



HARVESTER

EXECUTIVE HUB

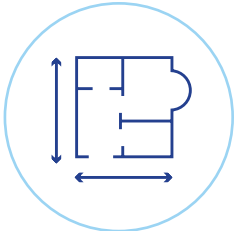
Flex Office for Lease
Up to 75,260 SF
Burlington, ON





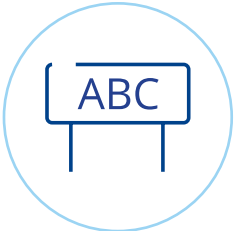
Why Flex Space?

Space that meets your business needs



OPTIONS & FLEXIBILITY

The variety of size options gives you the flexibility to secure the perfect amount of space for your business



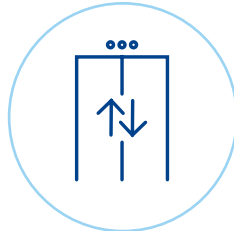
DESIGN & BRANDING OPPORTUNITY

The space is designed to allow you to showcase your brand, emphasize your values and elevate your operations



SPACE & COST OPTIMIZATION

Highly efficient layouts with little to no gross-up factor offer significant savings over traditional office buildings



GROUND-LEVEL DIRECT ACCESS

A dedicated entrance means no shared lobby or elevators and allows you to control access to your space, increasing safety for you and your team



HEALTH & SAFETY

Large floor-to-ceiling windows offer access to an abundance of natural light, and a suite-specific HVAC system keeps your staff healthier than traditional office buildings



Opportunity Details

ADDRESS	3183, 3185 & 3187 Harvester Road, Burlington
LOCATION	Located on Harvester Road east of Guelph Line & QEW interchange
AVAILABLE	Immediately
LEASE TYPE	Head Lease
PARKING	Unreserved Surface Parking - 4.05 per 1,000 SF

RENTABLE SUITE OPTIONS:

Building A	14,546 SF
Bldg A Demised Options	7,273 SF X 2
Building B	43,390 SF
Bldg B Demised Options	5,000 SF, 10,000 SF, 15,000 SF, 20,000 SF, 25,000 SF, 30,000 SF, 35,000 SF, 40,000 SF
Building C	17,324 SF
Bldg A Demised Options	8,662 SF x 2



Net Rent: \$21.00 PSF

Additional Rent: \$7.50 PSF



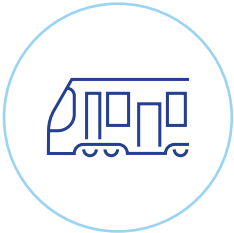
Property Features



SIGNAGE OPPORTUNITIES



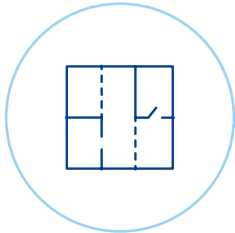
DIRECT EXPOSURE TO THE QEW



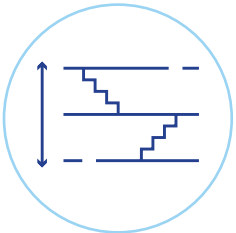
GO TRANSIT 5 MIN AWAY



NUMEROUS NEARBY AMENITIES



FLEXIBLE SPACE OPTIONS



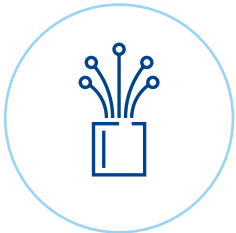
HIGH CEILINGS (19')



