

**AVISON  
YOUNG**

Listed by:



**LANDECK PROPERTIES  
INC.**

Developed by:

▶  **CLICK TO VIEW  
PROPERTY WEBSITE**



1001 Champlain Avenue and 4145 North Service Road newly renovated to include many updated features and on-site amenities.

This transformative rejuvenation has created a vibrant and exciting opportunity in the Burlington QEW corridor.

We can turnkey a space for you.

**1001** | **4145**  
CHAMPLAIN AVENUE | NORTH SERVICE ROAD  
BURLINGTON, ON

WELCOME  
TO THE  
**NEW** ▶  
CHAMPLAIN  
OFFICE CAMPUS



# 1001 CHAMPLAIN AVE & 4145 NORTH SERVICE ROAD

## ASKING RENT:

\$17.00 - \$18.50 psf Net Year 1

## ADDITIONAL RENT:

\$14.50 (2025 est.)

Includes: Full service janitorial, utilities, administrative fees and on-site management

## TENANT OCCUPANCY:

Immediate

## PARKING:

3.2 spaces per 1,000 sf

# BUILDING DETAILS

## COMMENTS:

- > Awarded Best Practices Achieved BOMA Best® Gold
- > Recently updated landscaping with a newly built pavilion has created a beautiful outdoor lunch or event space
- > Updated Lobbies, Common Corridors, and Bathrooms
- > Model Suites in 1001 Champlain Avenue and 4145 North Service Road have been newly renovated to create a tech-loft atmosphere. Ceilings have been opened to create better light movement throughout
- > New outdoor Gazebo Environment
- > Come see the difference of modern work space
- > Providing the Best in workplace experience



