

# 5575

## NORTH SERVICE ROAD

### BURLINGTON

Class "A" LEED Certified Office Leasing Opportunity on  
the Burlington & Oakville Border.



**CBRE**

# Welcome to 5575 North Service Road.

Experience premium office space conveniently located at the border of Burlington and Oakville. 5575 North Service Road boasts top-tier amenities including a modernized lobby, state-of-the-art conference rooms, a fitness room, and the exciting addition of an incoming cafe.

Benefit from this strategic location, surrounded by a vibrant array of restaurants and shops, and enjoy seamless commuting with easy transportation and highway access.

Make 5575 North Service Road your business’ new hub and witness the growth and success the campus location guarantees.

SIZE (SQ. FT.)	Suite 103	3,026 sq.ft.
	Suite 201	3,543 sq.ft.
	Suite 202	~4,800 sq.ft.
	Suite 403	2,557 sq. ft.
	Suite 500	12,866 sq.ft.
	Suite 501	4,872 sq.ft.
	Suite 500-501 (Full Floor)	17,738 sq.ft.
	Suite 603	3,568 sq.ft.
	Suite 605	6,297 sq.ft.
NET RENT	\$16.50 Net Per Sq. Ft.	
ADDITIONAL RENT	\$15.69 psf (2024)	
AVAILABLE	Immediately	
ZONING	BC1 Permits Medical/Business Office	





# Offering an elevated amenities platform

Discover the exceptional amenities at 5575 North Service Road, designed to elevate your business experience.

The modern and bright lobby welcomes your clients and employees with convenient digital wayfinding for building navigation.

Tenants enjoy access to a exercise room and dedicated bike room for convenient storage for cyclists. The fully-equipped conference room is perfect for meetings and collaborations.

Enjoy a refreshing break at the on-site café, providing a vibrant space to unwind.

With a clean and well-kept environment, 5575 North Service Road is ready to supplement your business needs and enhance productivity.



GYM



BIKE ROOM



CAFE



LOBBY



CONFERENCE CENTRE



















Vibrant Community.



# Local Amenities

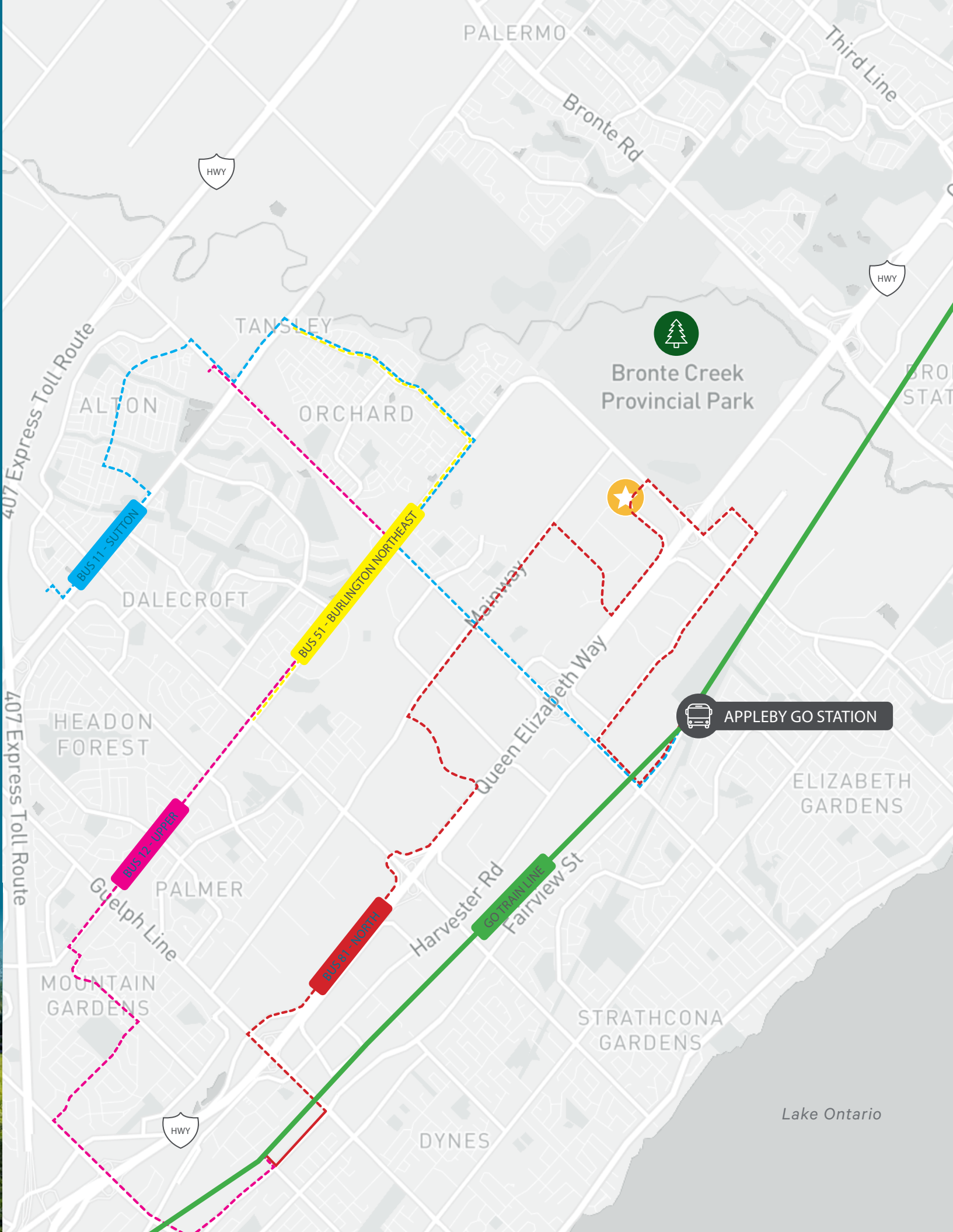
Notable companies within a 10-minute drive:

