1111 & 1122

International Boulevard | Burlington, ON

OFFICE FOR LEASE

Availabilities from 1,001-20,625 SF

CROWN

AVISON YOUNG

PROPERTY DETAILS

OFFICE FOR LEASE

1111 & 1122 INTERNATIONAL BOULEVARD

Burlington, ON

PROPERTY FEATURES

Two-tower,
Class "A" complex

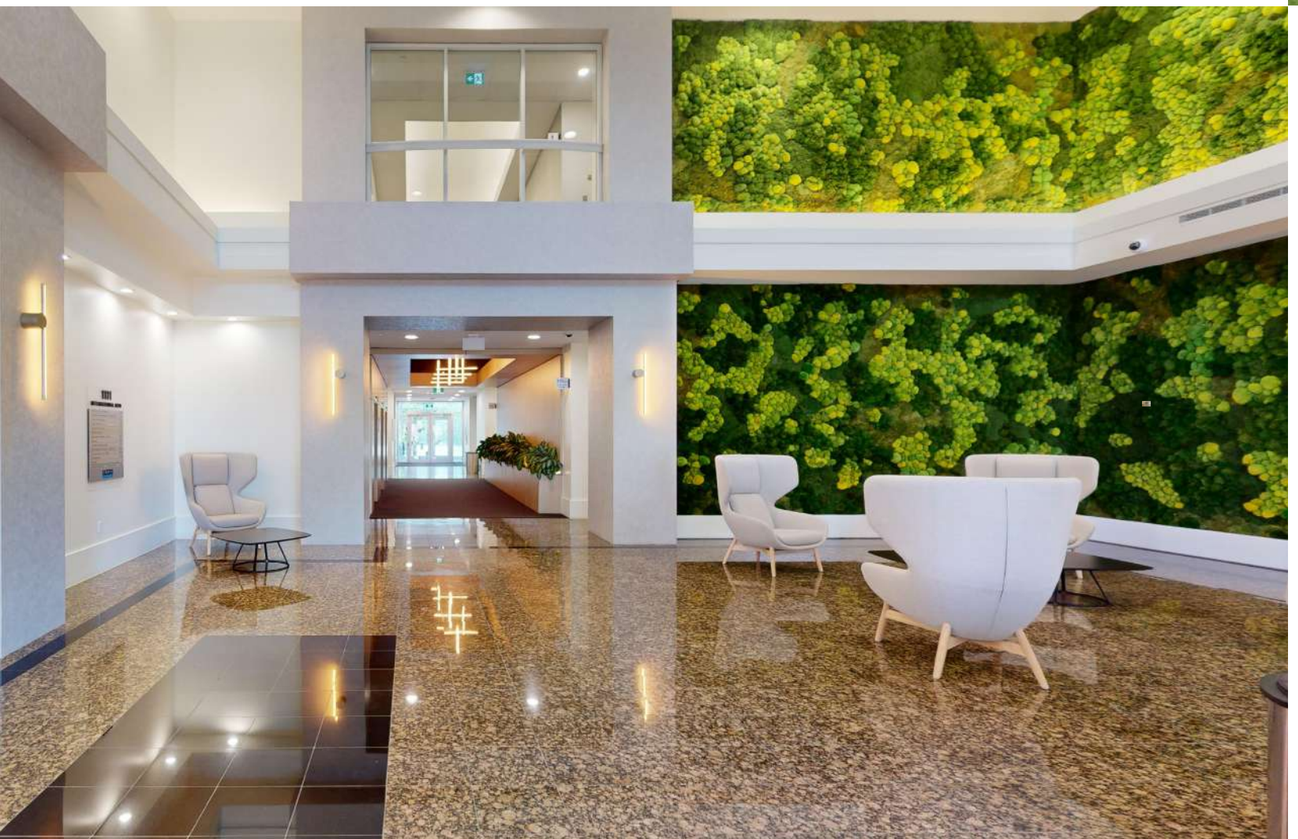
Highway QEW exposure

Green space with gazebo,
benches, and walking path

Easy access to QEW/403
and local transit

Appleby GO Station
within 3.5 km

Proximity to numerous
retail amenities



SUSTAINABLE ENVIRONMENT

- Buildings have achieved BOMA BEST Gold
- Building signage and branding opportunities
- On site full service cafe and gym for tenants
- Reserved parking and basement storage available

