

## NEW AVAILABILITIES



# Prestige Building

1450-1550 Appleby Line  
Burlington, ON

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## BUILDING HIGHLIGHTS

Close proximity to QEW, Hwy 407 and local amenities. Outstanding corporate profile with exposure and available building signage.

### 1450 APPLEBY LINE

Class A office with prime location, fronting onto high-traffic Appleby Line. Walk to various restaurants and amenities. 4/1,000 parking available.

### 1550 APPLEBY LINE

AAA quality industrial space in one of the nicest buildings in Burlington. Industrial space has natural light and T5 lighting. Ideal for advanced manufacturing, high tech industry and engineering, technical or electronic assembly type uses.

## VACANCY HIGHLIGHTS

### 1450 APPLEBY LINE

	TOTAL SF	RATE/SF/NET	T & O
> Suite 2A:	4,829	\$14.95	\$9.50
> Suite 2B:	4,956	\$14.95	\$9.50

- > Base building condition, ready for Tenant build-out
- > 2nd floor, Elevator, 4: 1,000 parking, lots of natural light
- > Fibre optics line (Cogeco), building signage available

### 1550 APPLEBY LINE

#### INDUSTRIAL

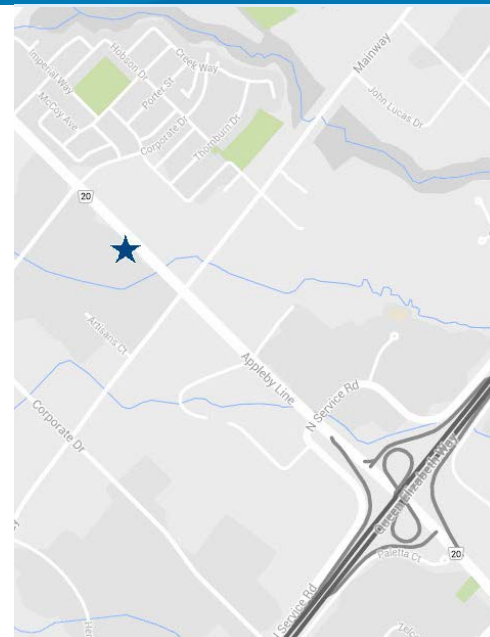
	TOTAL SF	IND SF	OFF SF	RATE/SF/NET	TMI
> Unit 1C:	17,720	11,995	5,725	\$8.95	\$4.47
> Unit 1CD:	51,496	43,272	8,224	\$7.25	\$4.47
> Unit 1E:	57,972	43,272	14,700	\$7.95	\$4.47
> Unit 1D:	33,776	31,277	2,499	\$6.50	\$4.47
> Unit 1B/1D:	40,252	31,277	8,975	\$7.85	\$4.47
> Unit1 BDC:	52,247	43,272	9,875	\$7.25	\$4.47

- > Truck-level doors and drive-in
- > Air-conditioned warehouse, painted walls and ceiling
- > 27' clear height, up to 400 Amps / 600 Volts
- > Convenient access to the QEW and Hwy 407