# AVAILABILITIES

## 1001 CHAMPLAIN AVENUE

Model Suite Available 90 to 120 Days

SUITE 104: 889 sf

## 4145 NORTH SERVICE ROAD

SUITE 100: 3,954 sf

Available Immediately



CLICK FOR VIRTUAL TOUR

SUITE 108: 2,537 sf

Available Immediately



CLICK FOR VIRTUAL TOUR

SUITE 100/108: 6,491 sf  
CONTIGUOUS OPTION

Available Immediately



CLICK FOR VIRTUAL TOUR

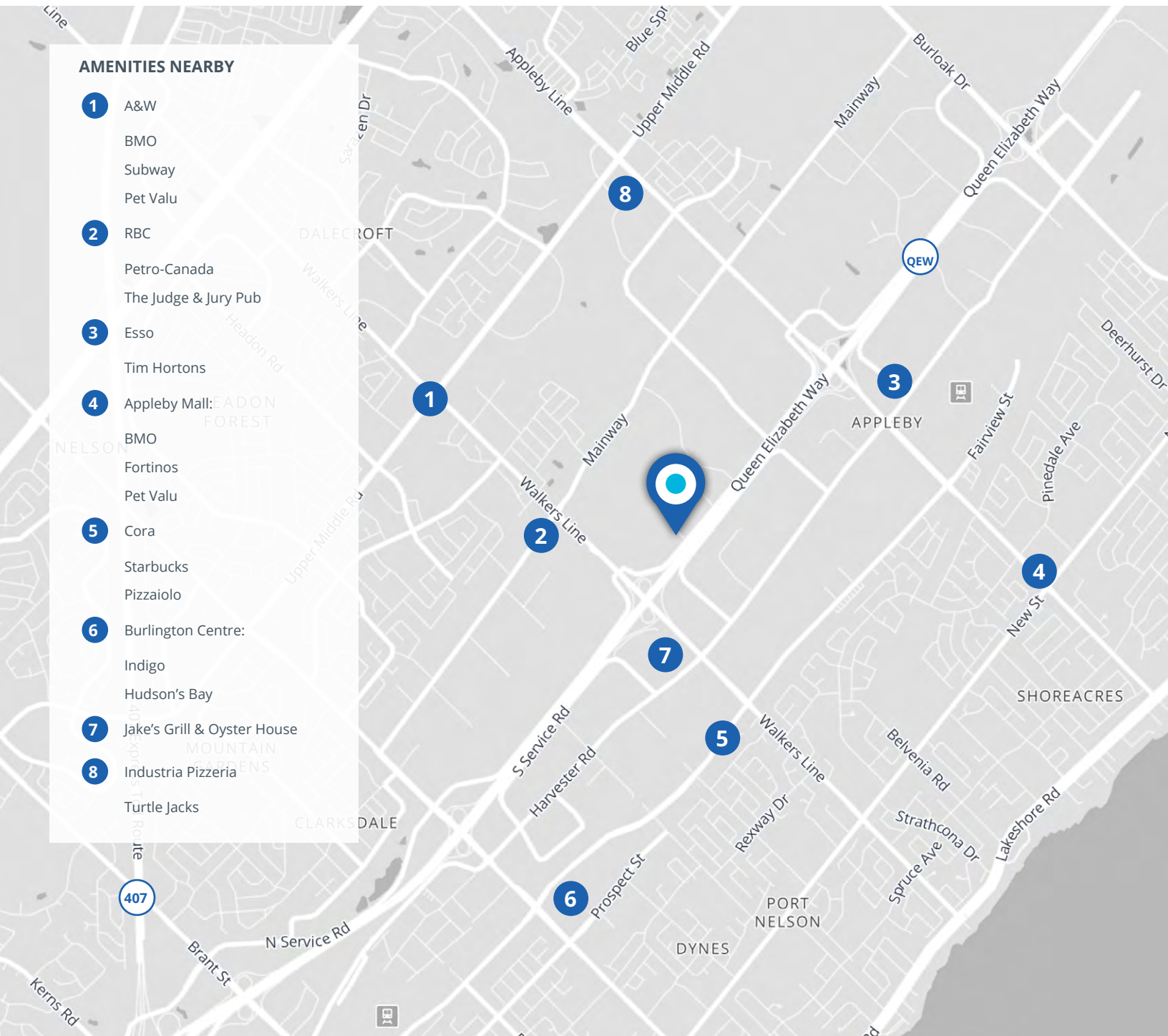
SUITE 403: 1,563 sf

Model Suite Available Immediately



CLICK FOR VIRTUAL TOUR





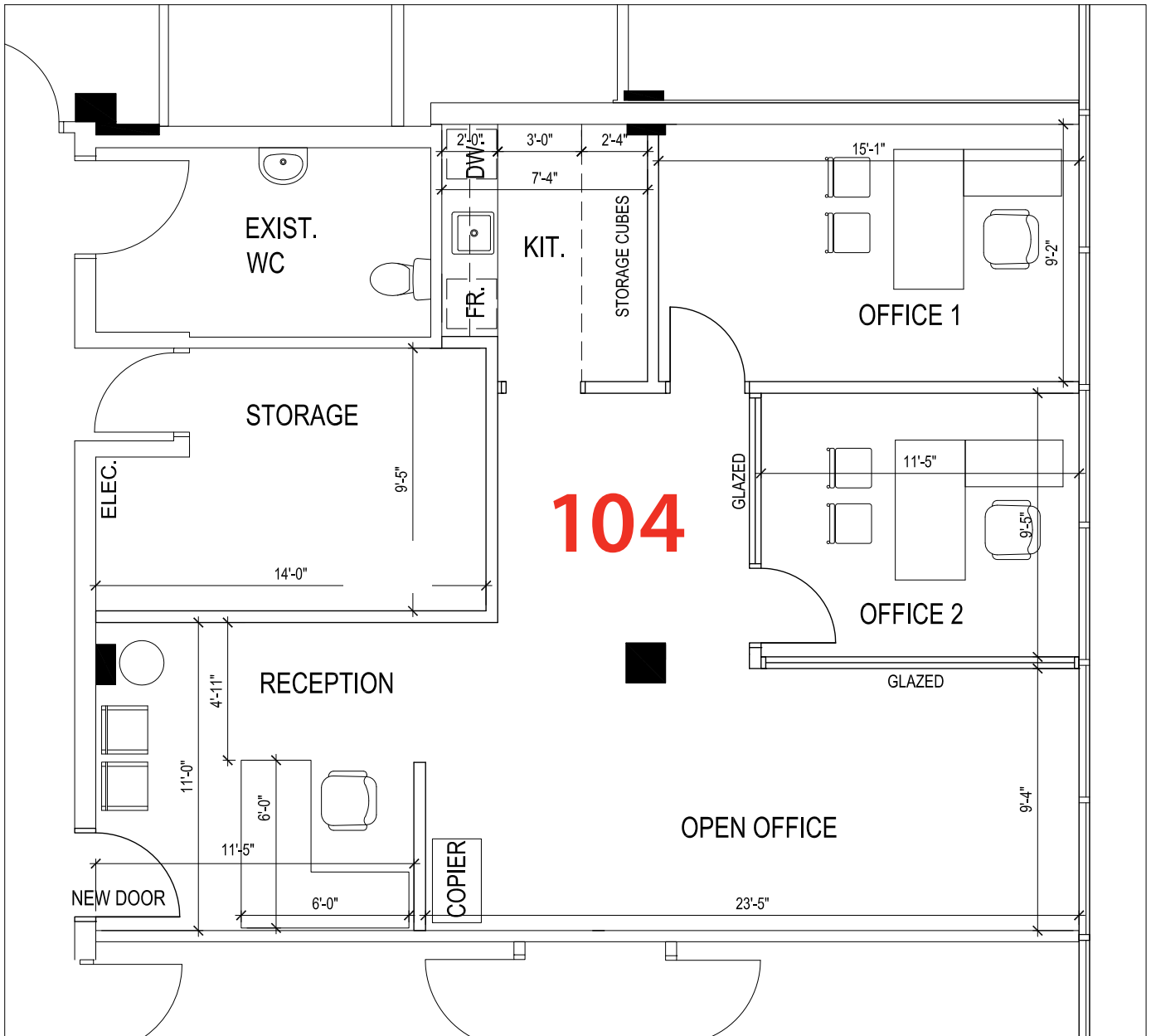
- › Located in the Burlington QEW corridor
- › Direct Burlington Public Transit access

- › Easily accessible from Highways 403 and QEW
- › On-site property management office

