

NEW TENANT INCENTIVE!

**FREE! NINE (9) MONTHS NET RENT FREE FOR MINIMUM
5-YEAR LEASE TERM!**

Contact listing team for details



FOR LEASE

460 BRANT STREET *BURLINGTON, ONTARIO*

JUSTIN H. BATES*

Senior Vice President
905 315 3698
Justin.Bates@cbre.com

MEGAN KAVANAGH*

Real Estate Services Coordinator
416 798 6261
Megan.Kavanagh@cbre.com

CBRE

PROPERTY

DETAILS

| SUITE # | SQ. FOOTAGE | ASKING RATE | T.M.I. |
|-------------------------|-------------|----------------------------|------------------------|
| 212 (2nd Floor) | 3,263 | \$11.00 Net Per Sq. Ft. | \$17.17 Per Sq. Ft. |
| 26 (Ground Floor) | 4,385 | \$11.00 Net Per Sq. Ft. | \$17.17 Per Sq. Ft. |
| 13-14 (Ground Floor) | 2,474 | \$11.00 Net Per Sq. Ft. | \$17.17 Per Sq. Ft. |
| 18 (Ground Floor) | 1,253 | \$11.00 Net Per Sq. Ft. | \$17.17 Per Sq. Ft. |



NATURAL
LIGHT



EXCELLENT
LOCATION



WHEELCHAIR
ACCESSIBLE

- Multiple size configurations available for lease in the heart of downtown Burlington!
- Spacious and well maintained ground floor suites.
- Second floor unit with a rare **outdoor patio!**
- The building is steps away from amenities, public transit and the gorgeous Burlington beach front.
- Less than 2 kilometers from the QEW, with convenient parking nearby.

FLOOR PLAN

SUITE 212



FLOOR PLAN

GROUND FLOOR SUITES



ONLY SERVICE COMMERCIAL AND RETAIL USES ARE PERMITTED ON THE GROUND FLOOR

Permitted Uses Include:

- Department Store
- Flea Market
- Large Furniture and Appliance Store
- Supermarket/Grocery Store
- Convenience/Specialty Food Store
- Farmers Market
- Other Retail Stores
- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant
- Terrace Patio
- Funeral Home
- Elevated Parking Facility
- Veterinary Services
- Other Service Commercial Uses
- Clothing Store
- Jewelry Stores
- Home Décor Store
- Nail Salon
- Barber
- Hairdresser
- Tattoo Parlor