#### OFFICE

	TOTAL SF	RATE/SF/NET	T & O
> Unit 1B:	6,476 SF	\$12.95	\$9.50
> Unit 1F:	5,725 SF	\$12.95	\$9.50

- > Base building condition, ready for Tenant build-out



## CONTACT US

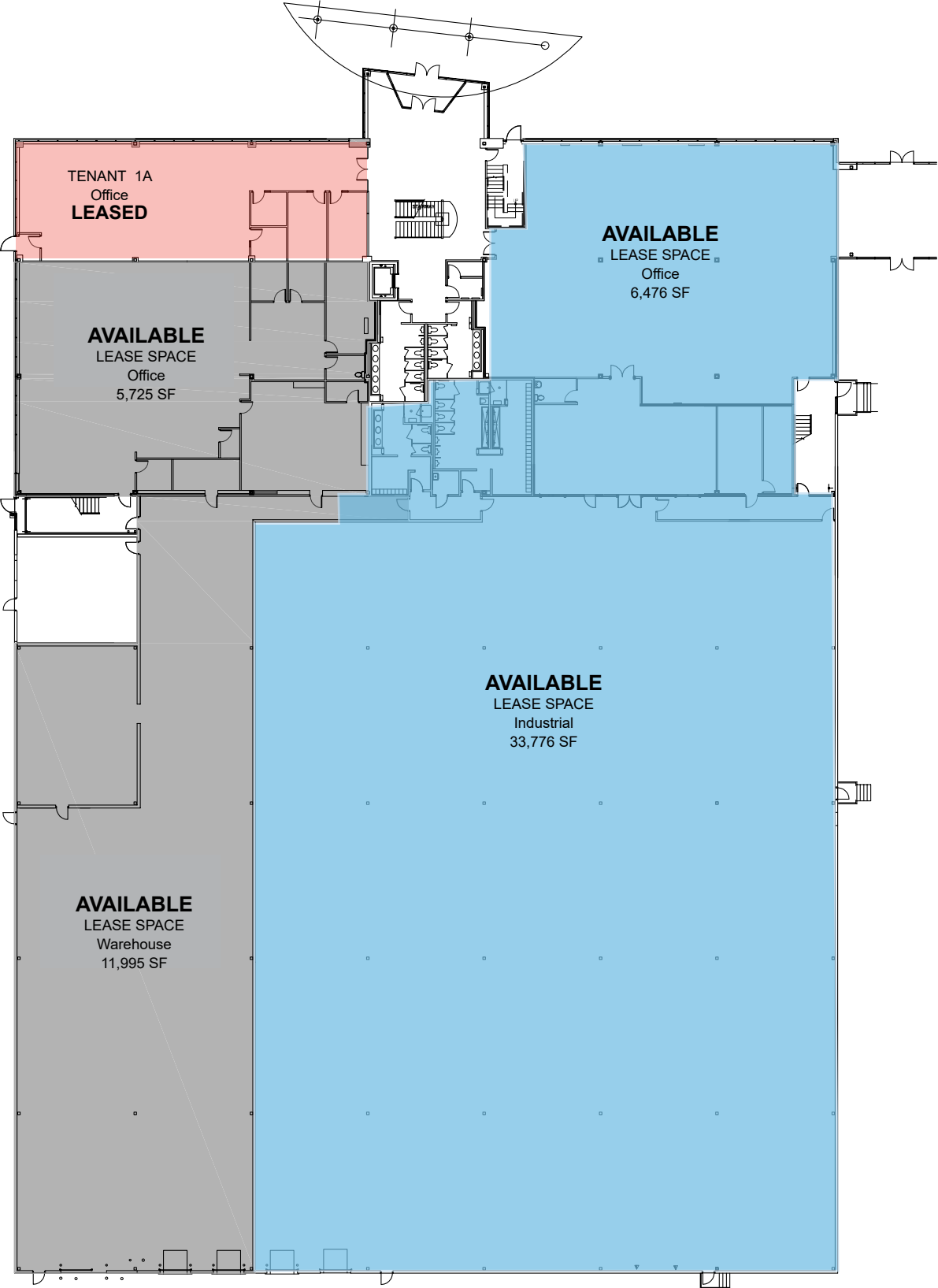
