TEAM MURRAY & FALDOWSKI

FOR LEASE

Office Suites with Premium QEW Exposure

5063 North Service Road, Burlington, Ontario

Doug Murray*, SIOR
Executive Vice President
+1 289 266 1010
doug.murray@colliers.com

Emily Hawker
Sales Representative
+1 519 904 2205
emily.hawker@colliers.com

Colliers International
Unit 300
5515 North Service Road
Burlington, Ontario
Canada L7L 6G4
P: + 416 777 2200

Colliers

Property
Overview

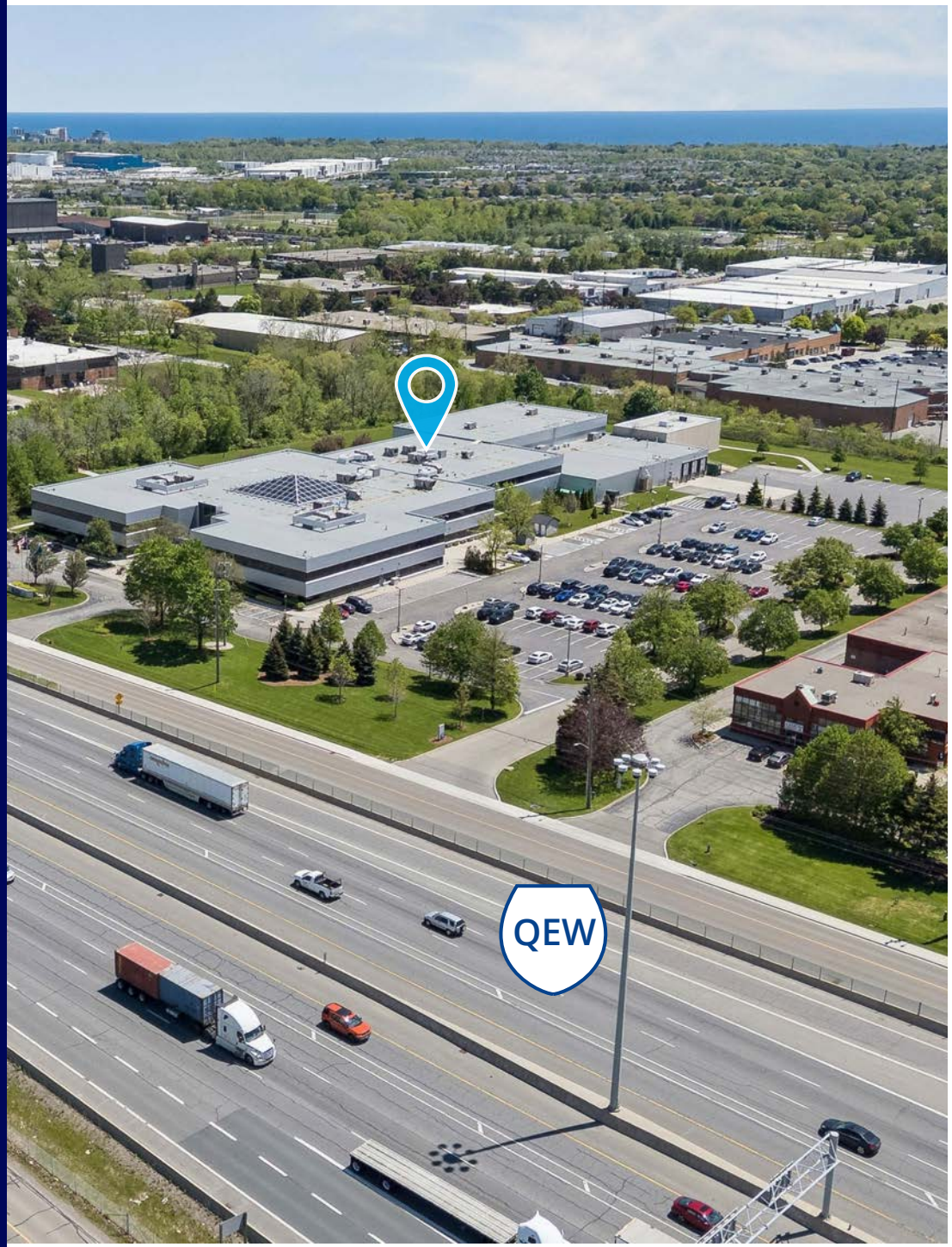
Key Highlights

- ◊ QEW signage exposure
- ◊ Access to additional resources including IT/Web Hosting/Shared Reception
- ◊ High parking ratio

Total Area	40,062 SF
Unit 1	30,000 SF
Unit 2	25,000 SF
Unit 3	20,000 SF
Unit 4	15,000 SF
Unit 5	10,000 SF
Unit 6	5,000 SF
Zoning	BC1
Possesion	June 1, 2026

Lease Price: **$14.95 Net PSF**

TMI (2026) **$10.85 PSF**



Property Photos

Property Photos

BC1 Zoning
Permitted Uses

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- Transportation, Communication,
- Transportation Equipment Industries
- Non-Metallic Mineral Production Industries
- Food Processing and Manufacturing
- Metal Rolling, Casting, and Extruding
- Petro Chemical Laboratories
- Bulk Propane Storage Depot per Part 1, 2.7
- Solid Fuel Supply Yard
- Oil Depot
- Waste Transfer Station
- Recycling Facility
- Truck Depot
- Metal, Wood, Paper, Plastic, Machine, and Chemical Industries
- Wholesale Trade
- Private Propane Facility per Part 1, 2.7
- Construction and Trade Contractors.
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Public Transportation
- Cannabis Production Facility
- Leather and Textile Industries
- Furniture and Fixture Industries
- Clothing Industries
- Warehouse and Logistics
- Storage Locker Facility
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge-Based & High Technology
- Pharmaceuticals & Medicines
- Veterinary Service
- Accessory Dwelling Unit (for security or maintenance)
- Crematory
- All Office Uses
- Convention/Conference Centre
- Banquet Centre
- Caterer
- Motor Vehicle Sales, Leasing, Rental, and Service
- Car Wash per Part 1, 2.9
- Motor Vehicle Service Station per Part 1, 2.10
- Motor Vehicle Repair Garage Convenience Store
- Nursery or Garden Centre
- Machinery & Equipment
- Computer Hardware & Software
- Office Furniture & Equipment
- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant
- Night Club
- Banks, Trust Companies, Credit Unions
- Retail Brewery
- Other Service Commercial Uses
- Recreational Establishment
- Body-Rub Parlour per Part 1, Subsection 2.32

Nearby **Amenities**

5063 North Service Rd

1	Tim Horton's
2	Starbucks
3	Pita Pit
4	TD
5	Canadian Tire
6	McDonald's
7	Chick-fil-a
8	Kelseys
9	Cineplex
10	Milestones
11	Winners
12	Home Depot

Recreation & Parks

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*Sales Representative **Broker

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