



Alton Corporate Centre

# Office/Retail space available **for lease**

Large mixed-use development in the heart of Burlington's next great office/  
commercial corridor.

**Emily Hawker**

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

**Doug Murray\*, SIOR**

Executive Vice President  
+1 289 266 1010  
doug.murray@colliers.com

**Bryan Faldowski\*, CNE**

Executive Vice President  
+1 289 266 1009  
bryan.faldowski@colliers.com

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# Property Overview



**Free Rent & Leasehold Improvements Available (Terms of 60+ months)**



**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

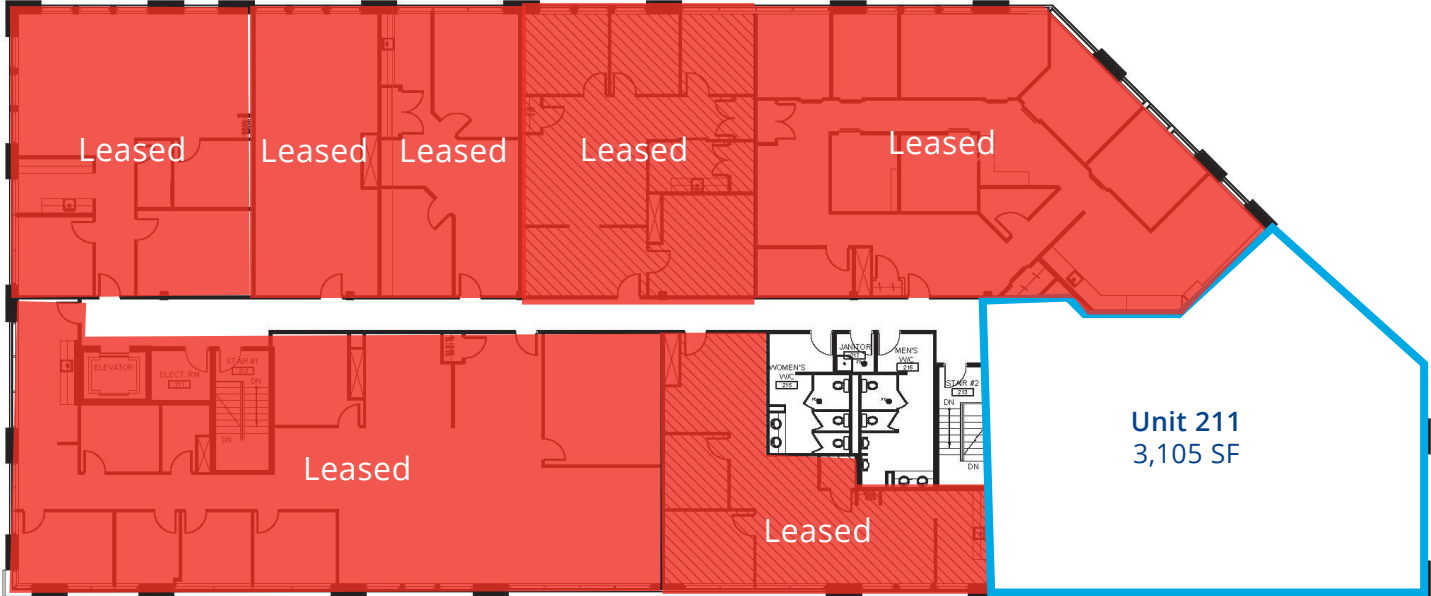
Tenants have ease of entry and exit with signalized intersections along Appleby Line. The property is located in close proximity to Highway 407 and a quick 5 minute drive south to the QEW/ Highway 403.



