



777 Guelph Line, Unit 212, Burlington

# Rare 856 SF Office Unit Opportunity in Burlington Centre



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# Property Overview

A rare opportunity to lease 856 SF of office space on the second floor of Burlington Centre, located at the busy intersection of Guelph Line and Fairview Street.

<b>Address</b>	777 Guelph Line
<b>Location</b>	Burlington
<b>Unit</b>	212 - 856 SF
<b>Zoning</b>	CR-336
<b>Possession</b>	November 30, 2025 (possibility to be sooner)

## Notes

- Excellent condition, fully wheelchair-accessible unit
- Located within a 738,000 SF shopping centre
- Anchored by top national retailers: Indigo, Winners, Sport Chek, GoodLife Fitness
- Ample free parking available
- Strong foot traffic throughout the centre
- Easy access via transit and major roadways
- Ideal for professional or medical office use

## Lease Price:

\$14.00 Net PSF

## TMI (2026):

\$10.26 PSF



# Gallery



# Why Lease at Burlington Centre?

**Prime location:** off the QEW with high visibility and easy access.

**Strong traffic drivers:** national retailers (Homesense, Old Navy, Winners), professional offices, and the long-running Farmers' Market.

**Daily-needs tenants** (grocery, services, fitness, health) keep the centre busy beyond peak weekend hours.

**Convenience:** 4,600 free parking spaces and direct bus connections.

**Community hub:** 55+ years serving Burlington's growing, affluent population.

**Future growth:** Proposed redevelopment with 3,400+ residential units will add a built-in customer base.



# Location Overview



Burlington  
9 mins

Toronto  
50 mins

Niagara Falls  
50 mins

QEW  
5 mins

US Border  
56 mins





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