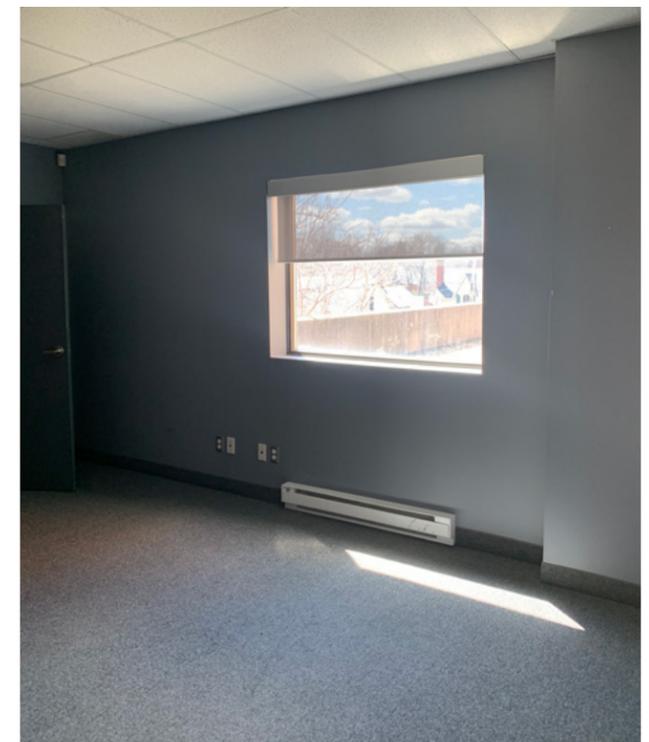
LEGEND

 AVAILABLE

460 BRANT STREET | **FOR LEASE**

PHOTOS

SUITE 212



460 BRANT STREET | **FOR LEASE**

PHOTOS

GROUND FLOOR SUITES

SUITE 13-14

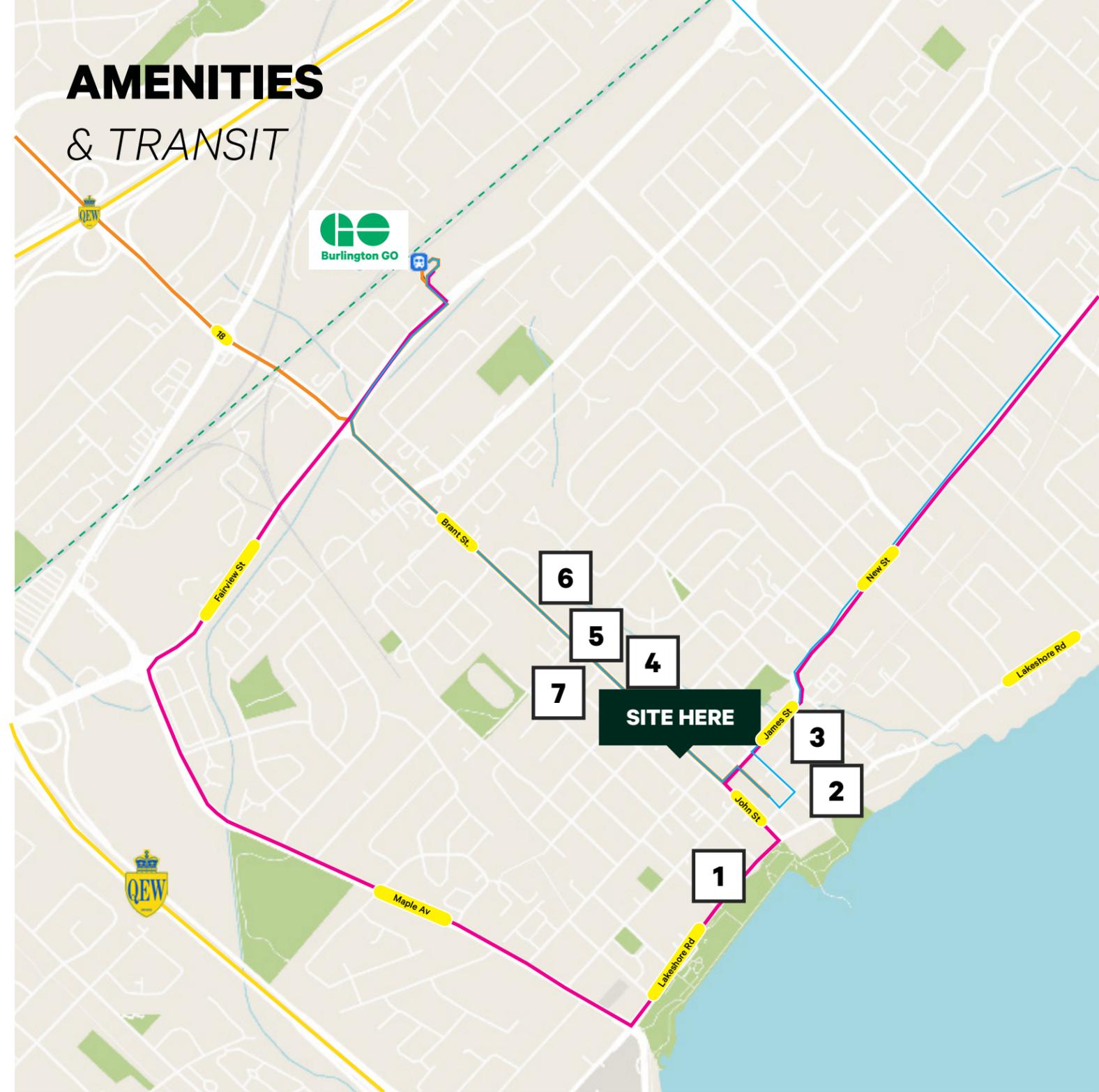


SUITE 18



460 BRANT STREET | FOR LEASE

AMENITIES & TRANSIT



BURLINGTON ROUTES

BUS ROUTE 10 - NEW MAPLE

ROUTE 2 - BRANT

ROUTE 52 - BURLINGTON NORTHWEST

LOCAL AMENITIES

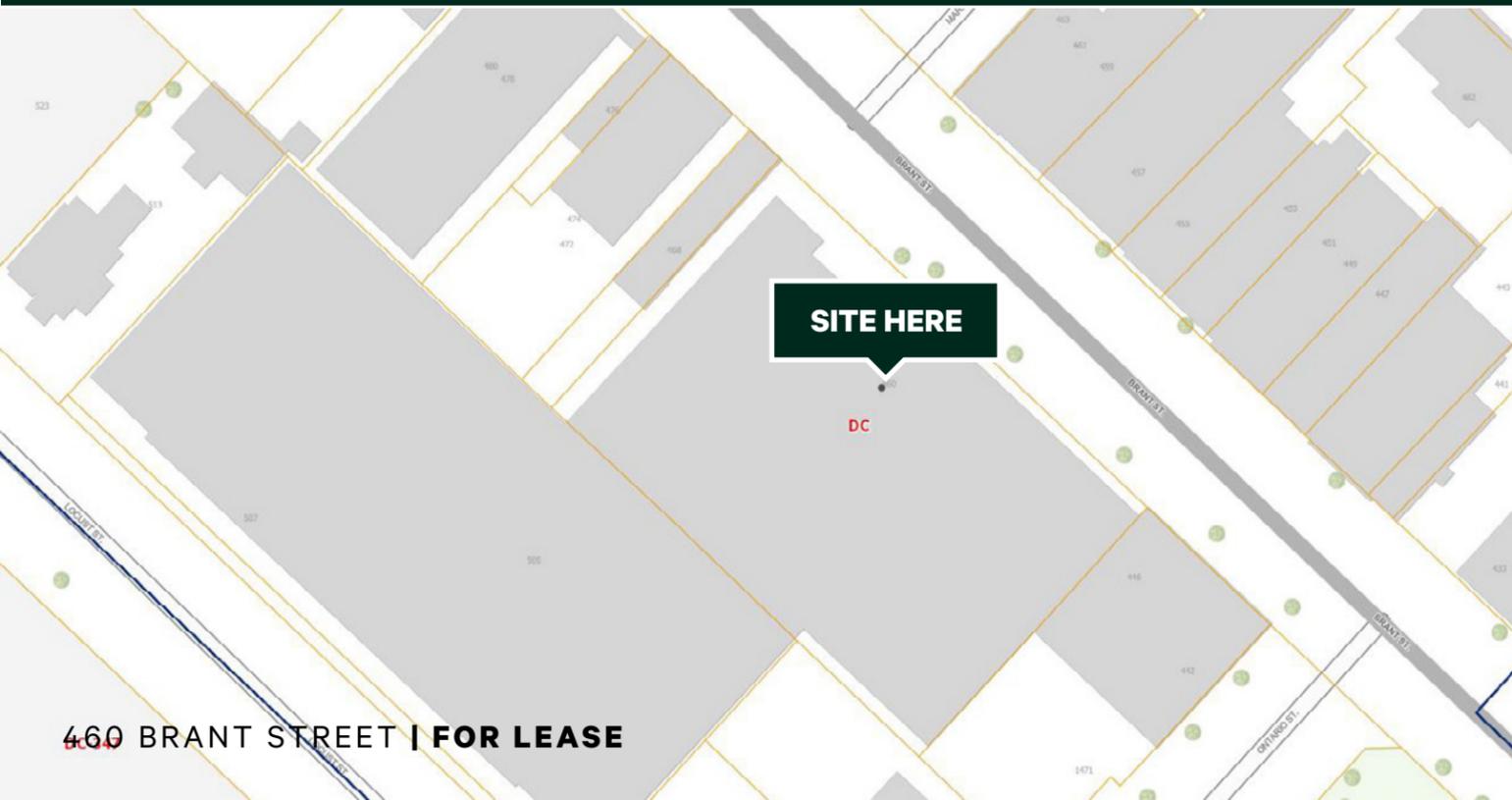
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|------------------------------|--|------------------|
| 1 Tim Hortons Esso | 4 Starbucks Subway | 7 TD Bank |
| 2 RBC | 5 BMO | |
| 3 LCBO BMO | 6 No Frills Tim Hortons Scotiabank Dollarama | |

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ZONING: DC

PERMITTED USES

- Department Store
- Flea Market
- Large Furniture and Appliance Store
- Supermarket/Grocery Store
- Convenience/Specialty Food Store
- Farmers Market
- Other Retail Stores
- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant
- Terrace Patio
- Funeral Home
- Elevated Parking Facility
- Veterinary Services
- Other Service Commercial Uses
- Community Institution
- All Office Uses
- Hotel
- Convention/Conference Centre
- Banquet Centre
- Caterer
- Recreational Establishment
- Entertainment Establishment
- Night Club
- Dwelling units in a commercial/office building
