

FOR LEASE

5035 & 5045

SOUTH SERVICE ROAD
BURLINGTON



For more information, please contact:

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**AVISON
YOUNG**

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Investment Management

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5045

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create your space

5035 & 5045 South Service Road is a Class A office complex consisting of two distinctive properties offering a total of 159,237 SF. This office complex is ideally located in the heart of Burlington's commercial hub with immediate access to the Queen Elizabeth Way (QEW) and steps to the Appleby GO Train Station.

property overview

5035 SOUTH SERVICE ROAD

Availabilities	Size	Comments
Suite 400	5,711 sq ft	Available immediately.



Office Rates \$16.00 psf

2024 Estimated Operating Costs

Realty Taxes	\$ 4.17 psf
Operating	\$13.37 psf
Total	\$17.54 psf

5045 SOUTH SERVICE ROAD



[Click here to view 3D virtual tour](#)



Availabilities	Size	Comments
Suite 101	2,727 sf	Available Immediately
Suite 203	4,357 sf	Available Immediately

Office Rates \$16.00 psf

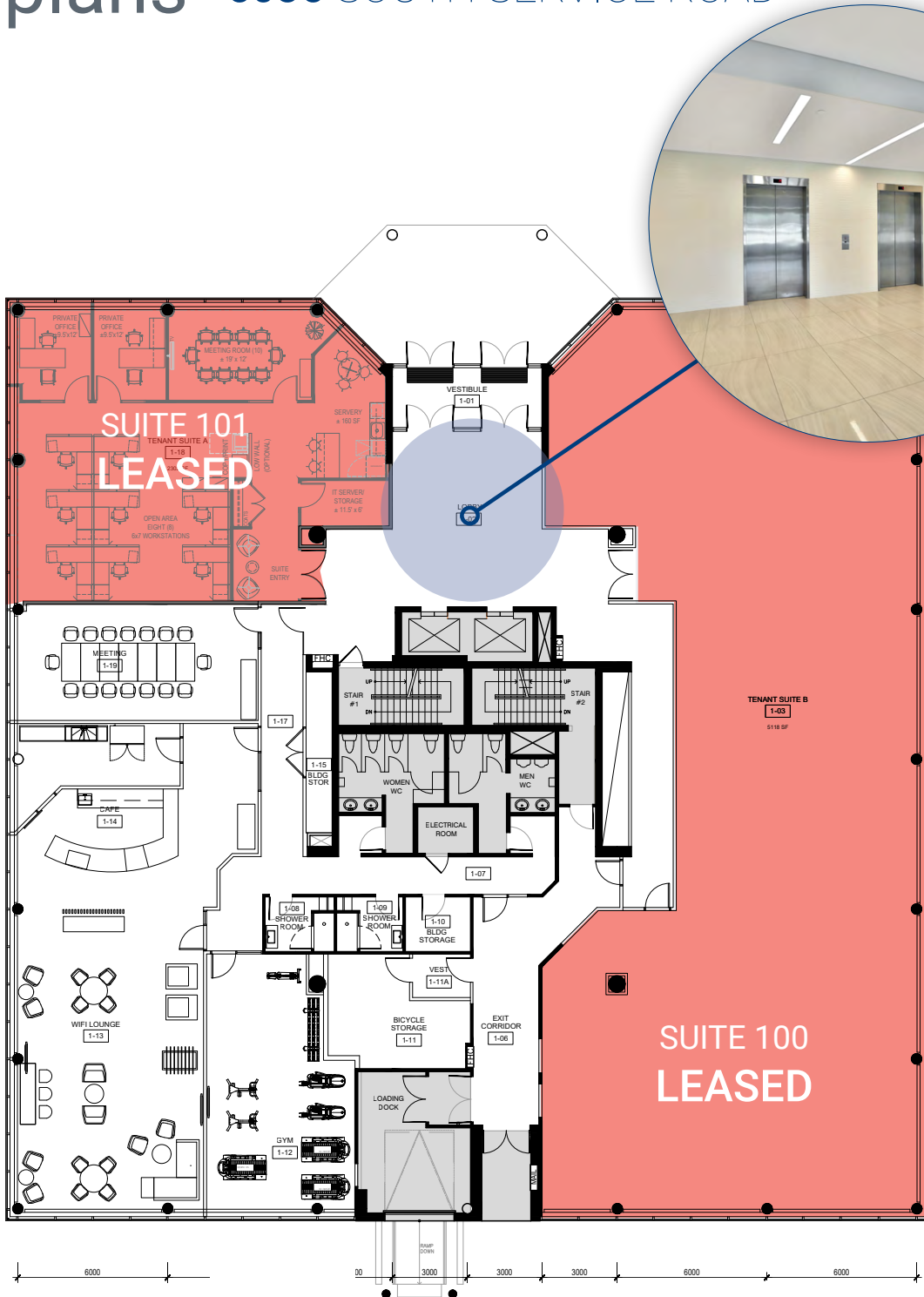
2024 Estimated Operating Costs

Realty Taxes	\$ 4.13 psf
Operating	\$13.62 psf
Total	\$17.75 psf



OFFICE SPACE AVAILABLE FOR LEASE

floor plans 5035 SOUTH SERVICE ROAD

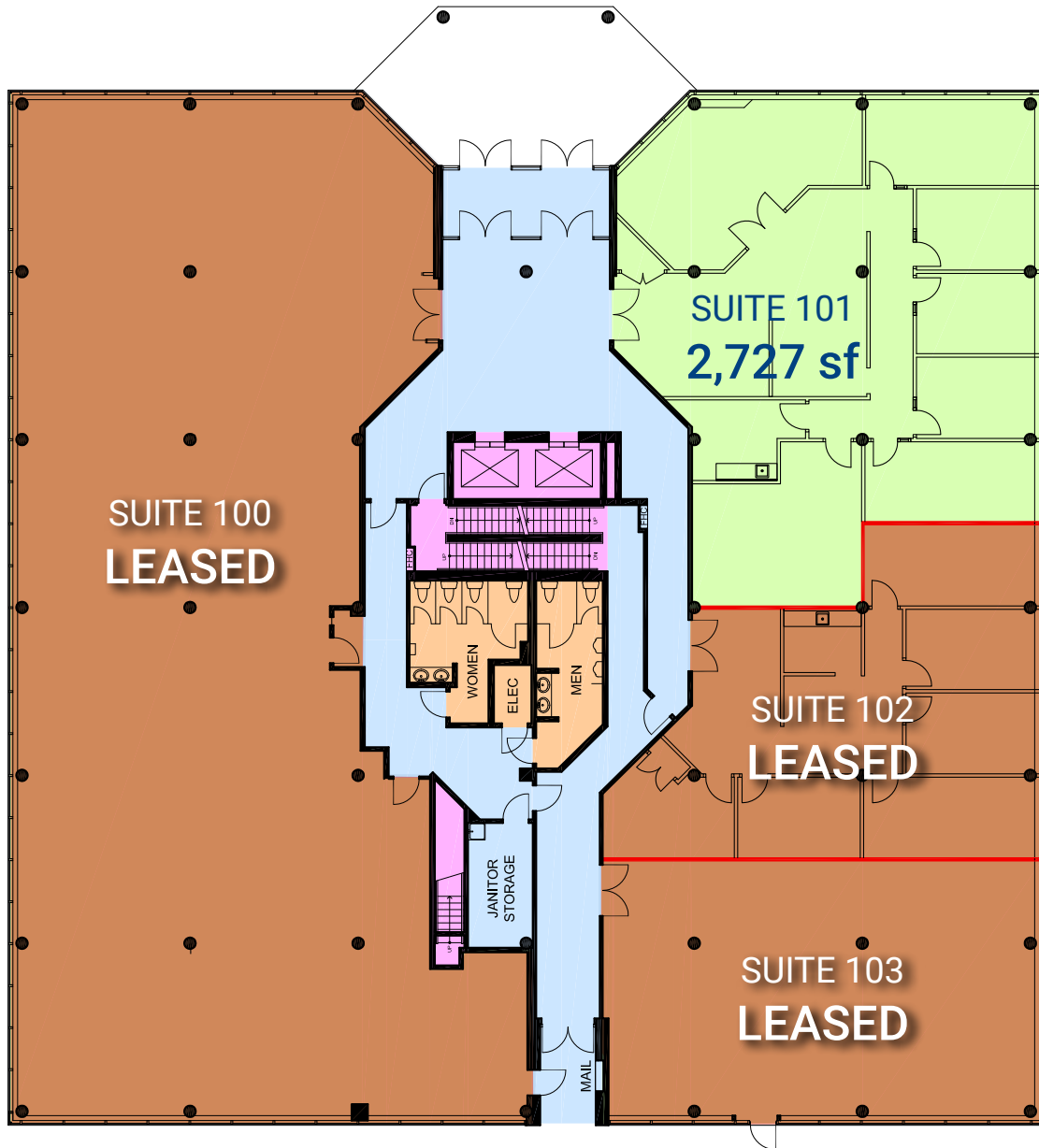


Major Lobby Renovations Recently Completed

[Click here to view virtual tour](#)