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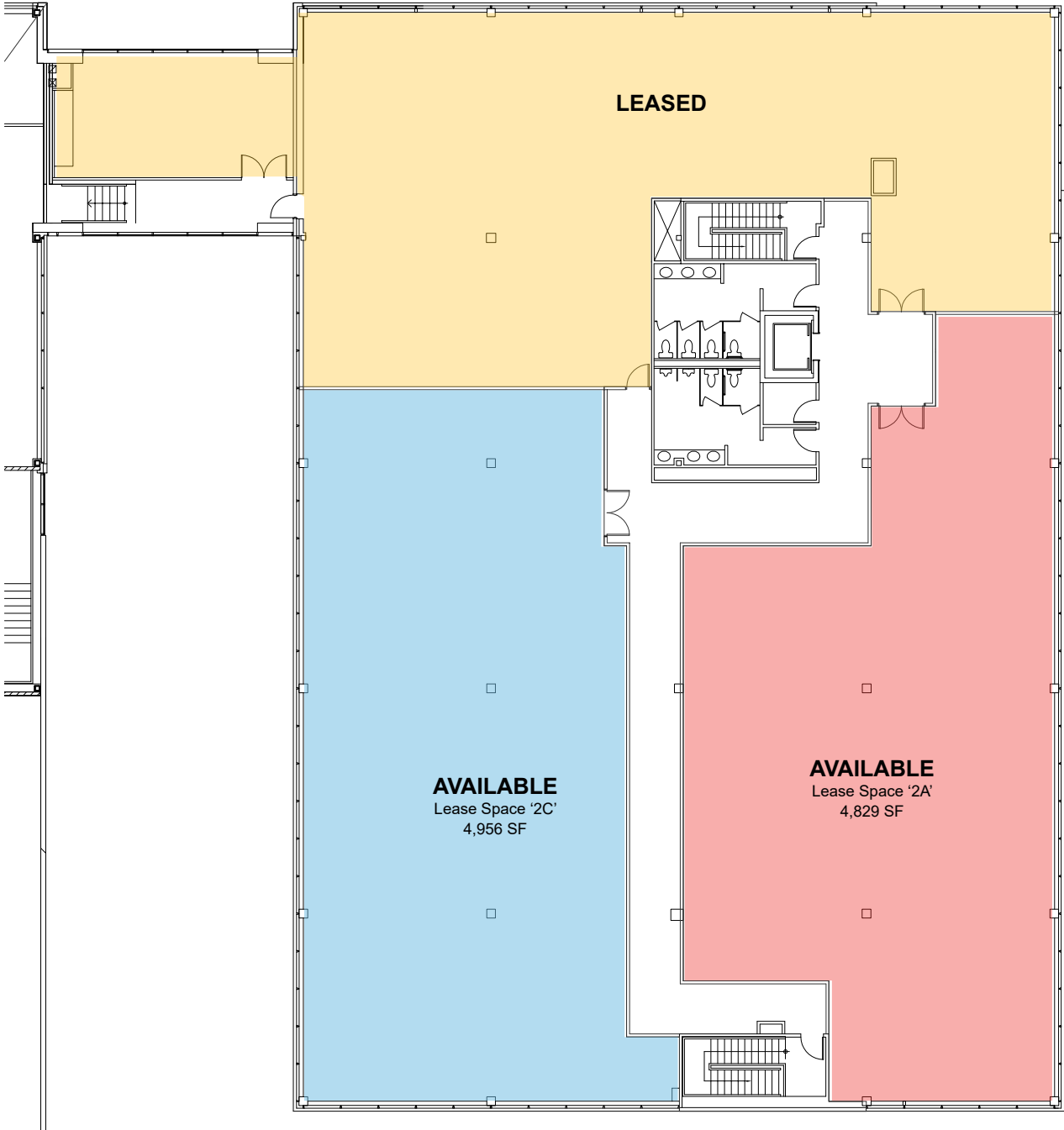
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1550 APPLEBY LINE > FLOOR PLAN