- › Excellent labor pool draw from Mohawk College and McMaster University

1001 CHAMPLAIN AVENUE

AVAILABLE IN 90 - 120 DAYS  
NEW MODEL SUITE - GROUND FLOOR  
SUITE 104: 889 SF



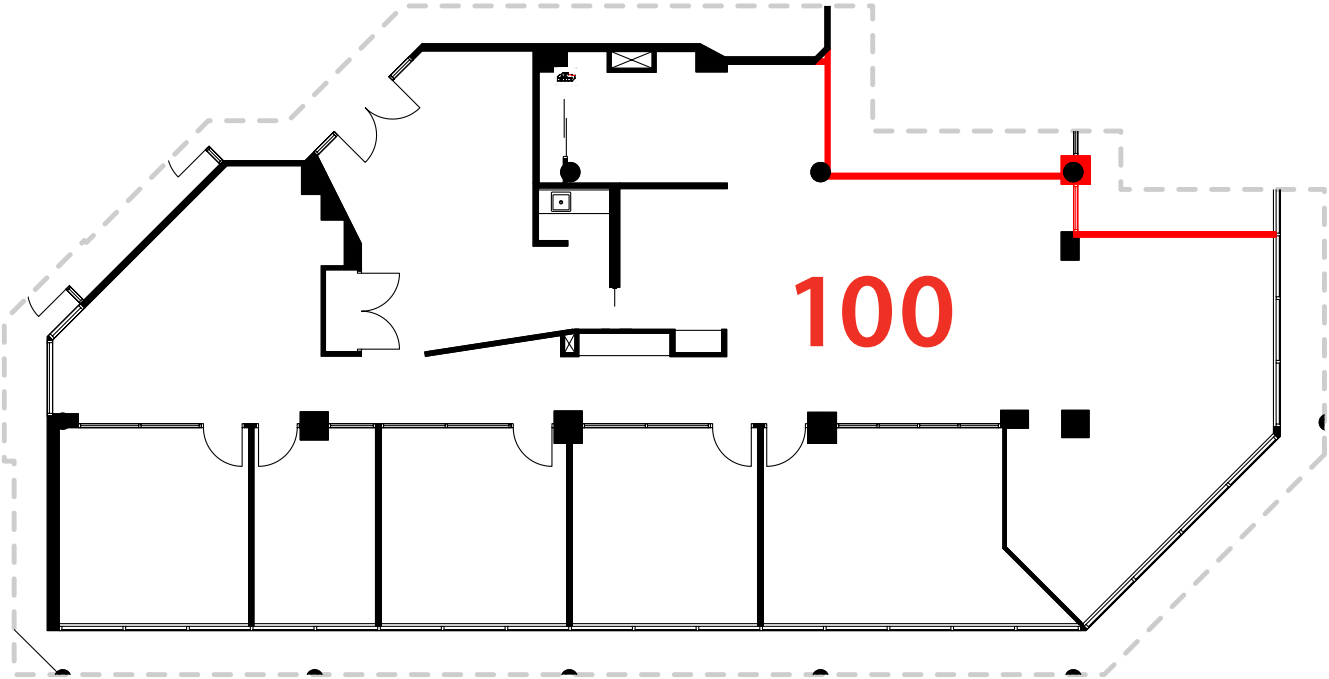
# FLOOR PLANS



4145 NORTH SERVICE ROAD

AVAILABLE IMMEDIATELY  
GROUND FLOOR  
SUITE 100: 3,954 SF