BOMA BEST® CERTIFIED GOLD BUILDING ENVIRONMENTAL STANDARDS™

ENERGY STAR

AVAILABILITY

1111 INTERNATIONAL BOULEVARD

Asking Rent	$19.95 net psf
Additional Rent	$16.46 psf (2026 est.)
Parking	Free surface parking at 4/1,000 sf leased

Suite	Size	Availability
Suite 300	20,625 sf	Immediate
Model Suite coming soon! Suite 401	4,575 sf	Immediate
Suite 602	4,437 sf	June 1, 2027
Suite 702	1,001 sf	Immediate

Click on suite to view floor plan

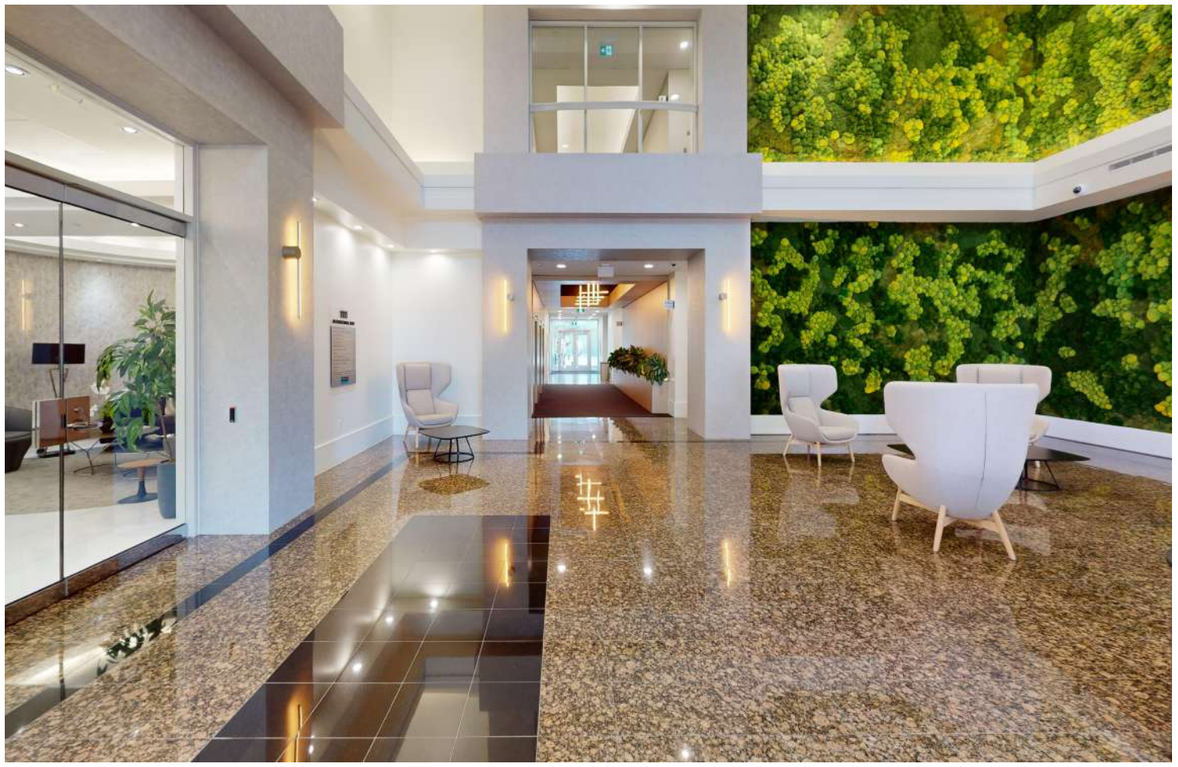
1122 INTERNATIONAL BOULEVARD

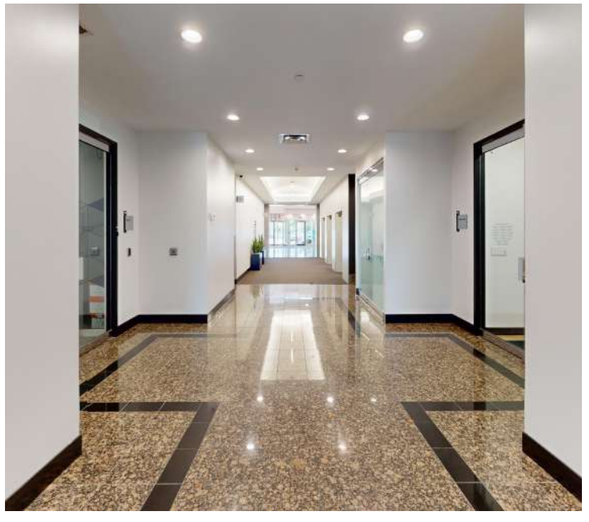
Asking Rent	$19.95 net psf
Additional Rent	$16.35 psf (2026 est.)
Parking	Free surface parking at 4/1,000 sf leased

