



FOR LEASE

Office Suites with Premium QEW Exposure

5063 North Service Road, Burlington, Ontario



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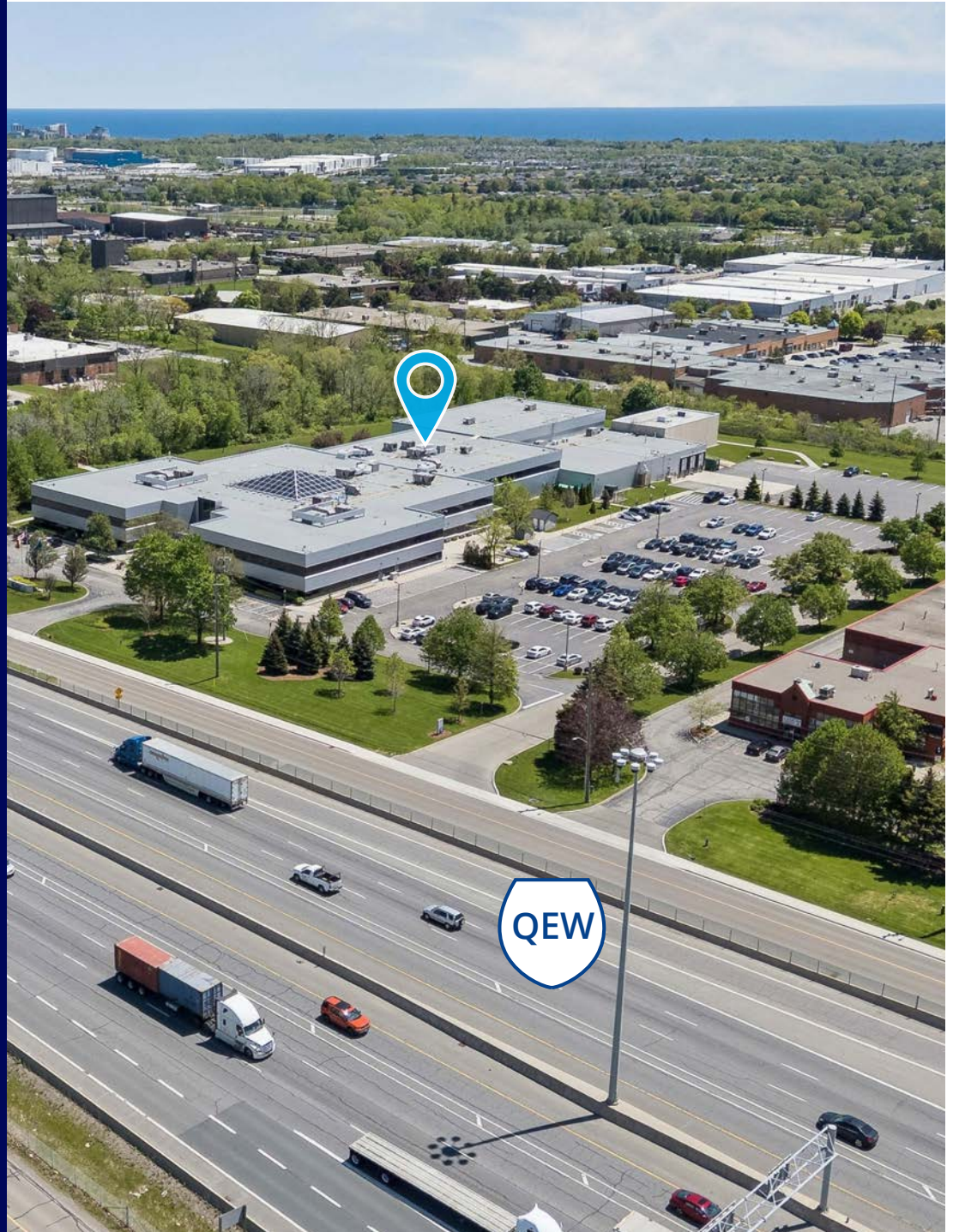
Property Overview

Key Highlights

- ◇ QEW signage exposure
- ◇ Access to additional resources including IT/Web Hosting/Shared Reception
- ◇ High parking ratio

Total Area	40,062 SF
Unit 1	30,000 SF
Unit 2	25,000 SF
Unit 3	20,000 SF
Unit 4	15,000 SF
Unit 5	10,000 SF
Unit 6	5,000 SF
Zoning	BC1
Possession	June 1, 2026