1450 APPLEBY LINE > PROPOSED SECOND FLOOR



PROPOSED SECOND FLOOR DEMISING PLAN

1450 APPLEBY LINE, BURLINGTON

\* Rentable square footage

1450 APPLEBY LINE > LOBBY

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1550 APPLEBY LINE > LOBBY

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1450 APPLEBY LINE > COMMON AREA / OFFICE

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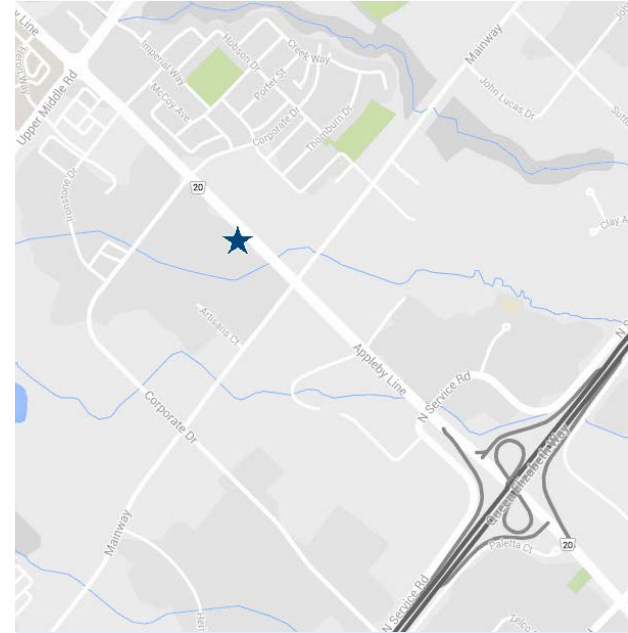
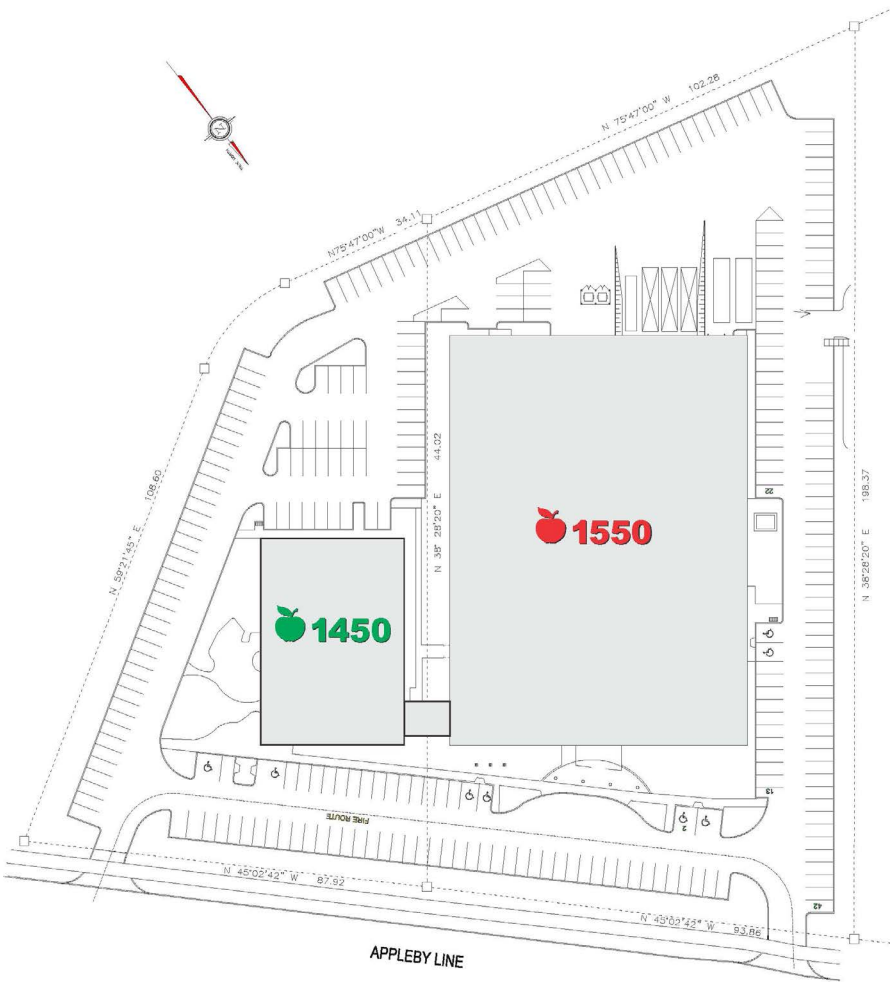
1550 APPLEBY LINE > WAREHOUSE / OFFICE

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# 1450-1550 APPLEBY LINE > SITE PLAN



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