<i>Tim Hortons</i>	BMO 	LAIFITNESS. 	Walmart 	Esso 
FRESH CO <small>Lowering food prices</small>			LOWE'S 	Husky 
<i>Longo's</i>	metro		TD 	
<i>Tim Hortons</i>		Scotiabank 		SUBWAY 

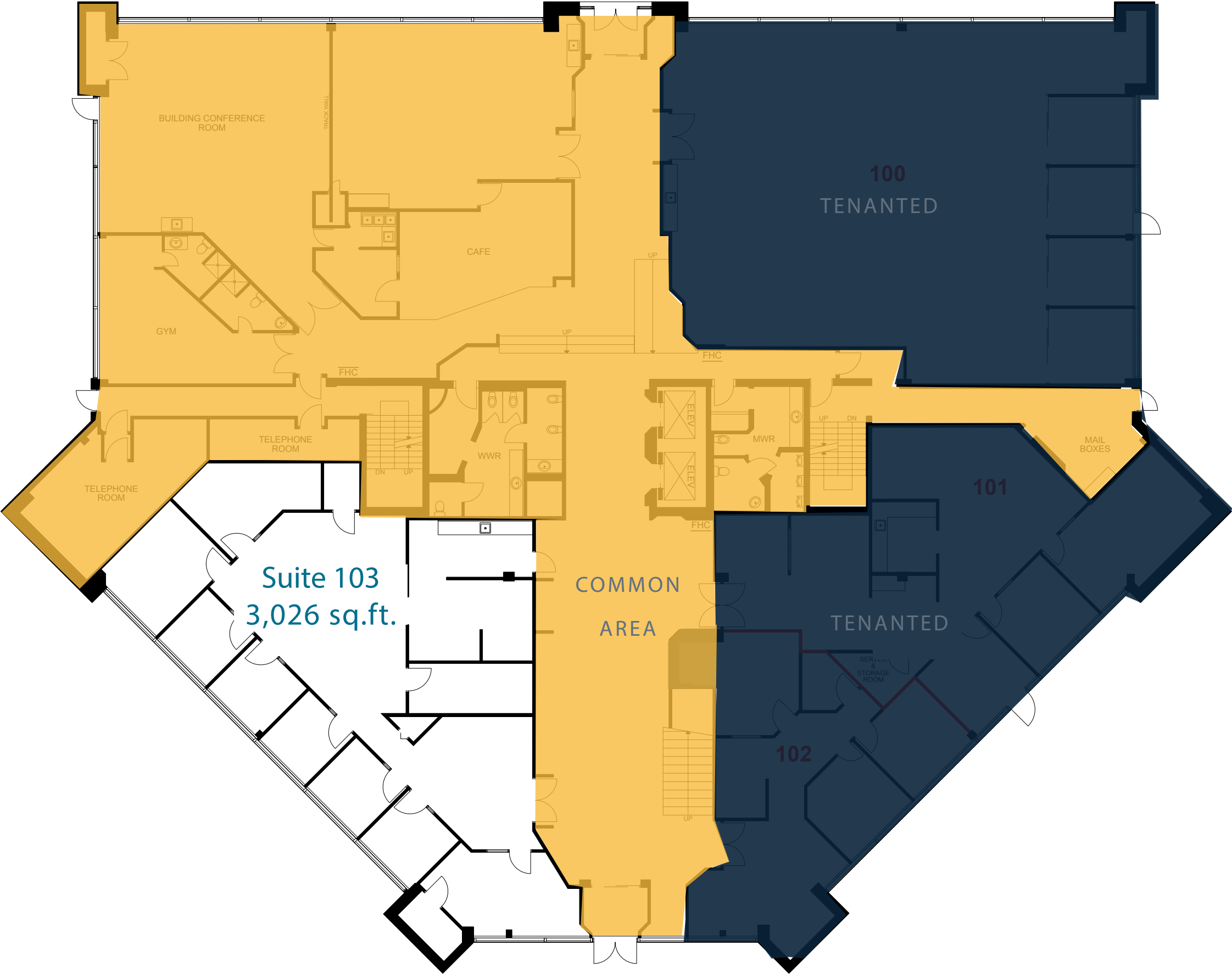
BRONTE CREEK PROVINCIAL PARK  
2 MIN DRIVE