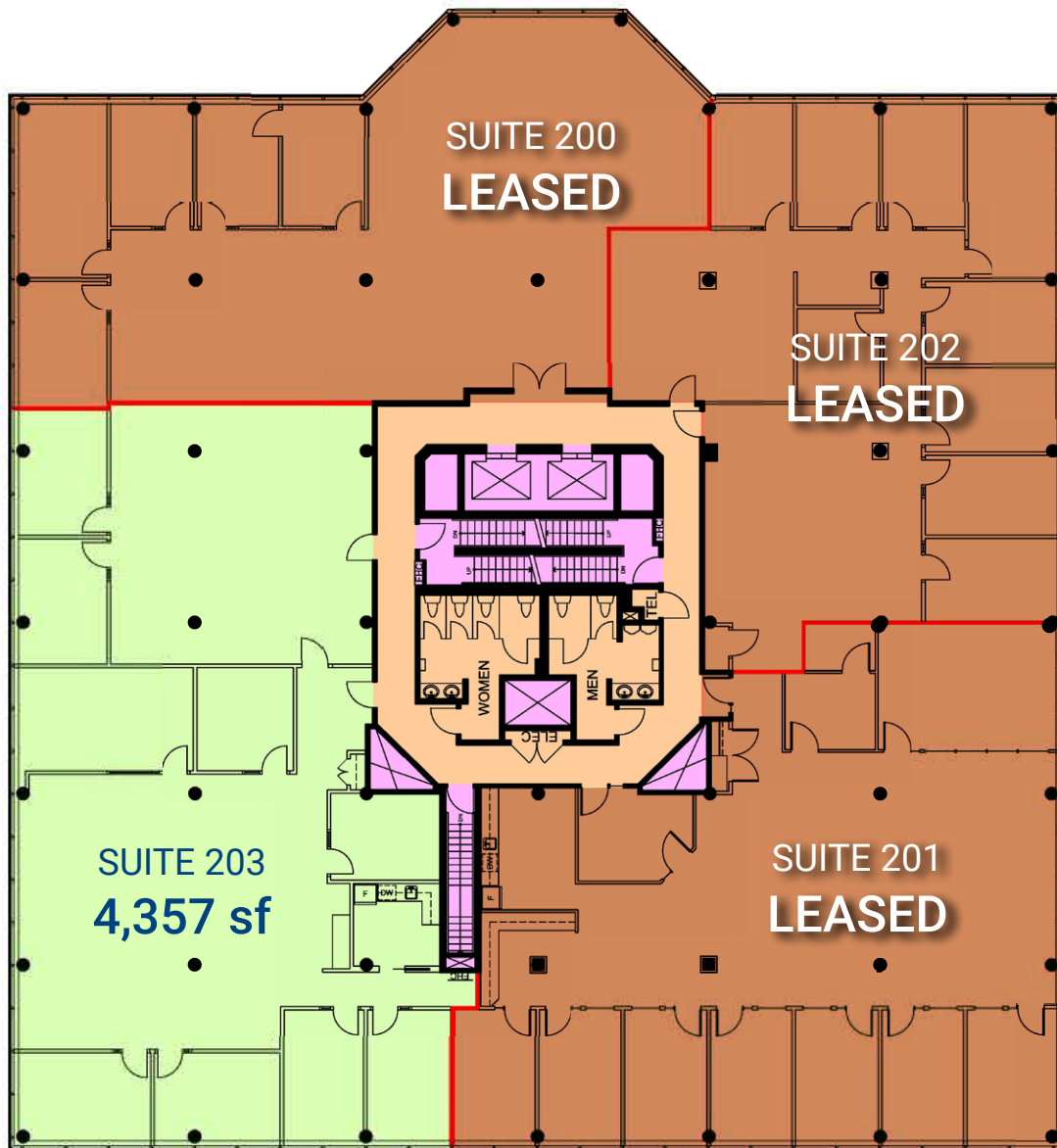


floor plans 5045 SOUTH SERVICE ROAD



GROUND FLOOR
Suite 101: 2,727 sf

floor plans 5045 SOUTH SERVICE ROAD



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SECOND FLOOR
Suite 203: 4,357 sf

OFFICE SPACE AVAILABLE FOR LEASE

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Wi-Fi Lounge



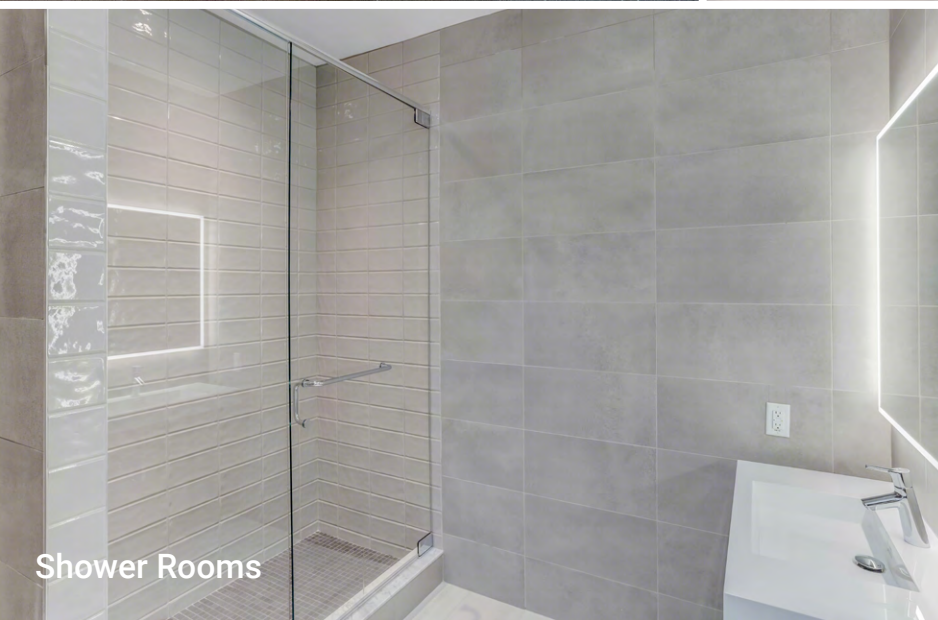
Café



Conference Centre



Fitness Centre



Shower Rooms



EV Charging

transit & amenities



WALKING DISTANCE
500 METRES
TO APPLEBY GO

Oakville Transit

- 14 A Lakeshore West
- 34 Pine Glen
- 5 Dundas

Burlington Transit

- 15 Appleby - Walkers
- 81 North Service - East & West
- 12 Upper Middle

GO Transit

- 1 Lakeshore West
- 12 B Niagara Falls/ Toronto

Hamilton Street Railway

- 18 Waterdown

OFFICE SPACE AVAILABLE FOR LEASE

area amenities count

Within 5 km of 5035 & 5045 South Service Road



88 banks



219 restaurants



14 hotels



304 retail stores



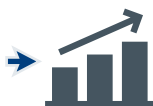
52 gas stations

demographics



Population

134,812



Growth
2018 – 2028

15.45%



\$149,118

Average Household
Income



**Daytime
Employment**

3,675 Businesses

57,112 Employees

16 Employees per Business



33%

of the labour force involved in
Processing, Manufacturing, Utilities,
Sales & Service, Trades, Transport,
Equipment Operations



16

Universities and Colleges
within 30 km radius.

Over **67%** of the adult population
with Apprenticeship or trades
Certificate / Diploma College Diploma,
University Certificate / Diploma or
Degree at Bachelor's level or above



4-8

Minute Walk



to bus stop on Harvester Road
and Appleby GO Station

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