Suite	Size	Availability
Suite 200	4,060 sf	Immediate

Click on suite to view floor plan

PROPERTY PHOTOS





FULL FLOOR AVAILABILITY – READY FOR TENANT FIXTURING

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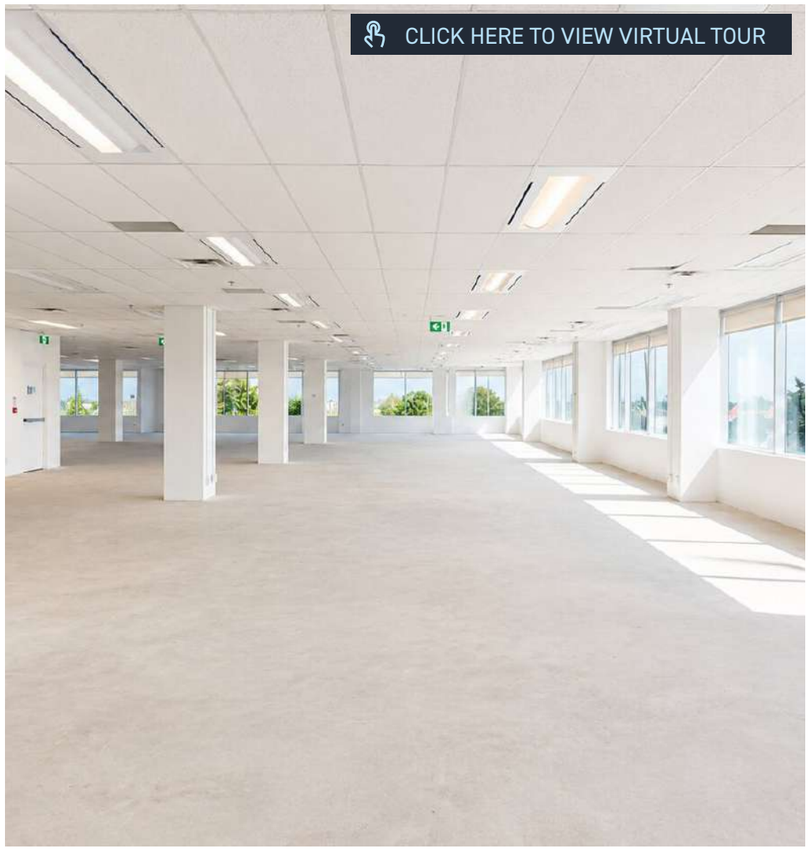
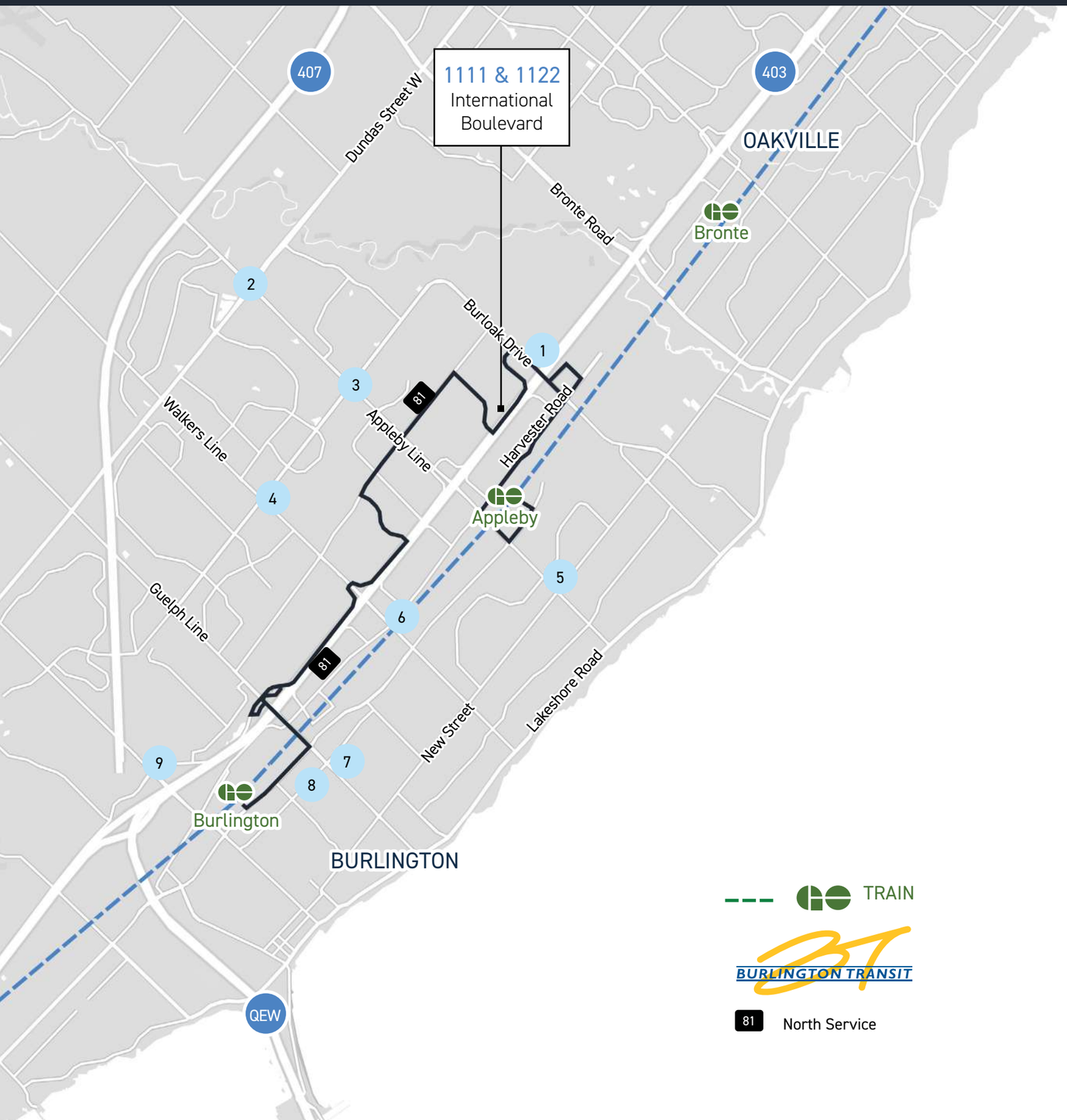


