

Flex Office For Lease

3450 HARVESTER ROAD

Burlington, ON

Multiple configurations up to 61,475 sf



PROPERTY HIGHLIGHTS

 **ASKING RATE**
\$13.95 (net psf)

 **TMI (2025)**
\$6.89 psf

 **POSSESSION DATE**
Immediate

 **ZONING**
GE1

Flex Office For Lease

3450 HARVESTER ROAD

Burlington, ON



Turnkey office space built out with meeting rooms, kitchenette, ensuite washrooms, private offices, open work area and lots of natural light



Abundance of parking



Building signage available



Ability to lease warehouse and manufacturing space with truck level and drive-in shipping



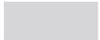
Located near the intersection of QEW and Walkers Line



Proximity to a wide selection of amenities, Appleby and Burlington GO Train Station



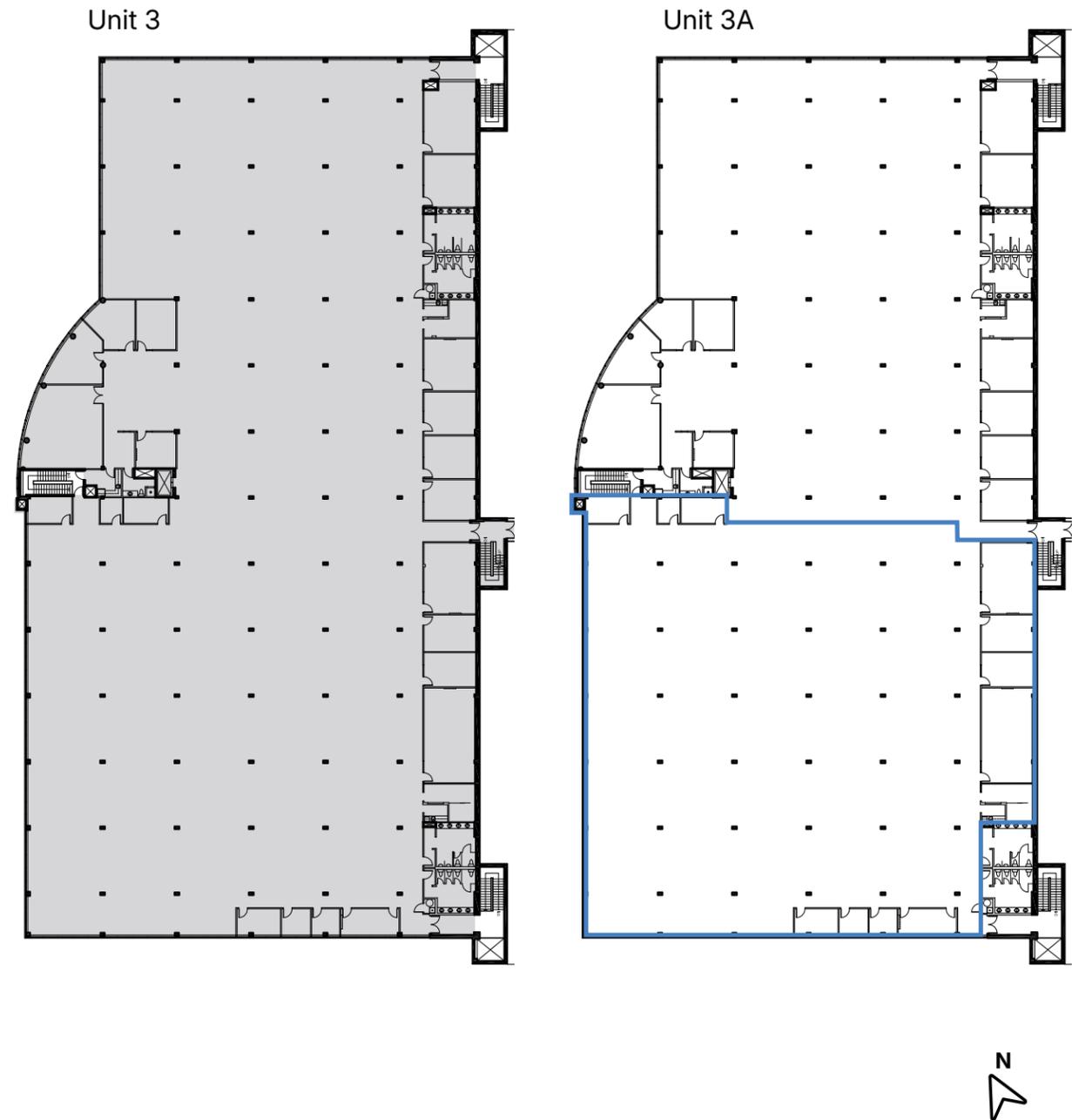
FLOOR PLANS

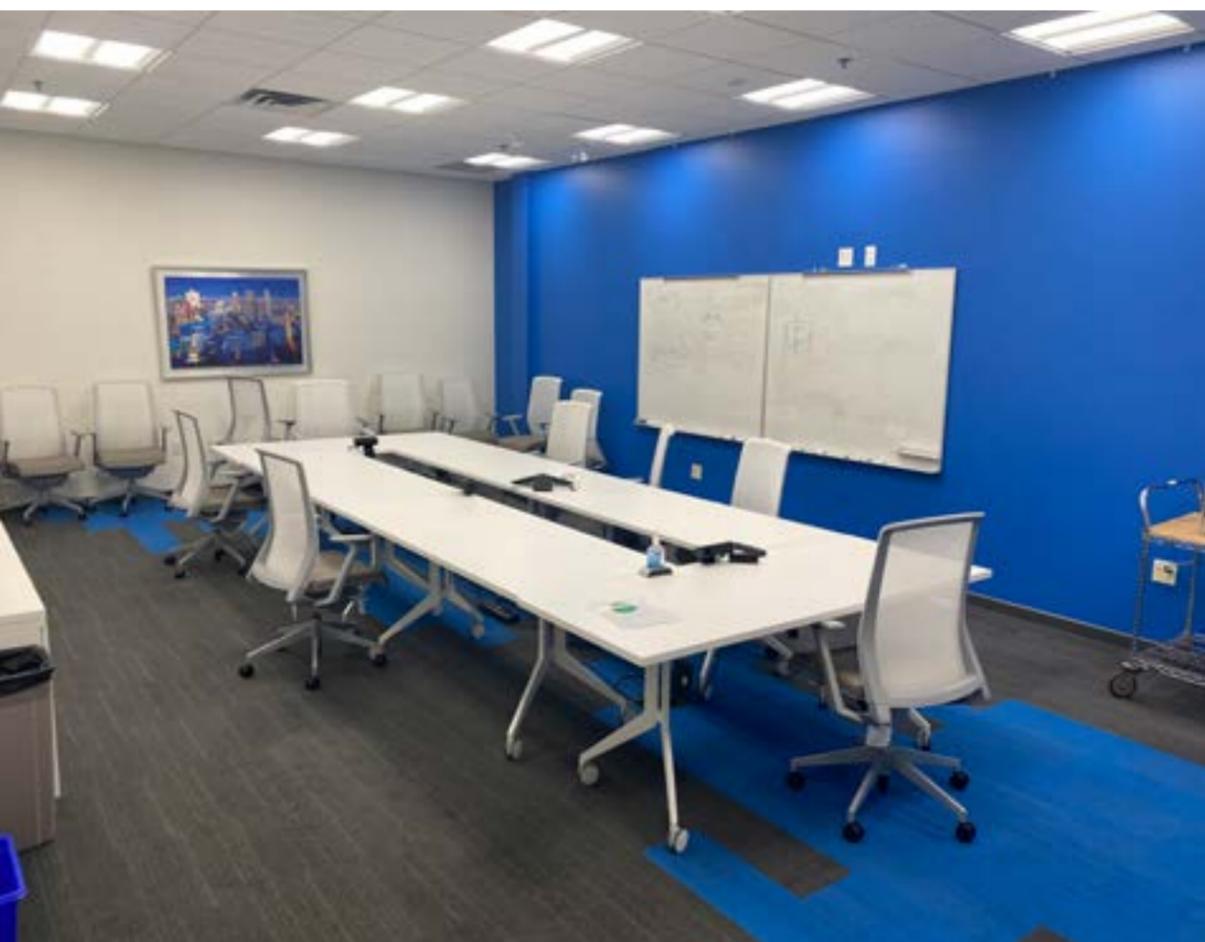
	Unit 2	14,419 sf
	Unit 3	47,056 sf
	Unit 3A	23,130 sf
	Unit 2 + 3	61,472 sf

