

# 950

# SYSCON ROAD

BURLINGTON



**OFFICE SPACE  
FOR LEASE  
UP TO 43,112 SF AVAILABLE**



**CUSHMAN &  
WAKEFIELD**

July 2023



# 950

## SYSCON ROAD BURLINGTON

### HIGHLIGHTS

- ▶ Plug and Play with Furniture Available
- ▶ Abundant Amenities in the Immediate Area
- ▶ Signage Opportunity
- ▶ New Interior Finishes
- ▶ Great Highway and Transit Accessibility

### DETAILS

Lobby:	1,300	SF Rentable
2nd Floor:	21,631	SF Rentable
3rd Floor:	20,181	SF Rentable
Total:	43,112	SF Rentable
Gross Rent:	From \$28.00 PSF	
Availability:	Immediate	
Term:	3 - 10 Years	



QEW/HWY 403 FRONTAGE AND CLOSE PROXIMITY TO HWY 407

**P** ABUNDANT SURFACE PARKING AVAILABLE



3 MIN DRIVE TO APPLEBY GO TRAIN STATION  
12 MIN DRIVE TO BURLINGTON GO TRAIN STATION

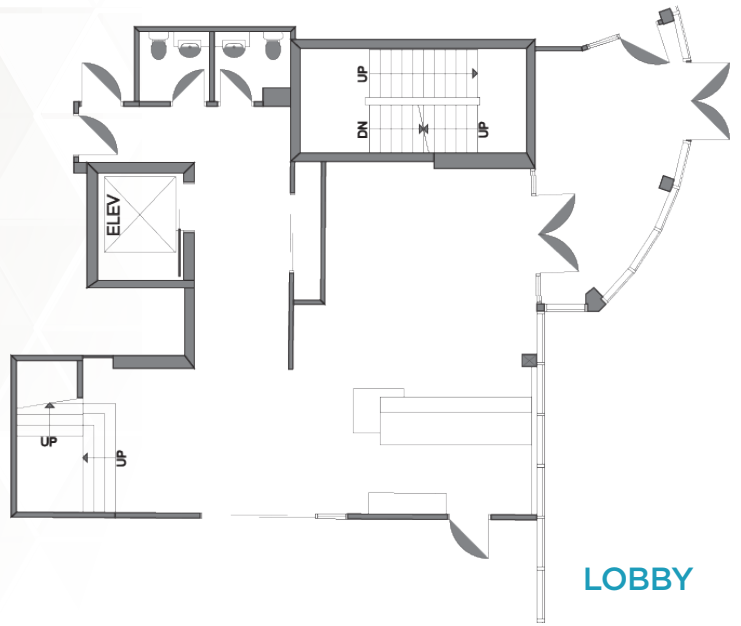


# LOBBY

2<sup>ND</sup>

3<sup>RD</sup>

FLOOR



► 43,112 SF RENTABLE

**Divisible to:**

**Lobby:**

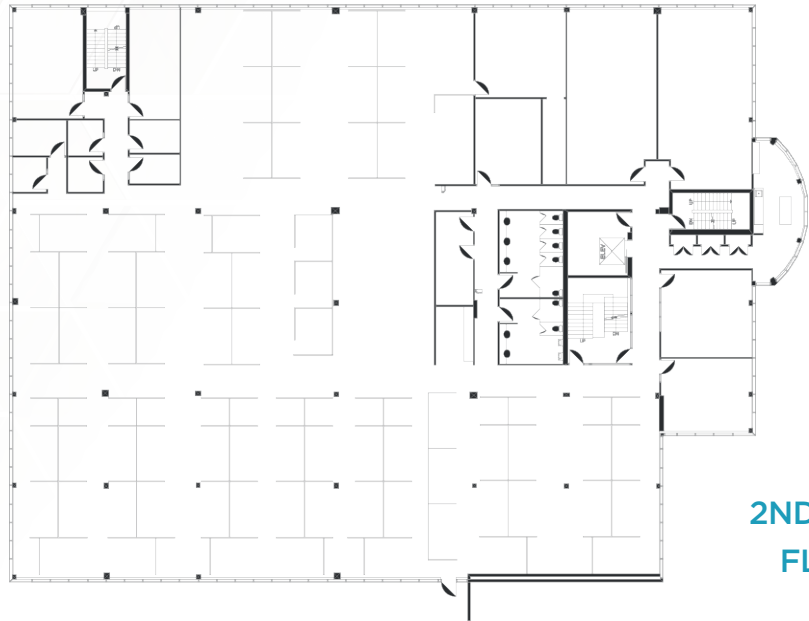
1,300 SF Rentable

**2nd Floor:**

21,631 SF Rentable

**3rd Floor:**

20,181 SF Rentable

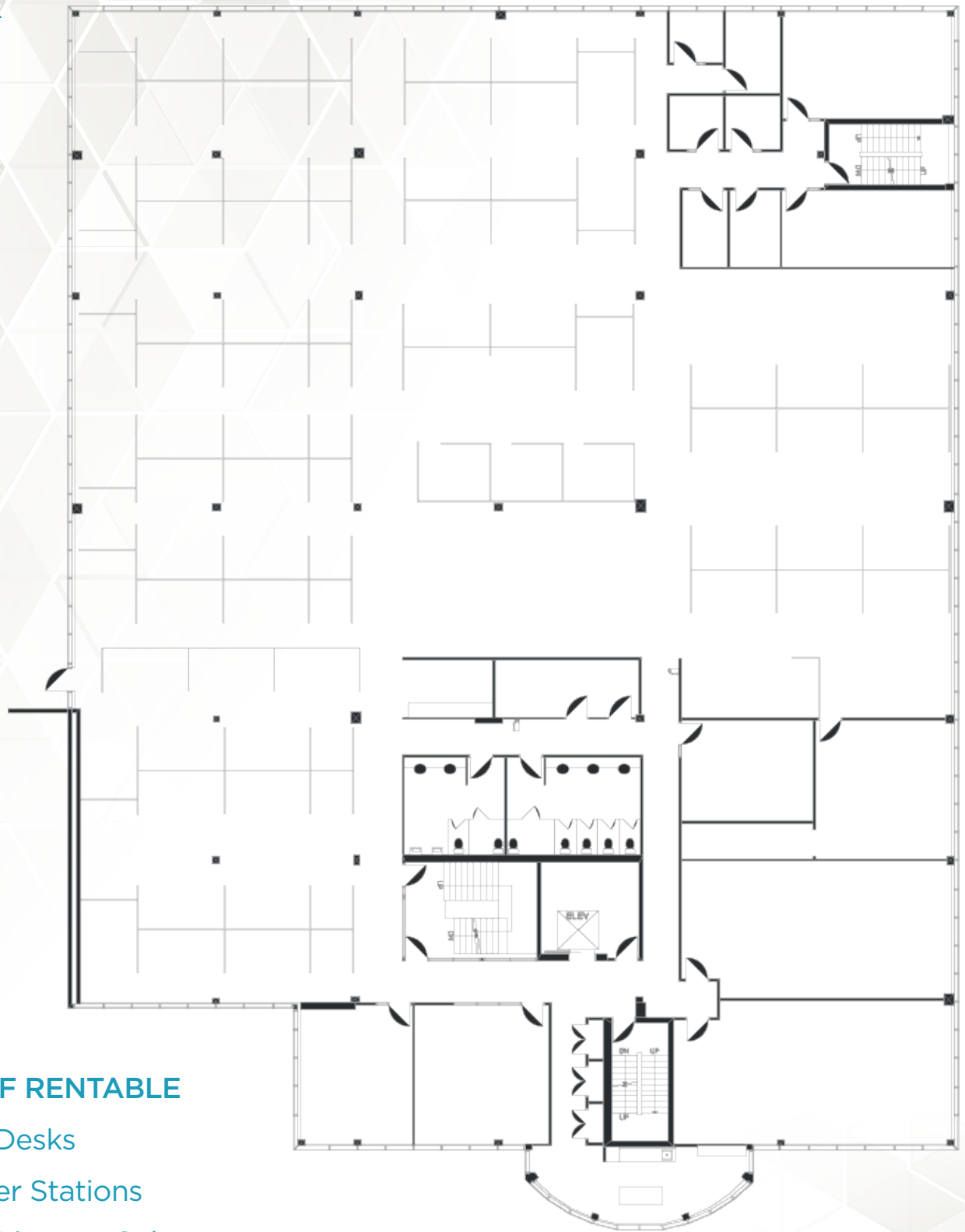


