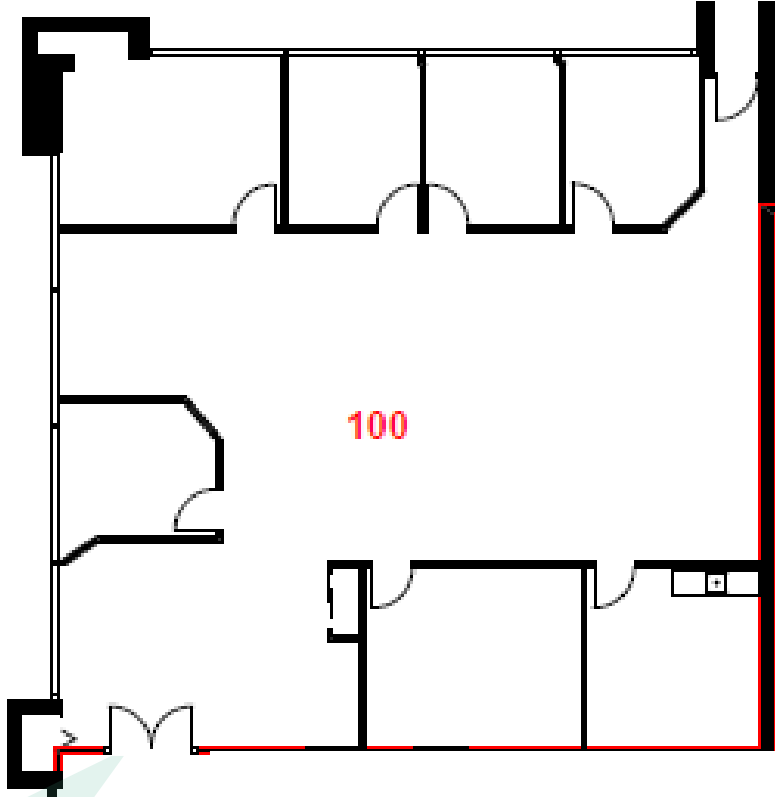
BC1 Zoning



Office Space For Lease

5353 John Lucas Drive
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Floor Plan Unit 100 - 2,754 sf



Industrial/Office Space For Lease

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Photos



Industrial/Office Space For Lease

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Zoning - BCI, Business Corridor Permitted Uses

EMPLOYMENT / OFFICE USES

- Transportation, Communication and Utilities
- Transportation Equipment Industries
- Non-Metallic Mineral Production Industries
- Food Processing and Manufacturing
- Metal Rolling, Casting and Extruding
- Petro Chemical Laboratories
- Bulk Propane Storage Depot
- Metal, Wood, Paper, Plastic, Machine and Chemical Industries
- Wholesale Trade
- Private Propane Facility
- Construction and Trade
- Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Leather and Textile Industries
- Furniture and Fixture Industries
- Clothing Industries
- Electrical Products Industries
- Storage and Warehousing
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge Based & High Technology
- Pharmaceuticals & Medicines
- Parking Lot
- Accessory Dwelling Unit

- Crematory
- Other Industrial Operations - General manufacturing, processing, fabricating and/or assembly facility

OFFICE / SERVICE COMMERCIAL

- All office uses
- Convention/conference centre
- Banquet centre
- Caterer
- Car wash
- Motor vehicle service station
- Motor vehicle repair garage
- Recreational establishment



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Amenities



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Transit



Transit Routes

Oakville Transit

- 14A Lakeshore

Burlington Transit

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

GO Transit

1 Lakeshore West

Sheridan Bus Terminal

Servicing over 15 routes

South Common Terminal

Servicing over 13 routes

Industrial/Office Space For Lease

5353 John Lucas Drive
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**AVISON
YOUNG**

**CANADA BEST
MANAGED
COMPANIES**

Platinum member