Lease Price: TMI (2026)
\$14.95 Net PSF \$10.85 PSF



Property Photos



Property Photos



BC1 Zoning

Permitted Uses

Learn More



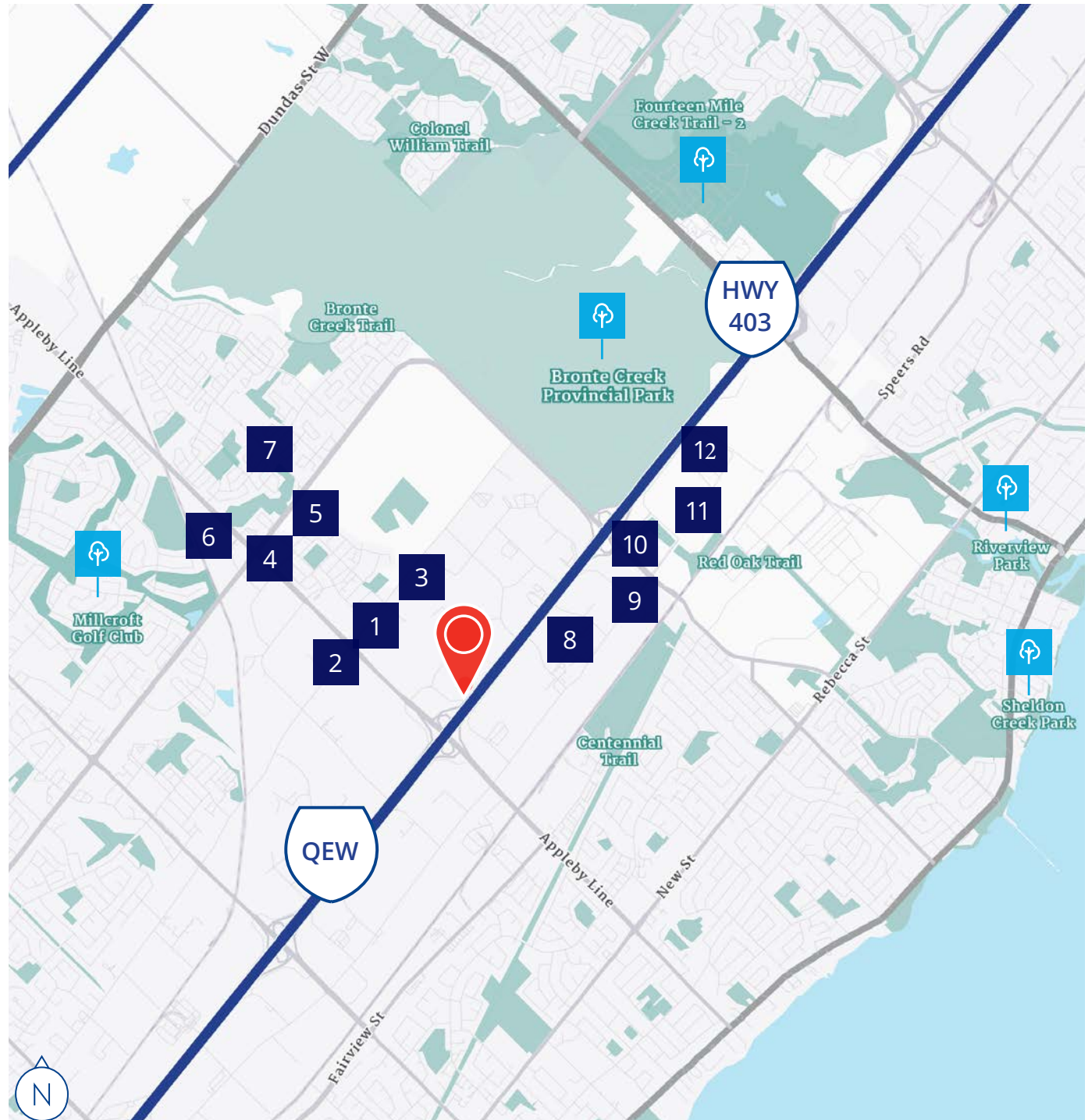
- › Transportation, Communication,
- › Transportation Equipment Industries
- › Non-Metallic Mineral Production Industries
- › Food Processing and Manufacturing
- › Metal Rolling, Casting, and Extruding
- › Petro Chemical Laboratories
- › Bulk Propane Storage Depot per Part 1, 2.7
- › Solid Fuel Supply Yard
- › Oil Depot
- › Waste Transfer Station
- › Recycling Facility
- › Truck Depot
- › Metal, Wood, Paper, Plastic, Machine, and Chemical Industries
- › Wholesale Trade
- › Private Propane Facility per Part 1, 2.7
- › Construction and Trade Contractors.
- › Wholesale Building and Construction Materials
- › Machinery and Equipment
- › Public Transportation
- › Cannabis Production Facility
- › Leather and Textile Industries
- › Furniture and Fixture Industries
- › Clothing Industries
- › Warehouse and Logistics
- › Storage Locker Facility
- › Training Centre
- › Research and Development
- › Information and Data Processing
- › Knowledge-Based & High Technology
- › Pharmaceuticals & Medicines
- › Veterinary Service
- › Accessory Dwelling Unit (for security or maintenance)
- › Crematory
- › All Office Uses
- › Convention/Conference Centre
- › Banquet Centre
- › Caterer
- › Motor Vehicle Sales, Leasing, Rental, and Service
- › Car Wash per Part 1, 2.9
- › Motor Vehicle Service Station per Part 1, 2.10
- › Motor Vehicle Repair Garage Convenience Store
- › Nursery or Garden Centre
- › Machinery & Equipment
- › Computer Hardware & Software
- › Office Furniture & Equipment
- › Standard Restaurant
- › Standard Restaurant with Dance Floor
- › Fast Food Restaurant
- › Convenience Restaurant
- › Night Club
- › Banks, Trust Companies, Credit Unions
- › Retail Brewery
- › Other Service Commercial Uses
- › Recreational Establishment
- › Body-Rub Parlour per Part 1, Subsection 2.32

Nearby Amenities

 5063 North Service Rd

1	Tim Horton's
2	Starbucks
3	Pita Pit
4	TD
5	Canadian Tire
6	McDonald's
7	Chick-fil-a
8	Kelseys
9	Cineplex
10	Milestones
11	Winners
12	Home Depot

 Recreation & Parks





**TEAM MURRAY
& FALDOWSKI**

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