 [CLICK FOR VIRTUAL TOUR](#)  
Suite 100



# FLOOR PLANS

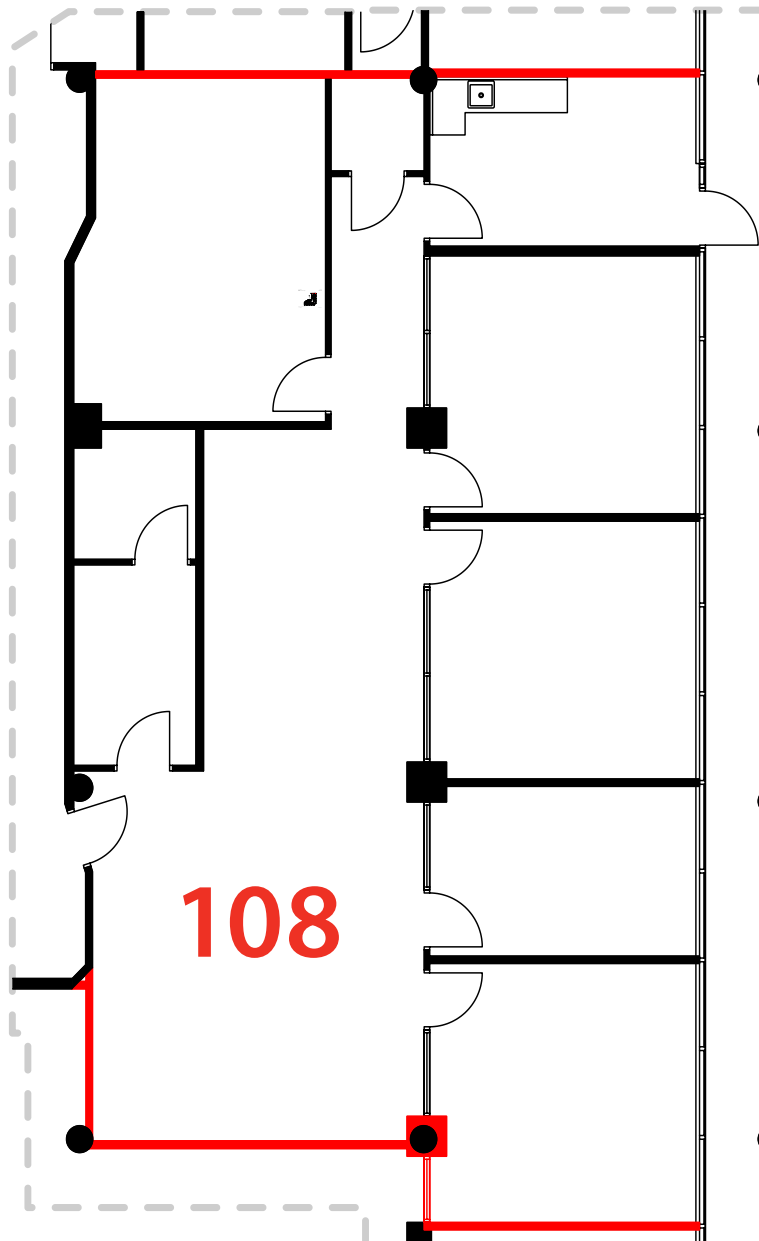
AVISON  
YOUNG

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4145 NORTH SERVICE ROAD

AVAILABLE IMMEDIATELY  
GROUND FLOOR  
SUITE 108: 2,537 SF

 [CLICK FOR VIRTUAL TOUR](#)  
Suite 108



