TEAM MURRAY & FALDOWSKI

FOR LEASE

Office Suites with Premium QEW Exposure

5063 North Service Road, Burlington, Ontario

Doug Murray*, SIOR
Executive Vice President
+1 289 266 1010
doug.murray@colliers.com

Emily Hawker
Sales Representative
+1 519 904 2205
emily.hawker@colliers.com

Colliers International
Unit 300
5515 North Service Road
Burlington, Ontario
Canada L7L 6G4
P: + 416 777 2200

Colliers

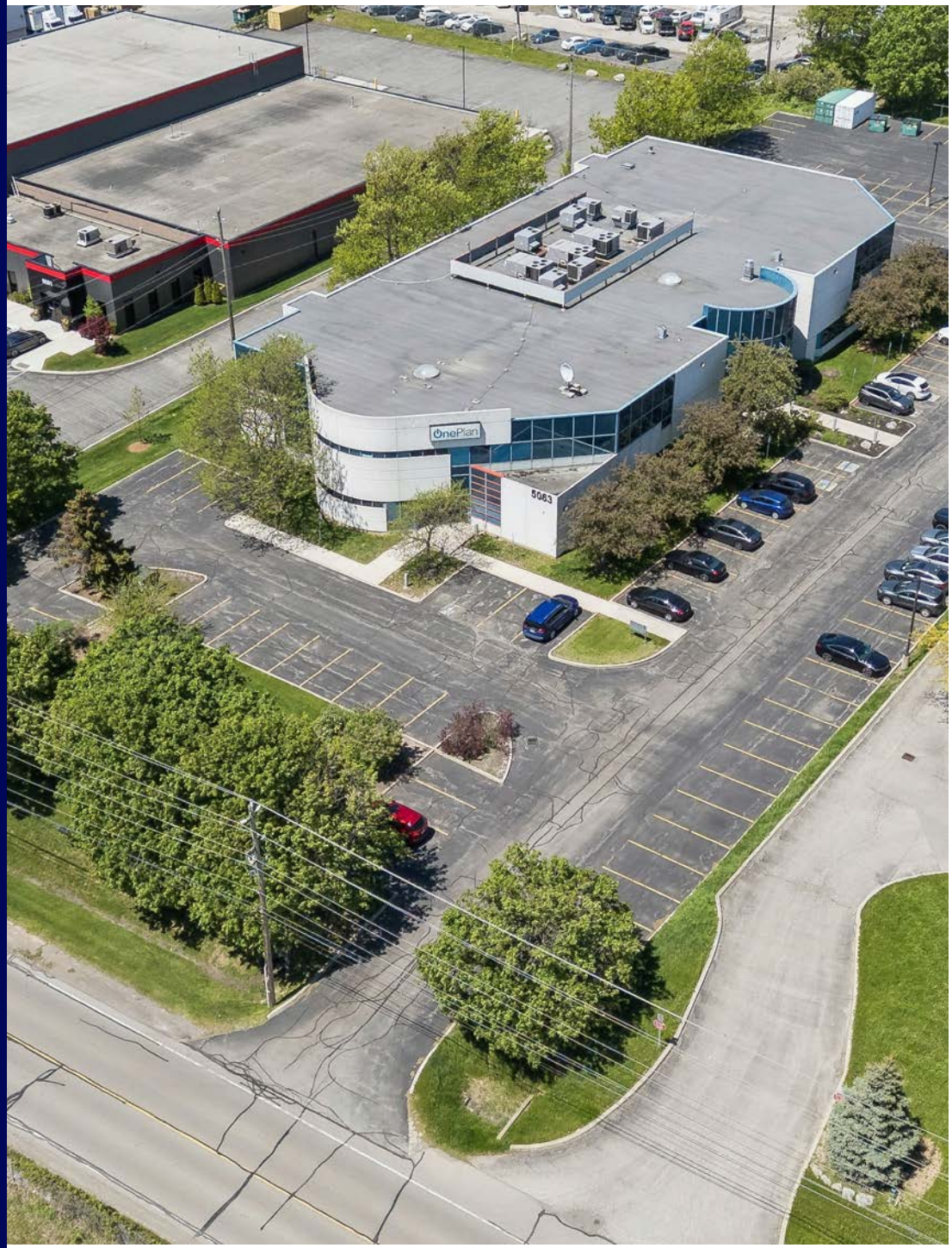
Property
Overview

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
Possesion	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

5063 North Service Road, Burlington, ON

Doug Murray*, SIOR
Executive Vice President
+1 289 266 1010
doug.murray@colliers.com

Emily Hawker
Sales Representative
+1 519 904 2205
emily.hawker@colliers.com

*Sales Representative **Broker

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.

collierscanada.com