

NEW TENANT INCENTIVE!

**FREE! NINE (9) MONTHS NET RENT FREE FOR MINIMUM
5-YEAR LEASE TERM!**

Contact listing team for details



FOR LEASE

460 BRANT STREET
BURLINGTON, ONTARIO

JUSTIN H. BATES*

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CBRE

PROPERTY

DETAILS

SUITE #	SQ. FOOTAGE	ASKING RATE	T.M.I.
212 (2nd Floor)	3,263	\$11.00 Net Per Sq. Ft.	\$17.17 Per Sq. Ft.
26 (Ground Floor)	4,385	\$11.00 Net Per Sq. Ft.	\$17.17 Per Sq. Ft.
13-14 (Ground Floor)	2,474	\$11.00 Net Per Sq. Ft.	\$17.17 Per Sq. Ft.
18 (Ground Floor)	1,253	\$11.00 Net Per Sq. Ft.	\$17.17 Per Sq. Ft.



NATURAL
LIGHT



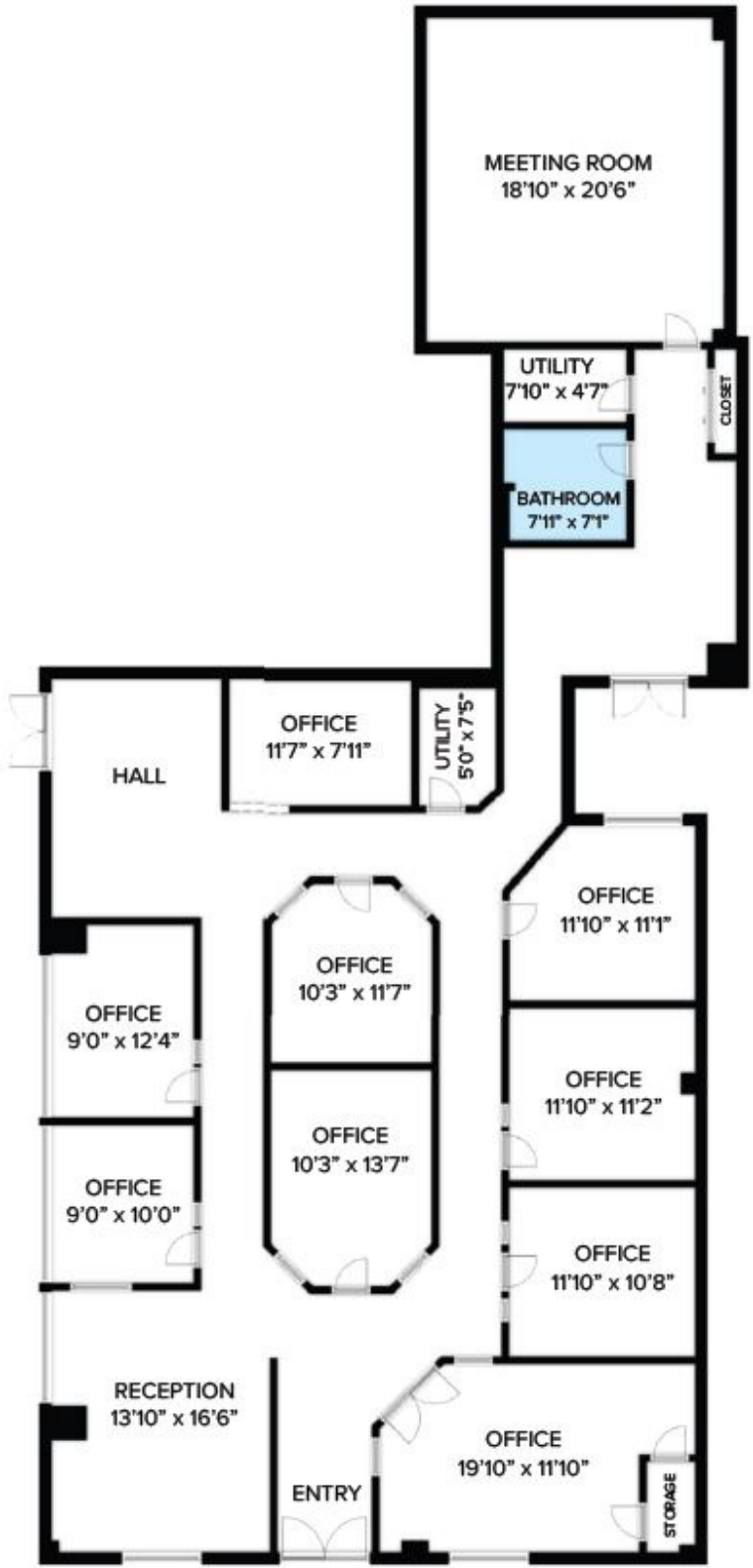
EXCELLENT
LOCATION



WHEELCHAIR
ACCESSIBLE

FLOOR PLAN

SUITE 212



- Multiple size configurations available for lease in the heart of downtown Burlington!
- Spacious and well maintained ground floor suites.
- Second floor unit with a rare **outdoor patio!**
- The building is steps away from amenities, public transit and the gorgeous Burlington beach front.
- Less than 2 kilometers from the QEW, with convenient parking nearby.

FLOOR PLAN

GROUND FLOOR SUITES



ONLY SERVICE COMMERCIAL AND RETAIL USES ARE PERMITTED ON THE GROUND FLOOR

Permitted Uses Include:

- | | | |
|--|---|--|
| <ul style="list-style-type: none">• Department Store• Flea Market• Large Furniture and Appliance Store• Supermarket/Grocery Store• Convenience/Specialty Food Store• Farmers Market• Other Retail Stores | <ul style="list-style-type: none">• Standard Restaurant• Standard Restaurant with Dance Floor• Fast Food Restaurant• Convenience Restaurant• Terrace Patio• Funeral Home• Elevated Parking Facility• Veterinary Services | <ul style="list-style-type: none">• Other Service Commercial Uses• Clothing Store• Jewelry Stores• Home Décor Store• Nail Salon• Barber• Hairdresser• Tattoo Parlor |
|--|---|--|