- Apartment Building
- Retirement Home



460 BRANT STREET | FOR LEASE

DOWNTOWN

PARKING

LEGEND

- SUBJECT PROPERTY
- MUNICIPAL PARKING LOTS
- PRIVATE LOTS (RULES VARY)
- PAY PARKING AREAS
- LOADING ZONES

- On-street (three-hour maximum):**
- 6 p.m. – 1 a.m., Monday to Friday
 - Saturdays, Sundays and Holidays
 - Overnight parking is not allowed between 1 – 6 a.m.

- In municipal parking lots and garage (no time limit):**
- 6 p.m. – 9 a.m., Monday to Friday
 - Saturdays, Sundays and Holidays

- Free parking is also available for the maximum time allowed with a valid:**
- Accessible parking permit
 - City-issued veteran permit or veteran plate

- Daily Rates:**
- \$1.75/hour
 - On-street - 3 hour limit
 - Municipal lots and parking garage - no time limit (Monday to Friday 9 a.m. to 6 p.m.)

- Monthly Permits:**
- Monthly permits for municipal parking lots and the garage are available.
 - Prices range from \$83.00-\$132.00/month
 - (Monday-Friday 9:00 A.M. to 6:00 P.M.)

For more information visit: burlington.ca/parking or call 905-335-7816.

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*Sales Representative

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CBRE

CBRE Limited, Real Estate Brokerage | 5935 Airport Rd, Suite 700, Mississauga, ON L4V 1W5 | www.cbre.ca

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