# FLOOR PLANS

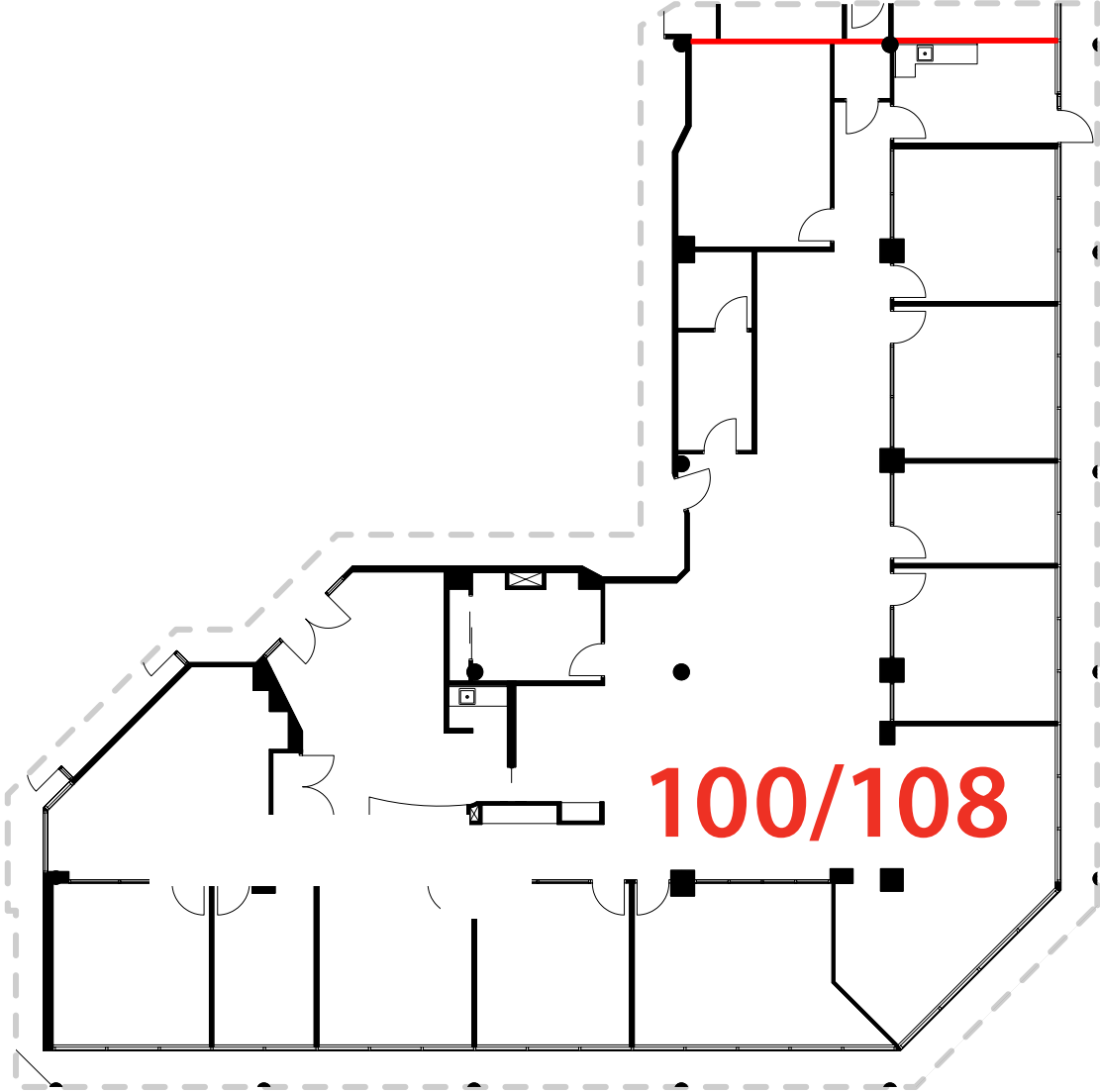


4145 NORTH SERVICE ROAD

AVAILABLE IMMEDIATELY  
GROUND FLOOR  
SUITE 100/ 108: 6,491 SF



CLICK FOR VIRTUAL TOUR  
Suite 100/ 108



# FLOOR PLANS

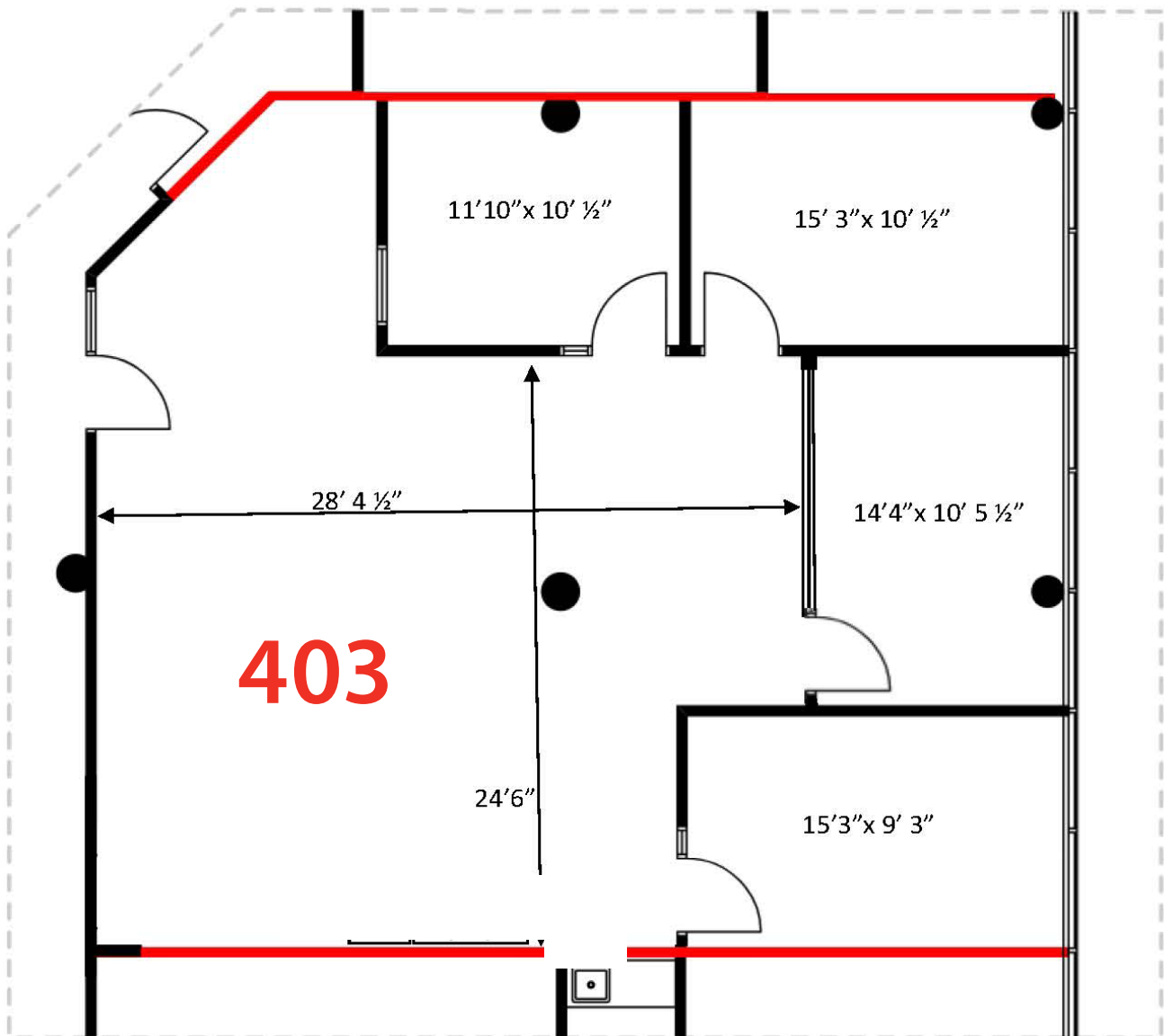
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4145 NORTH SERVICE ROAD