LEGEND

AVAILABLE

460 BRANT STREET | **FOR LEASE**

PHOTOS

SUITE 212



460 BRANT STREET | **FOR LEASE**

PHOTOS

GROUND FLOOR SUITES

SUITE 13-14

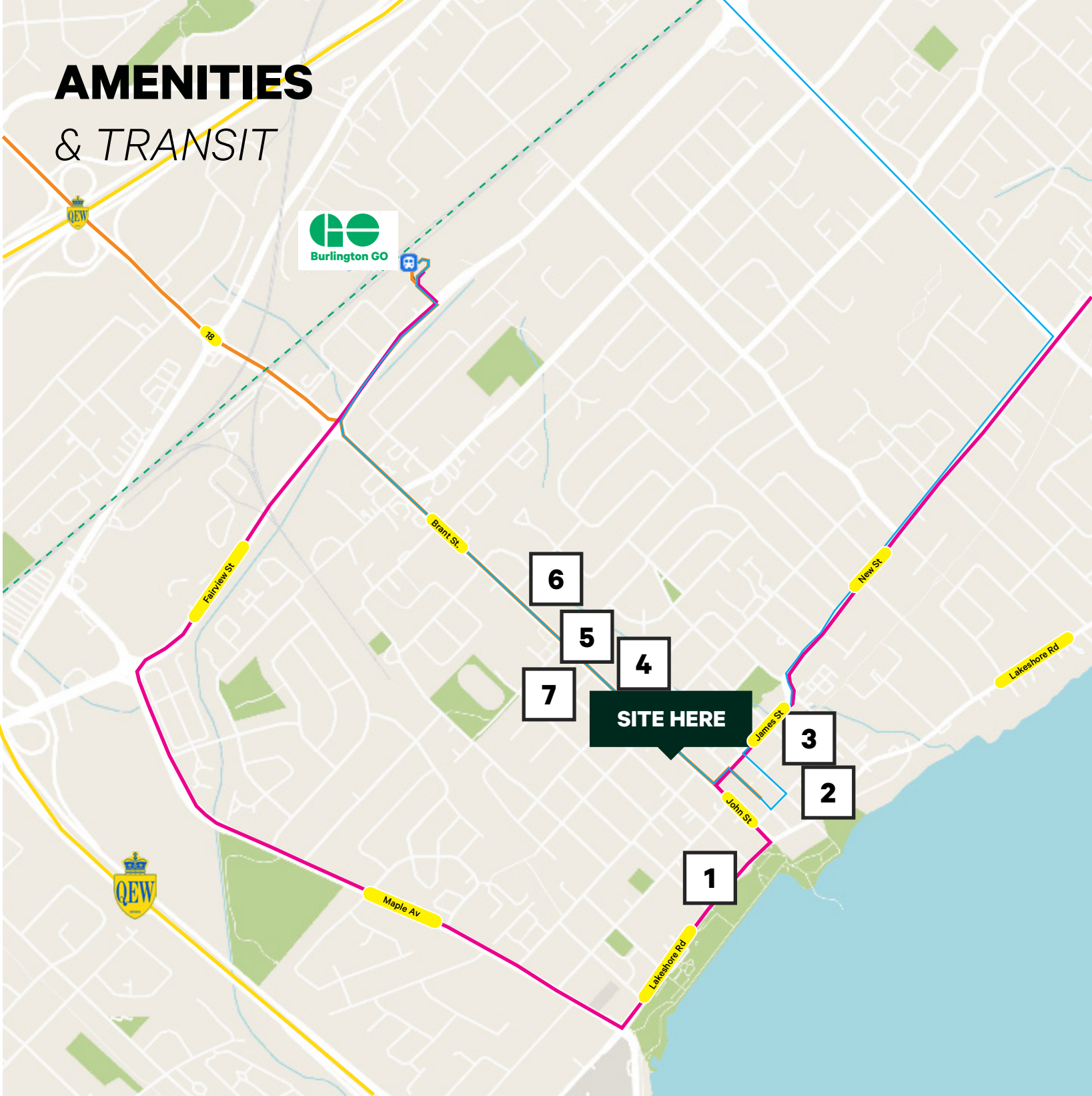


SUITE 18



460 BRANT STREET | **FOR LEASE**

AMENITIES & TRANSIT



BURLINGTON ROUTES

- BUS ROUTE 10 - NEW MAPLE
- ROUTE 2 - BRANT
- ROUTE 52 - BURLINGTON NORTHWEST

LOCAL AMENITIES

- | | | |
|------------------------------|--|------------------|
| 1 Tim Hortons
Esso | 4 Starbucks
Subway | 7 TD Bank |
| 2 RBC | 5 BMO | |
| 3 LCBO
BMO | 6 No Frills
Tim Hortons
Scotiabank
Dollarama | |

