

OFFICE FOR LEASE

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PROPERTY DETAILS







SECURE BUILDING



ON-SITE CAFE
*Available only if
employee count permits



ABUNDANCE OF GREEN SPACE

--- FULL BUILDING LEASE OPPORTUNITY

DETAILS

TOTAL SIZE	10,000 sq.ft 110,000 sq.ft.	ZONING	BC1-SP(45)
	Speak with Listing Agents		Professional Office Uses
ASKING RENT	\$19.50 psf		School Uses
		AMENITIES	Auditorium/Event Space (\$)
ADDITIONAL RENT	\$11.46 psf		Helicopter Pad* Outdoor Areas On-Site Cafe*
POSSESSION	Immediate		





AVAILABILITIES

Option 1: 10,000 sq.ft. **BUILDING 1**

Option 2: 14,000 sq.ft

Option 3: 24,000 sq.ft..

- 37,000 sq.ft. on ground level

- 40,000 sq.ft. on second level

- 3,000 sq.ft. link between buildings

Up to 110,000 sq.ft available BUILDING 1 & 2

STORAGE/ **ADDITIONAL OFFICES**

BUILDING 2

If there are ancillary areas required for storage, the basement level of the building can accommodate.

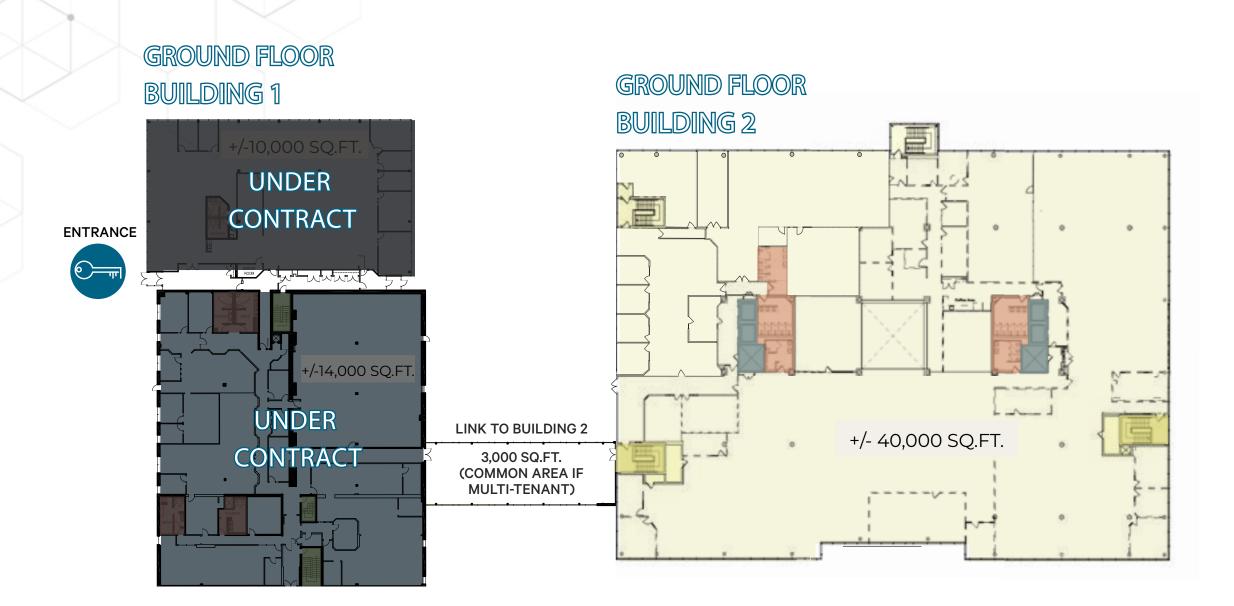


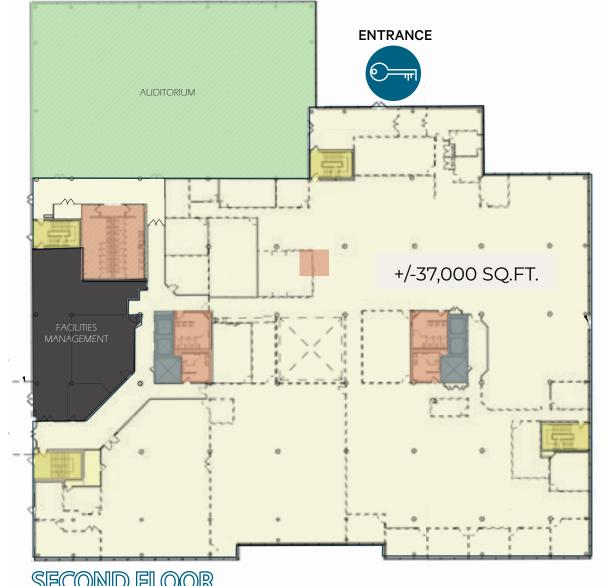
ELEVATOR

WASHROOMS

STAIRCASE

UNAVAILABLE