LARGE WINDOWS



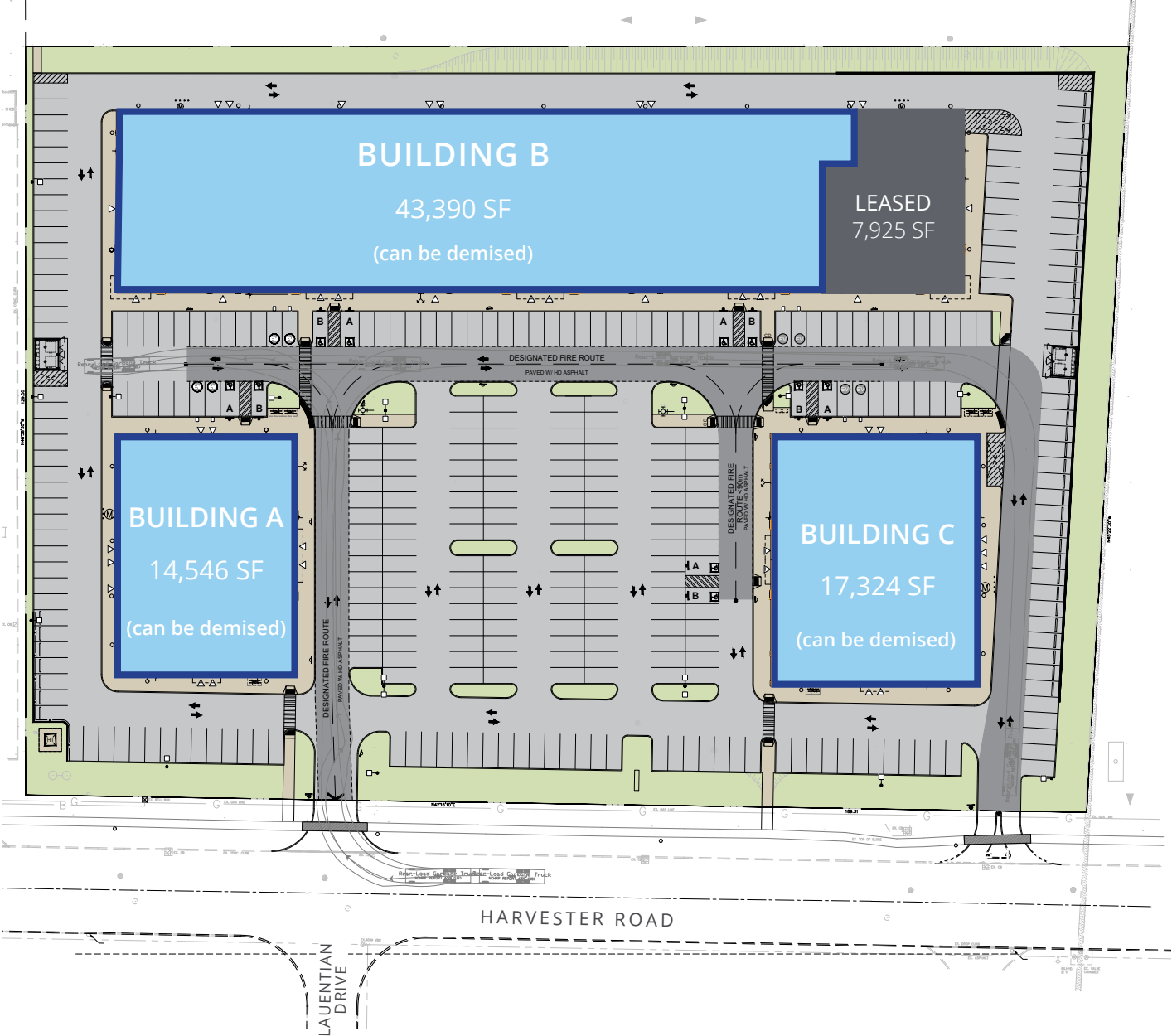
AMPLE PARKING (4.05/1,000 SF)