BRONTE CREEK DISC GOLF COURSE  
7 MIN DRIVE



# 1st Floor





# 2nd Floor



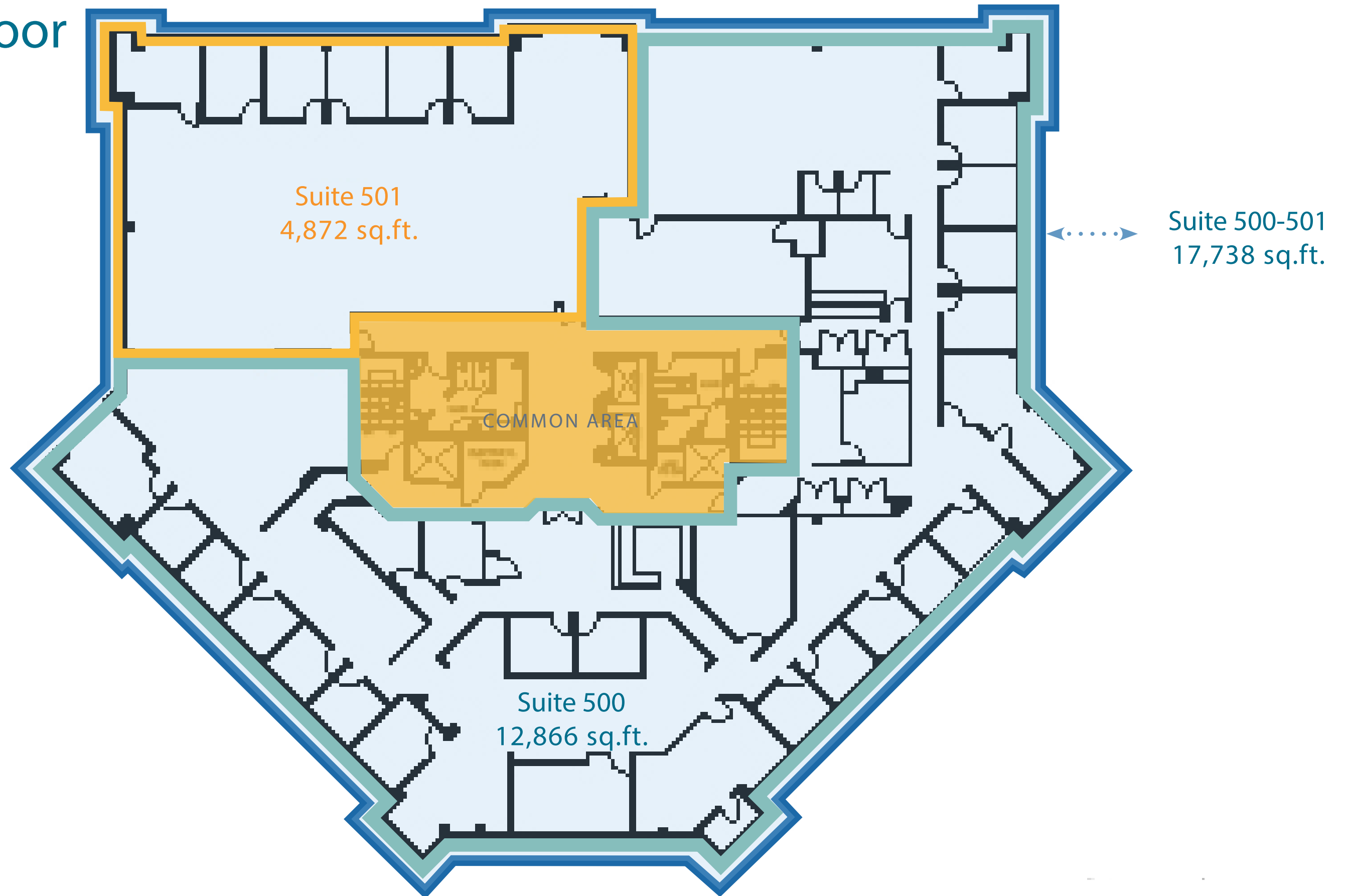


# 4th Floor





