

# OFFICE FOR LEASE

Availabilities from  
**1,001-20,625 SF**



1111  
&  
1122

**INTERNATIONAL  
BOULEVARD**

Burlington, Ontario



For more information, please contact:

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**FENGATE**

**AVISON  
YOUNG**



# 1111 & 1122 INTERNATIONAL BOULEVARD OFFICE FOR LEASE

## AVAILABILITY

### 1111 INTERNATIONAL BOULEVARD

|                 |                                              |
|-----------------|----------------------------------------------|
| Asking Rent     | \$17.95 net psf                              |
| Additional Rent | \$14.80 psf (2025 est.)                      |
| Parking         | Free surface parking<br>at 4/1,000 sf leased |

| Unit      | Size      | Availability |
|-----------|-----------|--------------|
| Suite 300 | 20,625 sf | Immediate    |
| Suite 401 | 4,575 sf  | Immediate    |
| Suite 702 | 1,001 sf  | Immediate    |

### 1122 INTERNATIONAL BOULEVARD

|                 |                                              |
|-----------------|----------------------------------------------|
| Asking Rent     | \$17.95 net psf                              |
| Additional Rent | \$14.64 psf (2025 est.)                      |
| Parking         | Free surface parking<br>at 4/1,000 sf leased |

| Unit      | Size     | Availability |
|-----------|----------|--------------|
| Suite 200 | 4,060 sf | Immediate    |

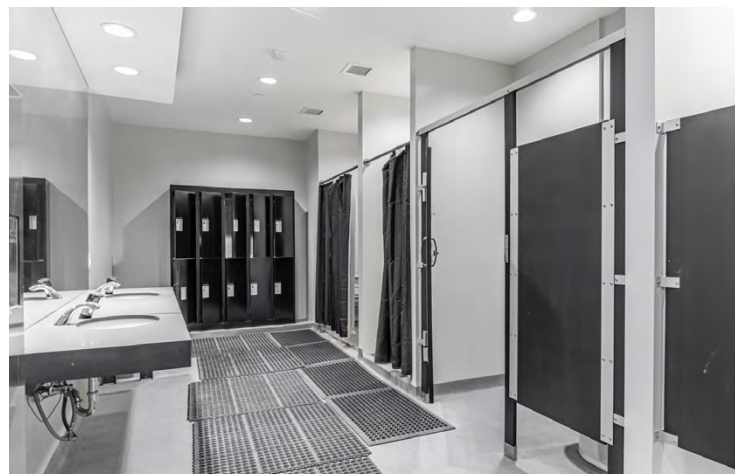
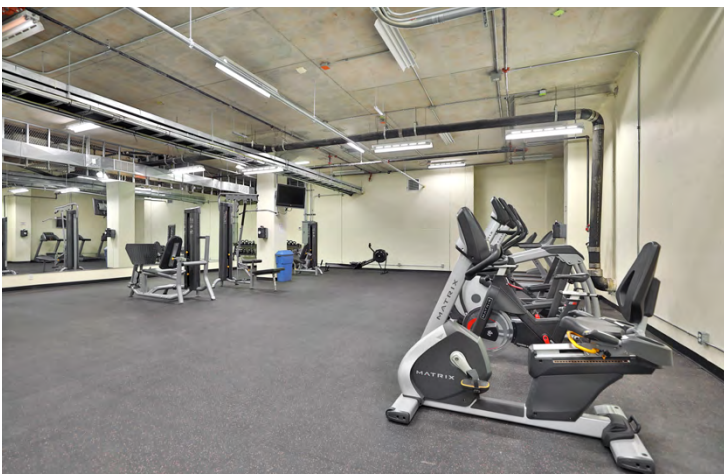
## COMMENTS

- Two-tower, Class "A" complex in established office node with unparalleled Highway QEW exposure
- Winner of The Outstanding Building of the Year (TOBY®) Awards 2023 for Suburban Office Park - Mid Rise
- Buildings have achieved BOMA BEST Gold and WiredScore Silver
- Building signage and branding opportunities
- On site full service cafe and gym for tenants
- Reserved parking available
- Basement storage available
- Beautiful green space with gazebo, picnic benches and walking path
- Easy access to Highway QEW/403 from the Burloak interchange, as well as Burlington and Oakville Transit
- Appleby GO Station within 3.5 km
- Proximity to numerous retail amenities including restaurants, movie theatre, hotels, and shopping