TRANSIT + AMENITIES



TRAIN

BURLINGTON TRANSIT

81 North Service

1 RIOCAN CENTRE BURLOAK

Home Depot	Nike Factory Outlet
Longo's	Old Navy
Sport Chek	Osmow's
Dollarama	Booster Juice
Mark's	Chop Steakhouse
Coming Soon! Costco	

2 SMARTCENTRES BURLINGTON NORTH APPLEBY CROSSING

Walmart	Winners/Homesense
Burrito Boyz	Goodlife
Boston Pizza	RBC
Petro	Starbucks
Fortinos	Chick-fil-A

3

Tim Hortons	LCBO
Popeyes	Metro
Starbucks	TD
Movati	McDonald's

4

Petro	Pizza Pizza
Freshco	Little Caesars
Shoppers Drug Mart	A&W
Tim Hortons	BMO
	St. Louis Bar & Grill

5

Fortinos	Shoppers Drug Mart
Petro	Starbucks
CIBC	McDonald's
LCBO	Rexall

6

The Brick	Petro
Chrysler	Tim Hortons
Honda	Jake's Grill
Ford	Admiral Inn

7 BURLINGTON CENTRE

Starbucks	TD
Canadian Tire	KFC
Winners	Burger King
Pizza Pizza	Kelseys
Indigo	Subway

8

Pioneer	CIBC
Kia	Chrysler
Swiss Chalet	Scaddabush
Harvey's	Red Lobster

9

Costco	Best Buy
Sobeys	Dollarama
Shell	Marshalls
LA Fitness	Tim Hortons
Indigo	Best Buy