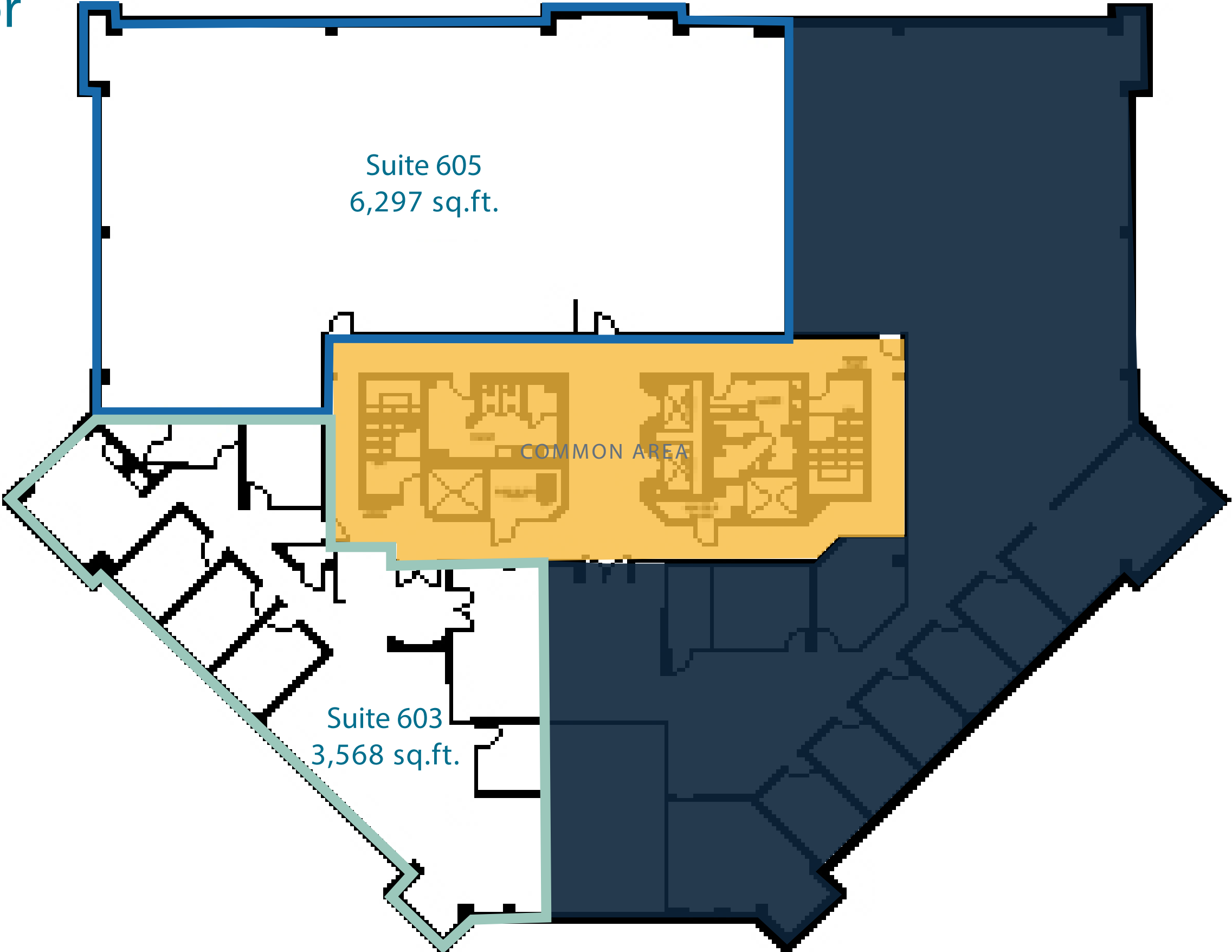
# 5th Floor







# 6th Floor







## For More Information, Please Contact

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