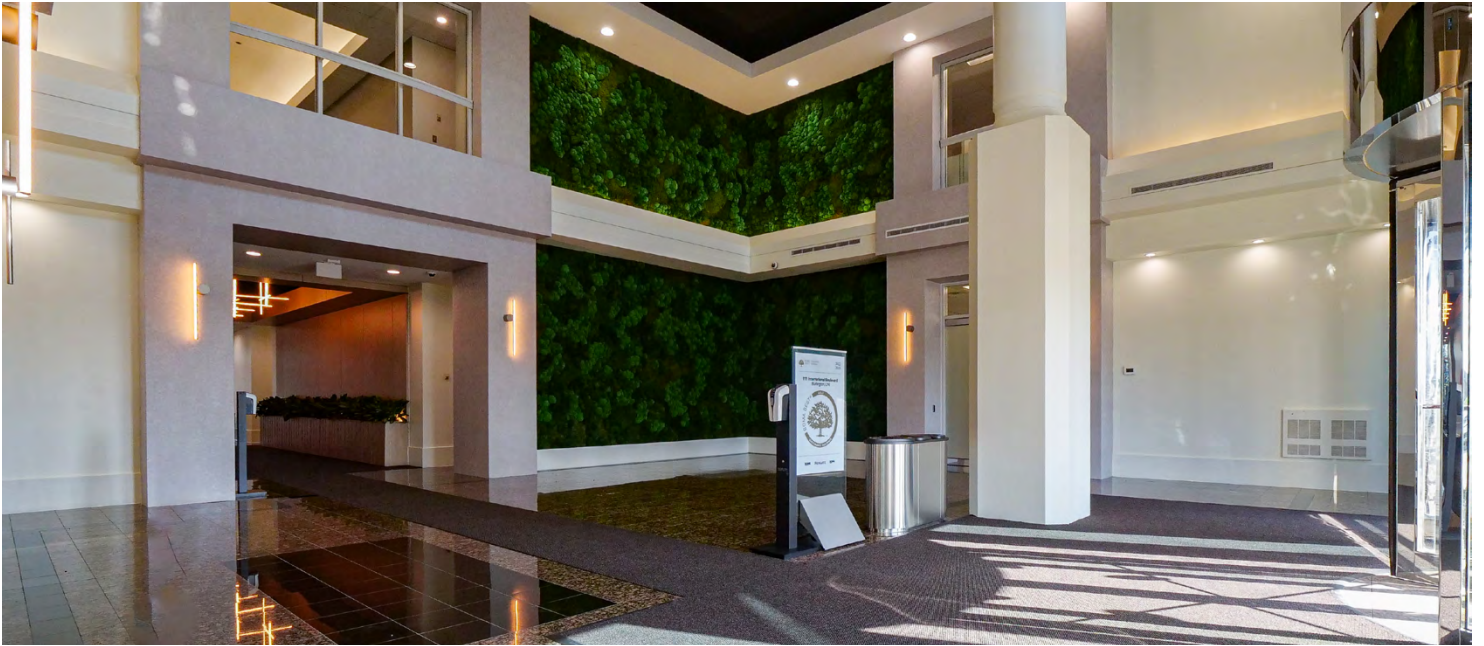


# 1111 & 1122 INTERNATIONAL BOULEVARD PROPERTY PHOTOS





# 1111 INTERNATIONAL BOULEVARD NEW REVITALIZED LOBBY



# 1111 & 1122 INTERNATIONAL BOULEVARD FLOOR PLANS



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## THIRD FLOOR

Available Area:

**Suite 300:**

**20,625 sf**



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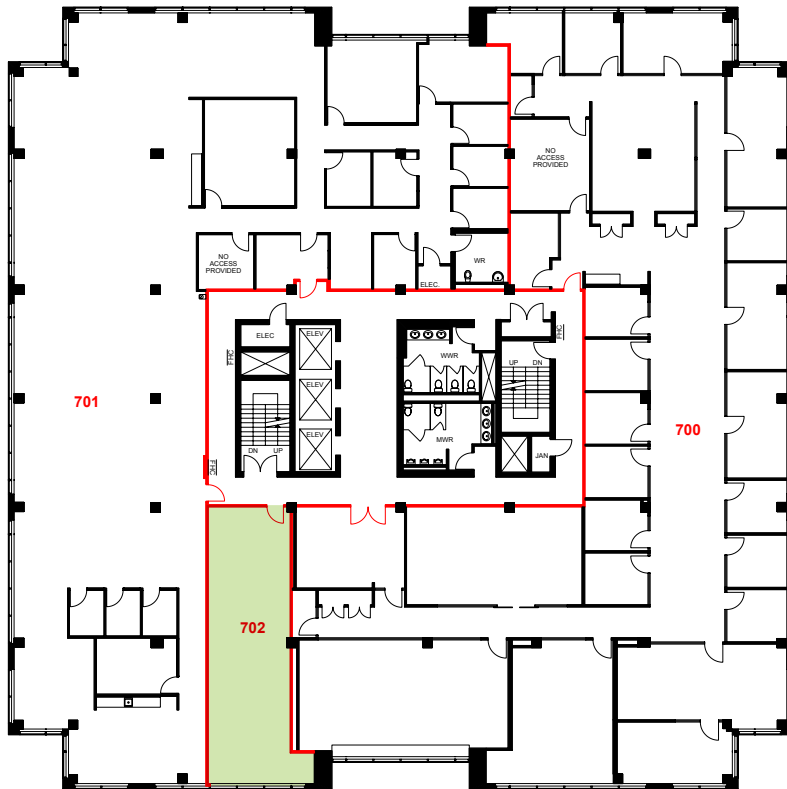
## FOURTH FLOOR