GROUND FLOOR



SECOND FLOOR





AMENITIES + TRANSIT



- 1 SmartCentres Burlington North
Appleby Crossing**
Walmart Winners/Homesense
Burrito Boyz Goodlife
Boston Pizza RBC
Petro Starbucks
Fortinos Chick-fil-A
- 2 Tim Hortons LCBO
Popeyes Metro
Starbucks TD
Movati McDonald's**
- 3 Petro Pizza Pizza
Freshco Little Caesars
Shoppers Drug Mart A&W
Tim Hortons BMO
 St. Louis Bar & Grill**
- 4 Fortinos Shoppers Drug Mart
Petro Starbucks
CIBC McDonald's
LCBO Rexall**
- 5 The Brick Petro
Chrysler Tim Hortons
Honda Jake's Grill
Ford Admiral Inn**

- 6 Burlington Centre**
Starbucks TD
Canadian Tire KFC
Winners Burger King
Pizza Pizza Kelseys
Indigo Subway
- 7 Pioneer CIBC
Kia Chrysler
Swiss Chalet Scaddabush
Harvey's Red Lobster**
- 8 Costco Best Buy
Sobeys Dollarama
Shell Marshalls
LA Fitness Tim Hortons
Indigo Best Buy**
- 9 Ikea Subway
Fortinos McDonald's
JYSK Pizza Pizza**
- 10 Mapleview Shopping Centre**
A&W Gap
Apple H&M
Decathlon Sporting Life
Earls Mr. Sub
Footlocker Turtle Jack's