## Quality

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

# 4903 Thomas Alton Blvd




## Second Floor

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



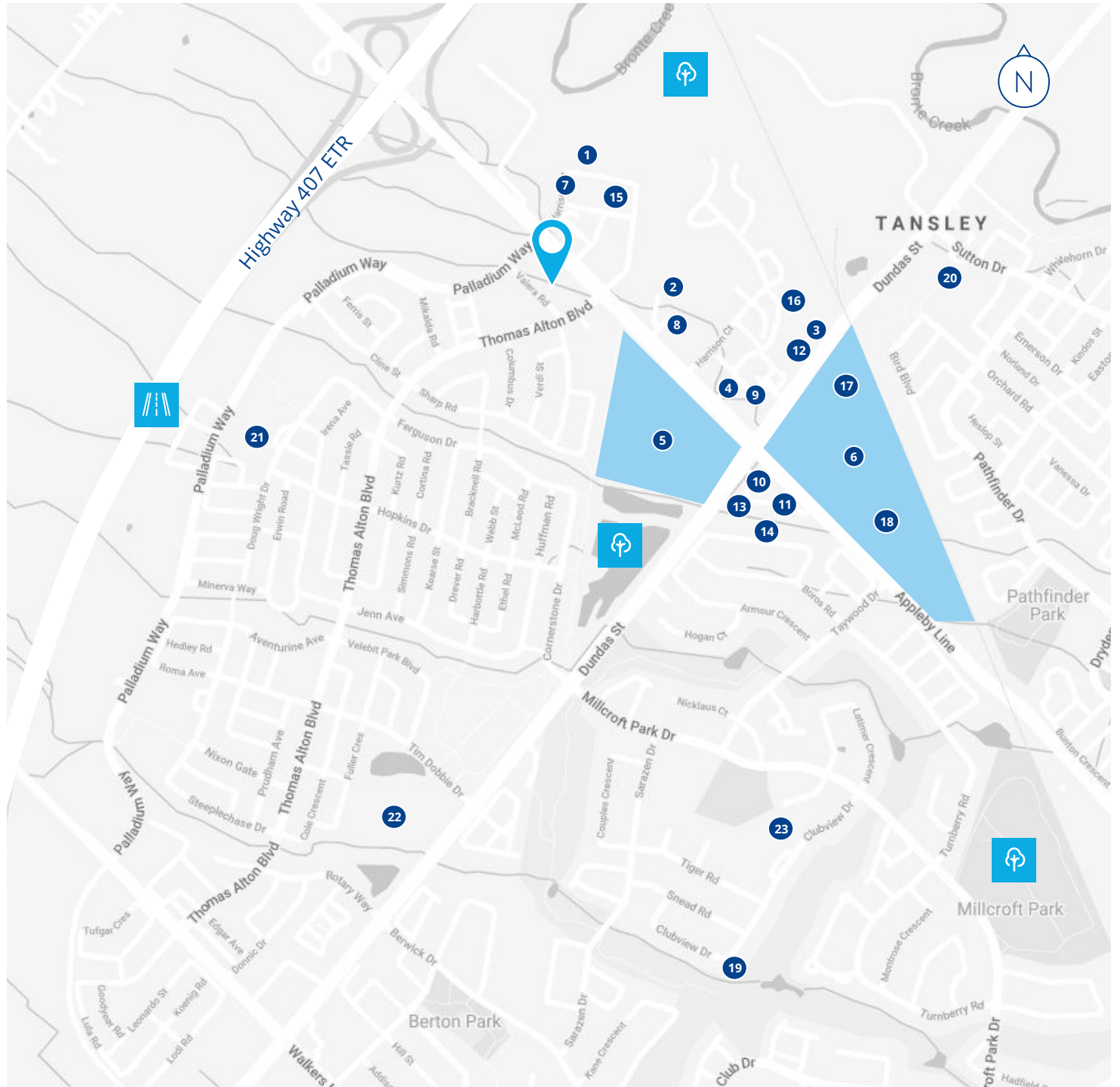
# Nearby Amenities

 Emery-Alton Corporate Centre

- 1 Lowe's Home Improvement
- 2 Marshalls
- 3 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

 Park

 Major Highway





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\*Sales Representative \*\*Broker  
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