Available Area:

**Suite 401:**

**4,575 sf**

# 1111 & 1122 INTERNATIONAL BOULEVARD FLOOR PLANS

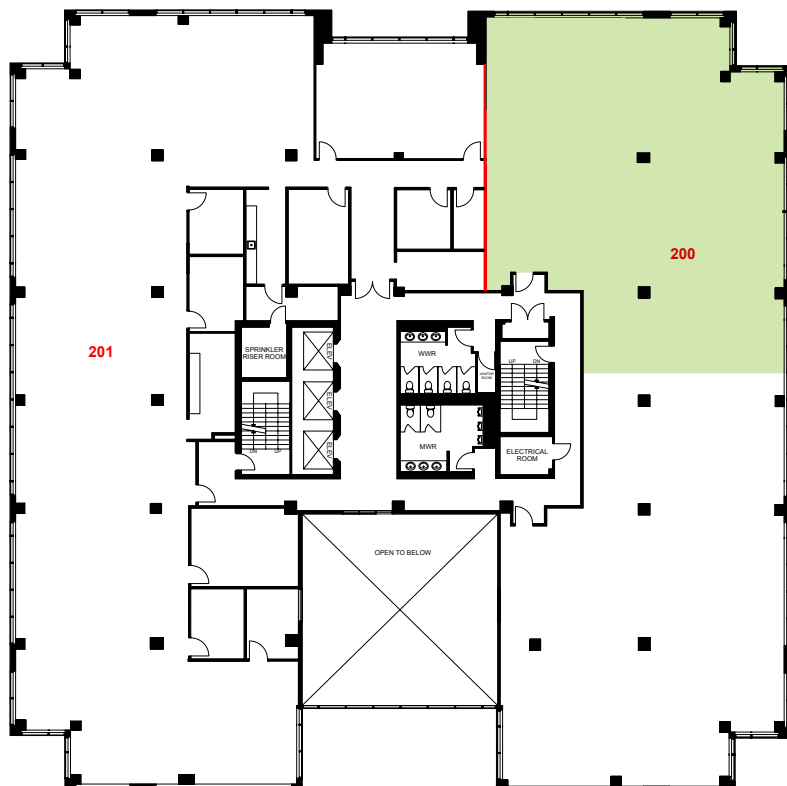


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## SEVENTH FLOOR

Available Area:

**Suite 702: 1,001 sf**



1122 INTERNATIONAL BOULEVARD

## SECOND FLOOR

Available Area:

**Suite 200: 4,060 sf**



# 1111 & 1122 INTERNATIONAL BOULEVARD AREA AMENITIES

## AMENITIES



### RioCan Centre Burloak

RioCan Centre Burloak is a new format retail centre located at the intersection of Burloak Drive and the Q.E.W., approximately 2.2 kilometres from 1111 & 1122 International Boulevard. The shopping centre contains 454,656 square feet of retail space comprised of 60 units with some of the best names in retail.

#### Food Retailers

Artisano Café  
Booster Juice  
Chorizo Mexican Grill  
Kelsey's  
Made in Japan  
Milestones  
Montana's  
Osmow's Grill  
Sunrise Caribbean  
Swiss Chalet/Harvey's

#### Services

Burloak Centre Dentistry  
Cineplex

Crunch Fitness  
Honey 2 Nails & Spa  
Kids & Co  
Longos  
OMAC Tea Kwondo  
Eye Focus Care  
Pottery n Paint Cafe  
Salon Venere  
Still Dynamics Osteopathy

#### Retailers

Addition Elle  
Ardene  
Bath Depot  
Canadian Appliance Store

Carter's Osh Kosh  
Children's Place  
Dollarama  
George Richards  
Globo  
GNC  
Guess?  
Home Outfitters  
Kitchen Stuff Plus  
La Vie en Rose  
Laura  
Lindt  
Mark's Work Wearhouse  
Nike  
Old Navy

Sketchers  
Sleep Country Canada  
Solutions  
Structube  
Suzy Shier  
The Home Depot  
Thyme Maternity  
Tommy Hilfiger  
Urban Barn  
Urban Kids  
Urban Planet  
Vasai Furniture  
Walking on a Cloud



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### About Property Management

Retaining quality tenants is a top priority for Fengate Real Estate. Our team's skilled and dedicated support begins with lease and space preparation to ensure the absolute best start for your business. Throughout your tenancy, expect Fengate's experienced, proactive and client-focused property management team to be your dedicated partners, supporting your business needs. You can rely on our team's firm commitment to customer service, pride of property and top-tier building operations, responsiveness, and integrated reporting and leasing services.

Fengate Real Estate is a business division of Fengate Asset Management, a leading alternative investment manager focused on infrastructure, private equity and real estate strategies. Fengate Real Estate manages all properties on behalf of its investors, including the LiUNA Pension Fund of Central and Eastern Canada.

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