Alton Corporate Centre

Office/Retail space available **for lease**

Large mixed-use development in the heart of Burlington's next great office/ commercial corridor. Office/Retail space available between 886 SF - 8,798 SF

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Property Overview



Free Rent & Leasehold Improvement Inducements Available (Terms of 60+ months)

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Units divisible down to 1,683 SF



Abundant surface parking



Premium Office and Retail Alton Corporate Centre is a large mixed-use development in the heart of Burlington's next great office/commercial corridor. The first phases of the project saw the construction of two-storey, 30,000 square foot buildings for lease in the Appleby Line/ Dundas Street node.

This strategic location offers office and commercial tenants convenience with lots of parking, two signalized intersections, great highway access, maximum exposure on Appleby Line, building signage opportunities, and close proximity to restaurants, shopping, and amenities.



Amenities

The project offers unmatched convenience for tenants. Retail developments in the vicinity boast countless restaurants, shops and services, and continue to expand welcoming a host of new amenities.

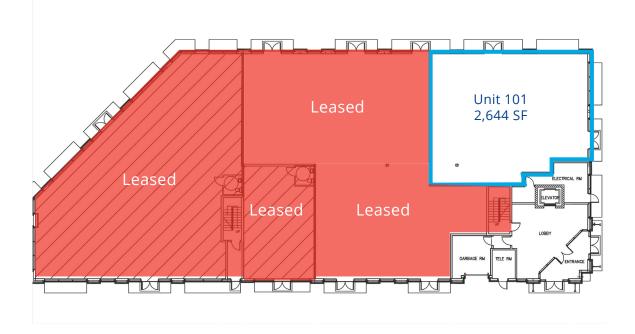
Access

Tenants have ease of entry and exit with signalized intersections along Appleby Line. The property is located in close proximity to Highway 407 and a quick 5 minute drive south to the QEW/ Highway 403.

Quality

With new construction, tenants have opportunity to build to their exact specifications with high quality finishes.

4900 Palladium Way



First Floor

| UNIT # | AREA | NET RENT (PSF) | TMI (PSF) | Notes |
|--------|----------|----------------|-----------|--------|
| 101 | 2,644 SF | \$21.95 | \$12.50 | Vacant |

4900 Palladium Way

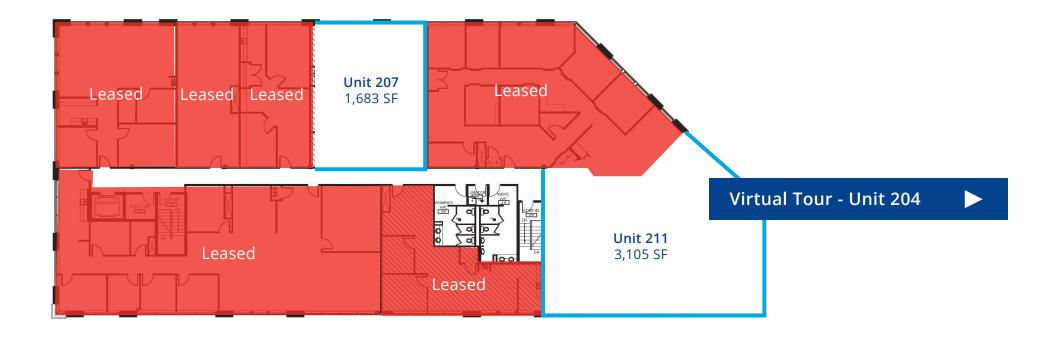


Second Floor

| UNIT # | AREA | NET RENT (PSF) | TMI (PSF) | Notes |
|--------|----------|----------------|-----------|--------------------------|
| 202 | 7,331 SF | \$18.95 | \$13.50 | Vacant Unit divisible |

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4903 Thomas Alton Blvd



Second Floor

| UNIT # | AREA | NET RENT (PSF) | TMI (PSF) | Notes |
|--------|----------|----------------|-----------|--------|
| 207 | 1,683 SF | \$18.95 | \$13.50 | Vacant |
| 211 | 3,105 SF | \$18.95 | \$13.50 | Vacant |











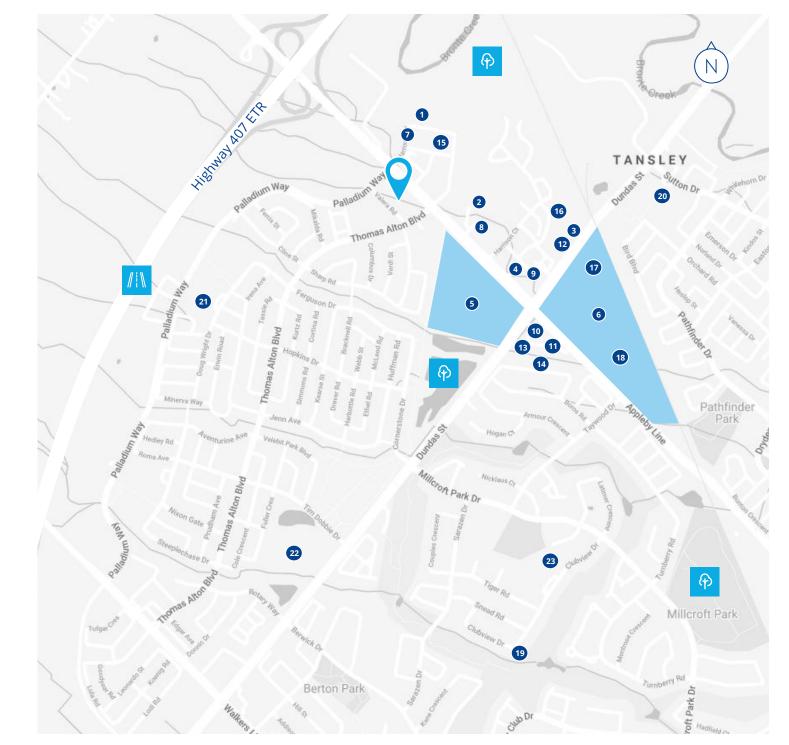


Nearby Amenities

- Emery-Alton Corporate Centre
 Lowe's Home Improvement
 Marshalls
 Shopper's Drug Mart
- 4 SmartCentres North Burlington
- 5 Appleby Crossing
- 6 Mr.Lube
- 7 CIBC
- 8 BMO
- 9 Husky
- **10** Tim Hortons
- 11 Sunset Grill
- 12 LA Cupcake Boutique
- 13 LA Fitness
- 14 GoodLife Fitness
- 15 Millcroft Golf Club



Major Highway





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