

# Office space for lease in downtown Burlington

## 440 Elizabeth Street

Burlington, ON

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# 440

Elizabeth Street Burlington, ON





Highly sought-after downtown Burlington location



Unit 303: Recently renovated 3,045 sf office space



2nd Floor: Flexible demising options available (contact the listing team for details)



Enjoy stunning lake views and easy access to a variety of amenities



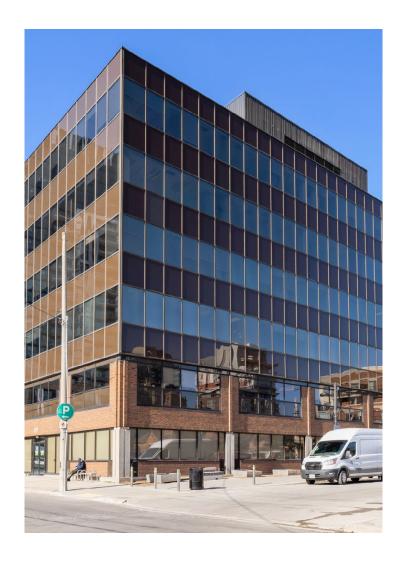
Walking distance to Village Square, the Burlington Transit Transfer Station, and Spencer Smith Park

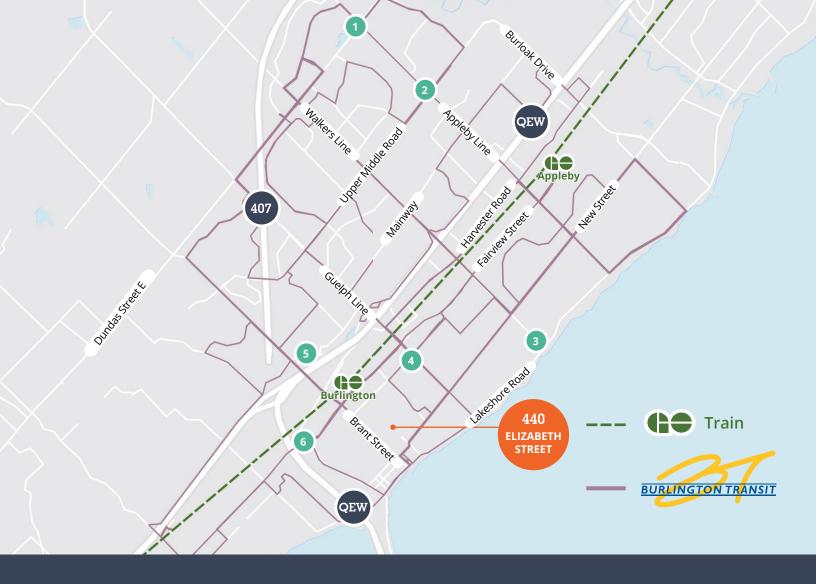
# Availability

2nd Floor	7,537 sf
Unit 303	3,045 sf
Unit 301	1,737 sf

# **Property information**

Zoning	DC
Possession	Immediate
Asking rate	\$13.00 net psf
Taxes & Operations	\$13.74 (2025)





1 SmartCentres Burlington North

Walmart Boston Pizza Scotiabank

CIBC

Starbucks

**Shoppers Drug Mart** LA Fitness Petro Canada **Fortinos** 

Tim Hortons

2 Tim Hortons Popeyes Starbucks

TD Movati McDonald's

**LCBO** 

Metro

Fortinos Petro Canada CIBC

LCBO RBC

**Shoppers Drug** Mart Starbucks McDonald's Rexall

**4** Burlington Shopping Centre

Starbucks TD KFC Canadian Tire

Winners Burger King Pizza Pizza Kelsey's Chapters Red Lobster (5) Costco Sobeys Shell LA Fitness

Indigo

Best Buy Dollarama Marshalls Tim Hortons Best Buy

**6** Mapleview Shopping Centre

A&W Apple Decathlon

H&M Sporting Life Mr. Sub Earls Footlocker Turtle Jack's

Gap

Amenities within 5 km

**RESTAURANTS** 

507 **RETAIL** 

**HOTELS** 

**FITNESS CENTRES** 

**BANKS** 

**GAS STATIONS** 



#### **EATS**

- 1 Tim Hortons
- 2 Pizza Nova
- Joe Dog's Gasbar Grill
- 4 Amaya Express
- Burrito Masters
- 6 Burro
- 7 Tamp Coffee
- The Works
- Lena's Roti

- 10 Coffee Culture
- 111 Kelly's Bakeshop
- 12) Yuk Yuk's
- (13) Wendel Clark's
- Wicked Chicken
- 15) My Roti Place
- Lugano Pizza & Bar
- 17 Lakeshore Coffee
- 18) La Pita Halal

# 19) Pizza-iolo

- NISI Greek Tarverna
- 21) Alia's Gelato
- Di Mario's

#### **RETAIL + SERVICES**

- 1 Blo Blow Dry Bar
- 2 Dollarama
- (3) CIBC
- 4 F45
- Wish Boutique
- 6 Joelle's By Ally
- Exhale Pilate
- 8 Cine Starz
- Fit with "Fuss"

- (10) CIBC
- Bush's Menswear
- Beauty Glo & Spa
- 13) The Barber Station



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