DRIVE TIMES

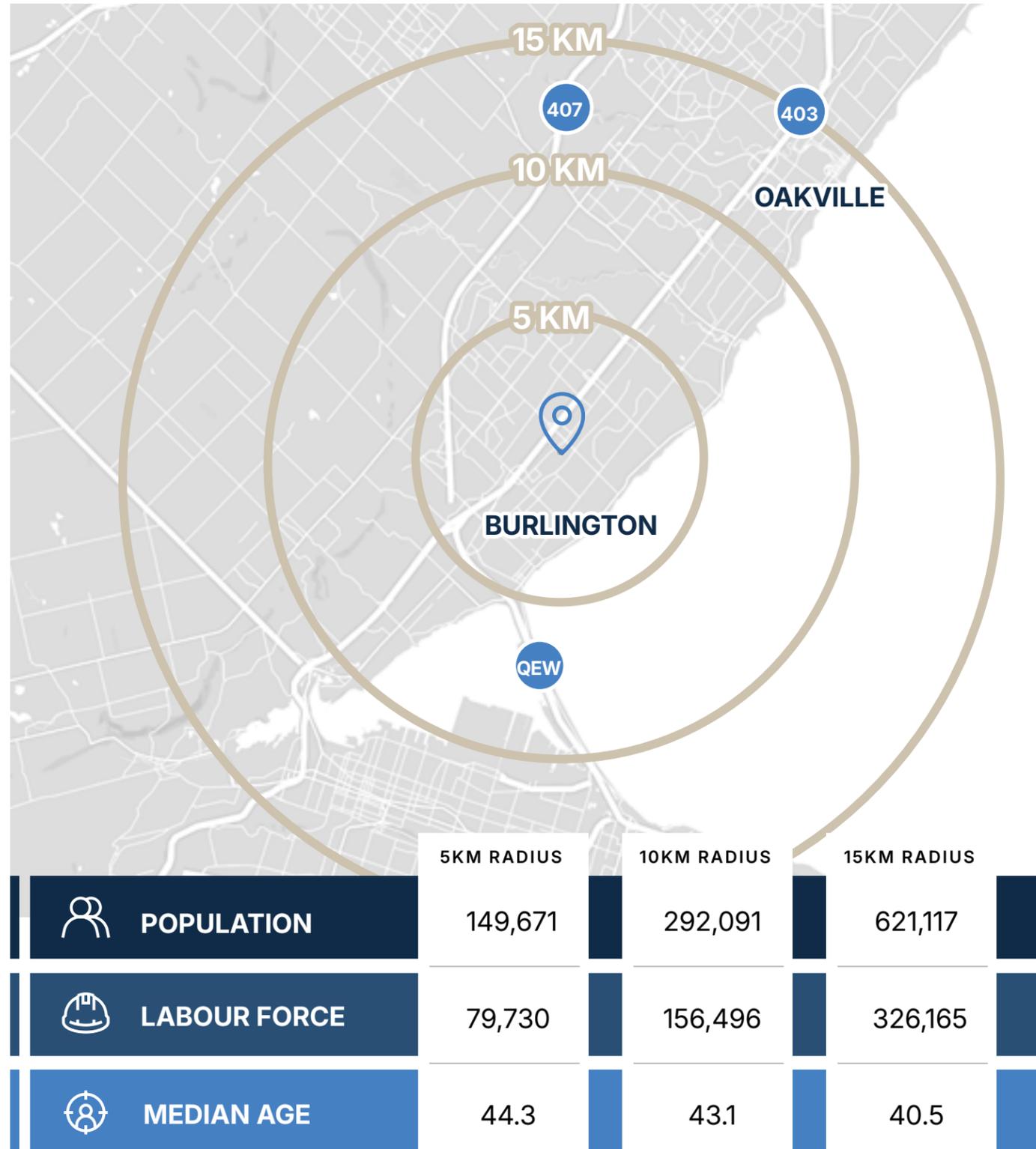
3 MINS 2.8 KM Highway 403	4 MINS 1.8 KM Appleby Go Station	39 MINS 50 KM Downtown Toronto
---------------------------------------	--	--

AMENITIES WITHIN 5 KM

227	626	15	31	28
Restaurants	Retail	Hotels	Banks	Gas Stations

3450 HARVESTER ROAD, BURLINGTON

LABOUR FORCE & DEMOGRAPHICS



"Here in Burlington, you'll find a City Hall that's rolling out the red carpet for new and growing businesses by providing strategic insights, assessing your business plan, and introducing you to industry leaders and potential investment partners. The City of Burlington foster's a diverse economy with a focus on knowledge-based, technology intensive industries."

199,484
Total Population

63%
Participation Rate

Robust Workforce -
As part of Halton region, businesses has access to a labour pool of **4.5 million** people within commuting distance.

TechPlace - the city's innovation centre, provides services and mentorship to new and developing technology companies.

Designated partner of the GSS initiative - which helps innovative businesses fill gaps in its workforce from abroad by attracting and expediting the entry of highly skilled and qualified talent in select occupations so that companies can grow and scale here.

76%
Education, Post Secondary

\$166,370
Average Household Income

91%
Employment Rate

44
Average Age

Source: Burlington ECONOMIC DEVELOPMENT

OUR TEAM



Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

pureindustrial.ca



Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

avisonyoung.ca

Harrison Livermore*

Principal

905.283.2387

harrison.livermore@avisonyoung.com

Kurt Love* SIOR

Vice President

416.997.9460

kurt.love@avisonyoung.com

*Sales Representative

Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301

Mississauga, Ontario, Canada L5B 1M5

T 905.712.2100 F 905.712.2937

avisonyoung.ca

© 2025. Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap



Platinum member