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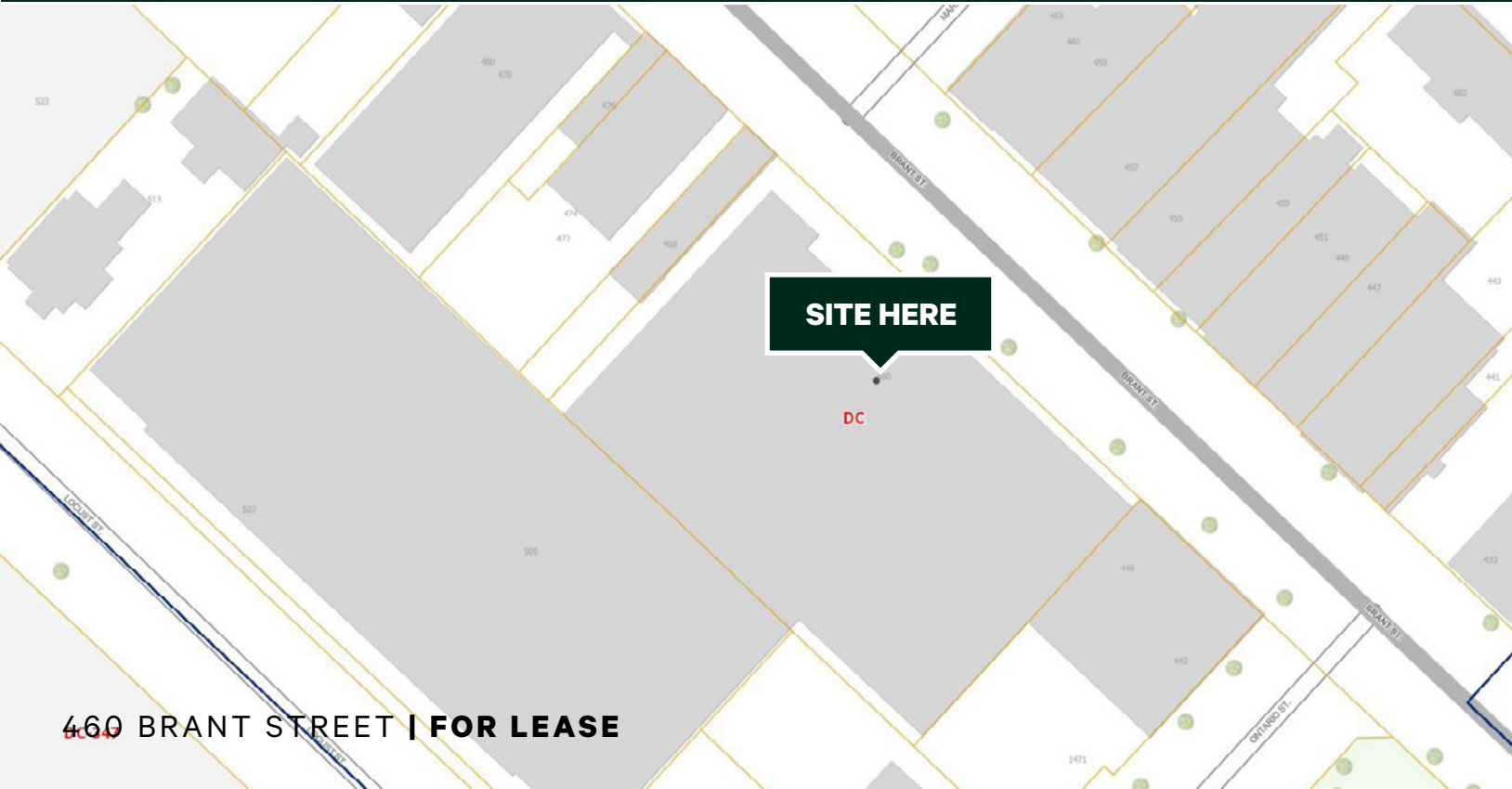
ZONING: DC

PERMITTED USES

- Department Store
- Flea Market
- Large Furniture and Appliance Store
- Supermarket/Grocery Store
- Convenience/Specialty Food Store
- Farmers Market
- Other Retail Stores
- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant
- Terrace Patio
- Funeral Home
- Elevated Parking Facility
- Veterinary Services
- Other Service Commercial Uses
- Community Institution
- All Office Uses
- Hotel
- Convention/Conference Centre
- Banquet Centre
- Caterer
- Recreational Establishment
- Entertainment Establishment
- Night Club
- Dwelling units in a commercial/office building
- Apartment Building
- Retirement Home

DOWNTOWN

PARKING



LEGEND

-  SUBJECT PROPERTY
-  MUNICIPAL PARKING LOTS
-  PRIVATE LOTS (RULES VARY)
-  PAY PARKING AREAS
-  LOADING ZONES

- On-street (three-hour maximum):**
- 6 p.m. – 1 a.m., Monday to Friday
 - Saturdays, Sundays and Holidays
 - Overnight parking is not allowed between 1 – 6 a.m.

- In municipal parking lots and garage (no time limit):**
- 6 p.m. – 9 a.m., Monday to Friday
 - Saturdays, Sundays and Holidays

- Free parking is also available for the maximum time allowed with a valid:**
- Accessible parking permit
 - City-issued veteran permit or veteran plate

- Daily Rates:**
- \$1.75/hour
 - On-street - 3 hour limit
 - Municipal lots and parking garage - no time limit (Monday to Friday 9 a.m. to 6 p.m.)

- Monthly Permits:**
- Monthly permits for municipal parking lots and the garage are available.
 - Prices range from \$83.00-\$132.00/month
 - (Monday-Friday 9:00 A.M. to 6:00 P.M.)

For more information visit: burlington.ca/parking or call 905-335-7816.

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FOR MORE INFORMATION CONTACT US

*Sales Representative

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