SECOND FLOOR

BUILDING 2

BUILDING AMENITIES



ON-SITE CAFE

*Available only if employee count permits Not currently operating.



AUDITORIUM (\$)

10,000 sq.ft.
Capacity for up to 500 people!



LUNCH ROOM

Common Amenity
A secondary option to eat and play
games during breaks time!



OUTDOOR AREAS

The most tranquil outdoor space. From fountains to sitting areas, its the perfect place to take a break!



PARKING

Ample surface parking and underground parking (\$)

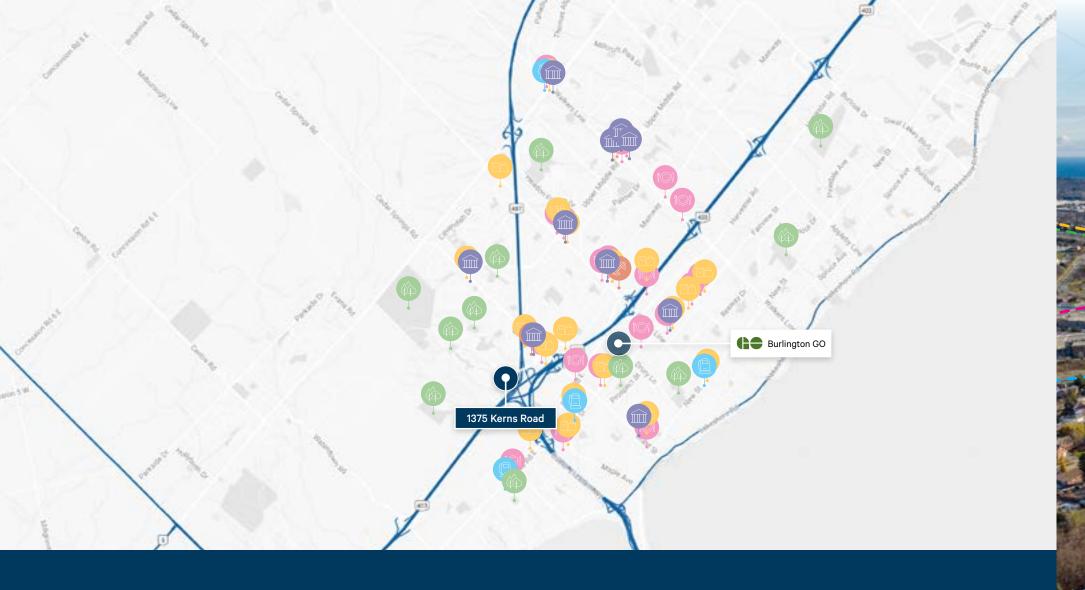












LOCAL AMENITIES

LEGEND

















Conservation Area & Parks



TRANSIT

From Aldershot GO to Burlington GO Station

— Queen Elizabeth Way

--- Highway 407 ETR | Toll Route

Drive Times

Highway 403

 Highway 403
 2.1 KM | 5 MINS

 QEW
 2.3 KM | 4 MINS

 Burlington GO
 3.5 KM | 10 MINS

 Aldershot GO
 5.2 KM | 8 MINS

 Highway 407
 5.7 KM | 9 MINS

 Highway 6
 8.0 KM | 9 MINS

Highway 401
Hamilton Airport
Pearson Airport
Buffalo Border

Hamilton

14.3 KM | 18 MINS
26.1 KM | 28 MINS
29.0 KM | 24 MINS
51.5 KM | 52 MINS
103 KM | 1 HOUR 9 MINS