HIGH SPEED FIBRE



Site Plan

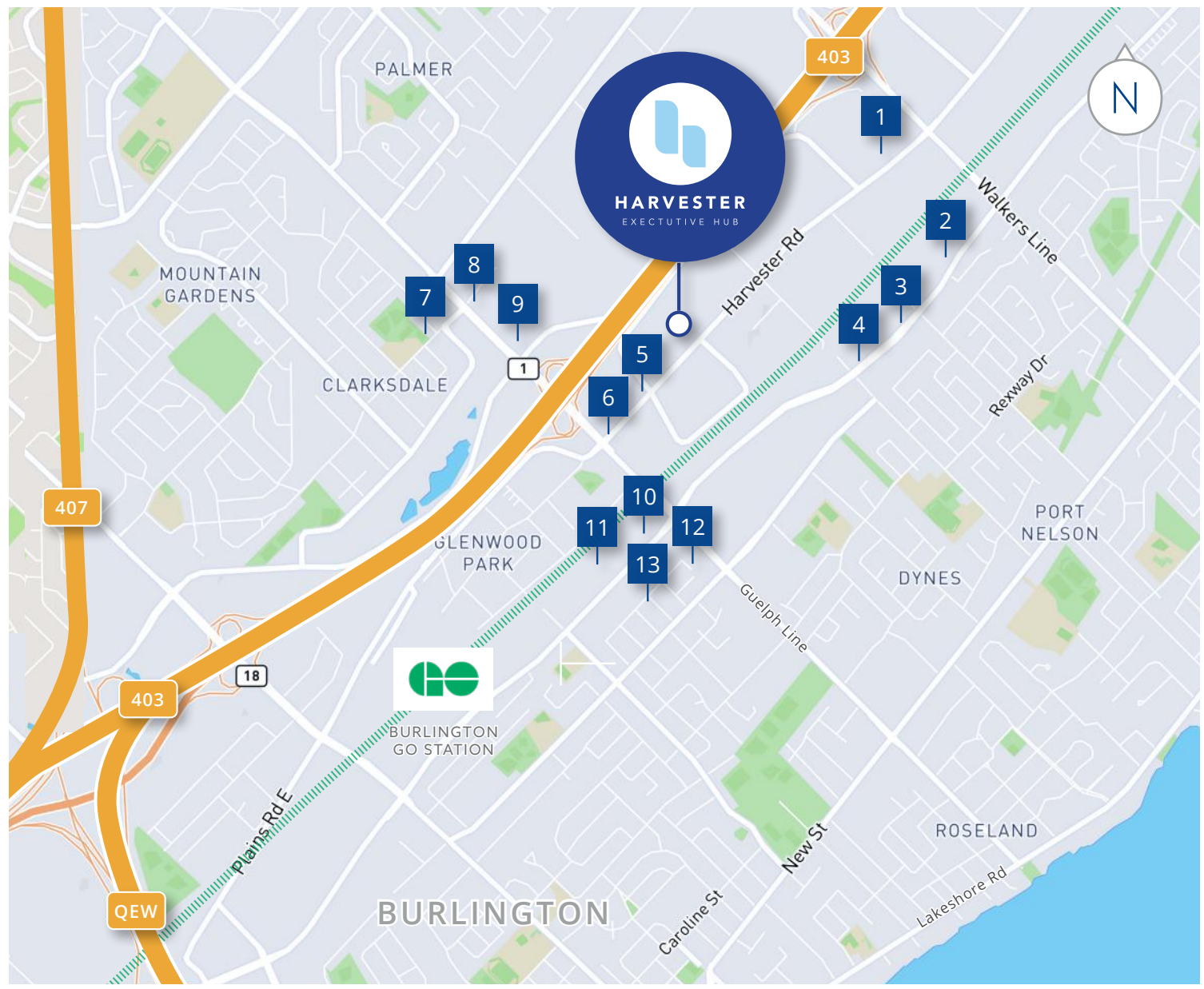


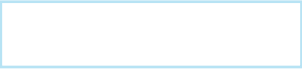


Location

A Burlington Gem

- 1 Tim Hortons
- 2 Starbucks
- 3 LCBO
- 4 Fit 4 Less
- 5 The Keg
- 6 Holiday Inn
- 7 Petro Canada
- 8 RBC Bank
- 9 Montanna's
- 10 Scaddabush
- 11 Red Lobster
- 12 Pioneer Gas
- 13 CIBC Bank





Demographics

Your talent pool



POPULATION
144,446



GROWTH RATE
2%
Annually



EDUCATION
78%
with education
beyond high school



AVERAGE AGE
44



AVERAGE HOUSEHOLD
INCOME
\$138,968.15



MAJOR EMPLOYMENT AREAS



Professional/Technical/
Scientific Services



Financial &
Insurance Services



Health Care
& Social Services



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