DRIVE TIMES

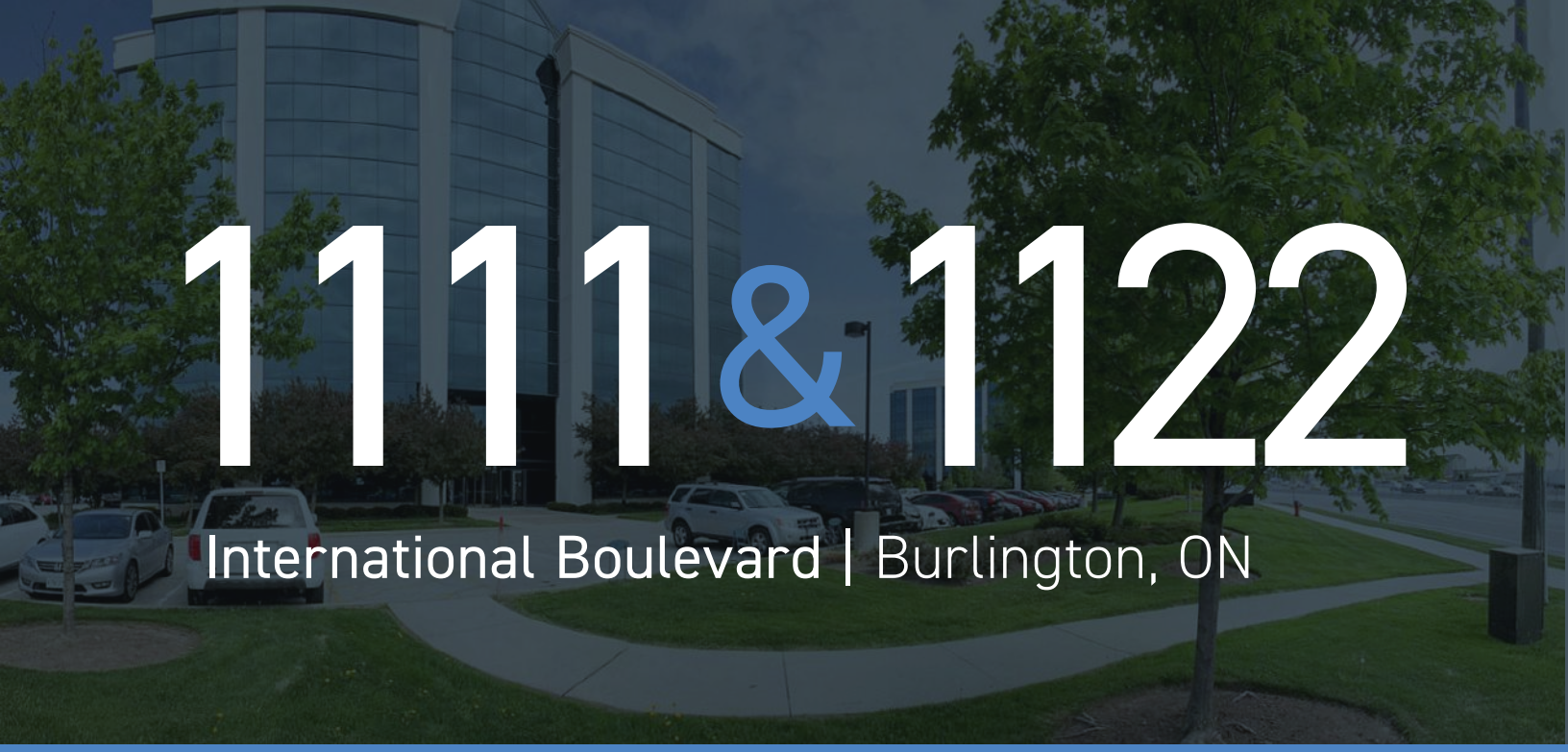
3 MINS | 2.0 KM
Highway 403

6 MINS | 3.2 KM
Appleby Go Station

45 MINS | 50 KM
Downtown Toronto

AMENITIES WITHIN 5 KM

206	506	13	22	35
Restaurants	Retail	Hotels	Banks	Gas Stations



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About Crown Realty

We're More Than Square Footage.

Crown acquires, leases, manages, and redevelops commercial real estate across Canada, focusing on strong returns for investors and exceptional workplaces for tenants. Known for quality service, sustainable growth, and responsible environmental practices, Crown is committed to setting a new standard in real estate that extends beyond our buildings to enrich communities.

crownrealtypartners.ca

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