AVAILABLE IMMEDIATELY  
FOURTH FLOOR  
SUITE 403: 1,563 SF

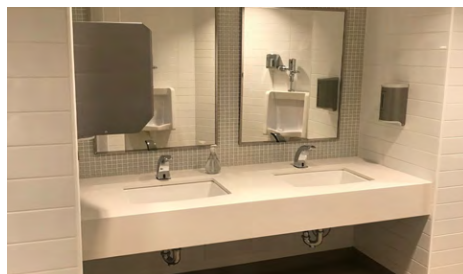
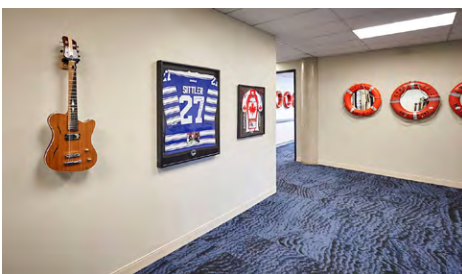
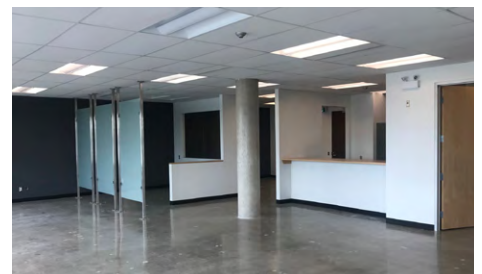
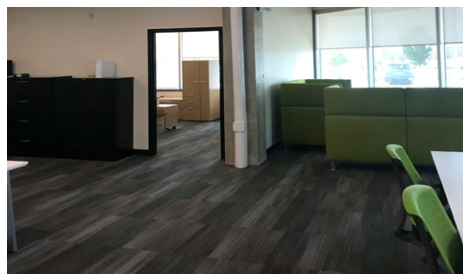
 [CLICK FOR VIRTUAL TOUR](#)  
Suite 403





# PHOTOS

1001 | & | 4145  
CHAMPLAIN AVENUE | NORTH SERVICE ROAD





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Platinum member

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1001 & 4145  
CHAMPLAIN AVENUE NORTH SERVICE ROAD  
BURLINGTON, ON



1001  
CHAMPLAIN AVENUE  
BURLINGTON, ON

4145  
NORTH SERVICE ROAD  
BURLINGTON, ON

CHAMPLAIN AVE

N SERVICE RD

QEW