2ND  
FLOOR



3RD  
FLOOR

# 2ND FLOOR



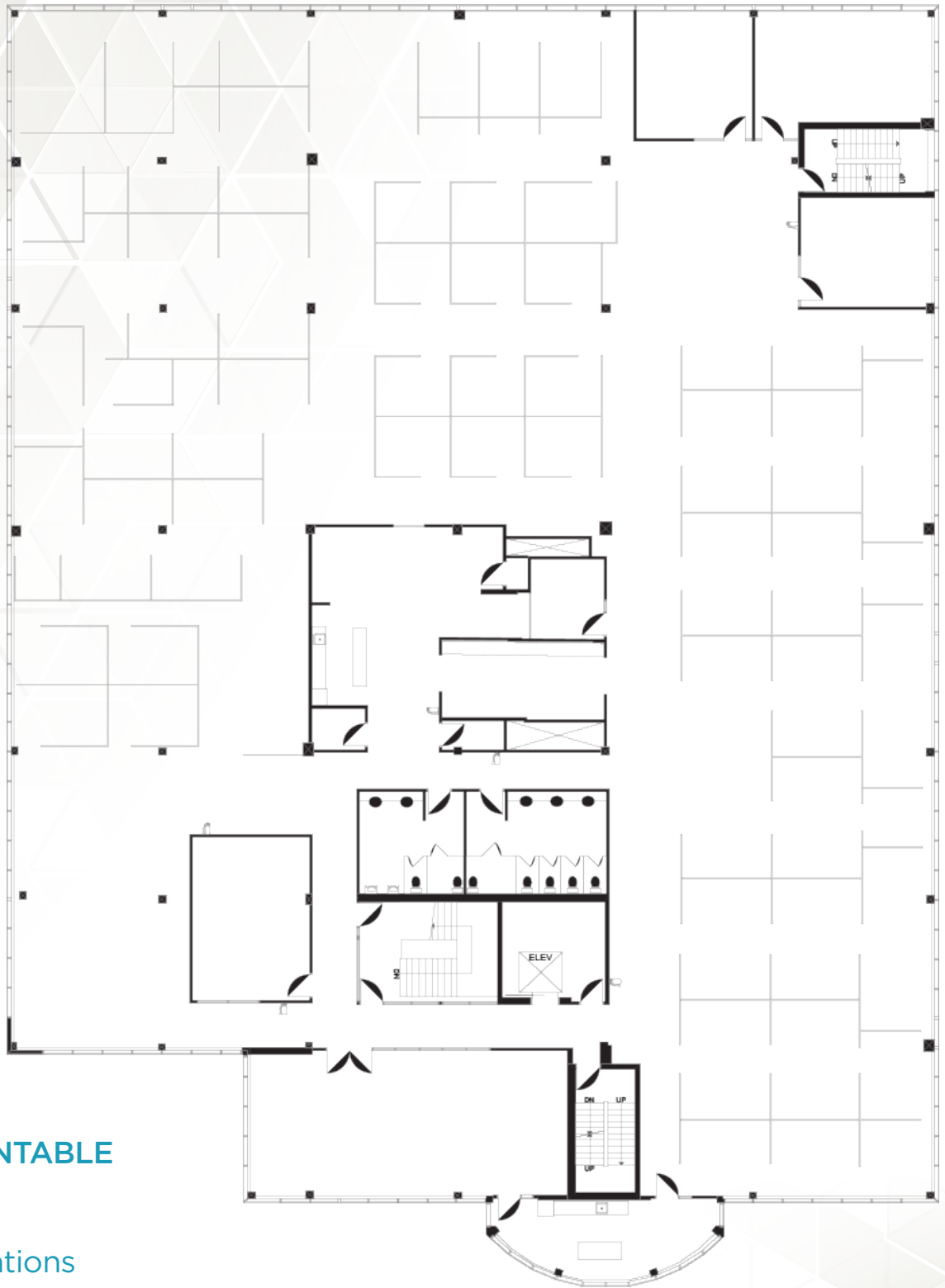
► **21,631 SF RENTABLE**

143 Staff Desks

12 Manager Stations

3 Senior/Director Cubes

# 3<sup>RD</sup> FLOOR



► **20,181 SF RENTABLE**

92 Staff Desks

10 Manager Stations

21 Senior/Director Cubes

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▶ [CLICK HERE FOR VIDEO TOUR](#)



GROUND FLOOR LOBBY & RECEPTION



WORKSTATIONS



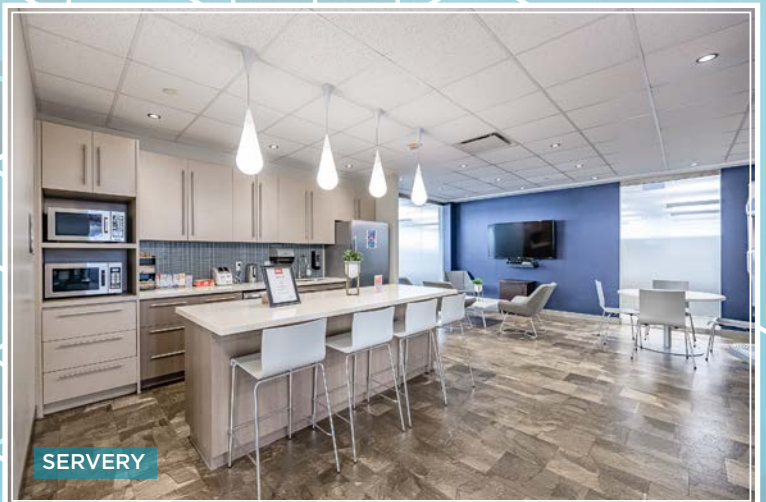
COLLABORATIVE WORK AREAS



MEETING ROOM



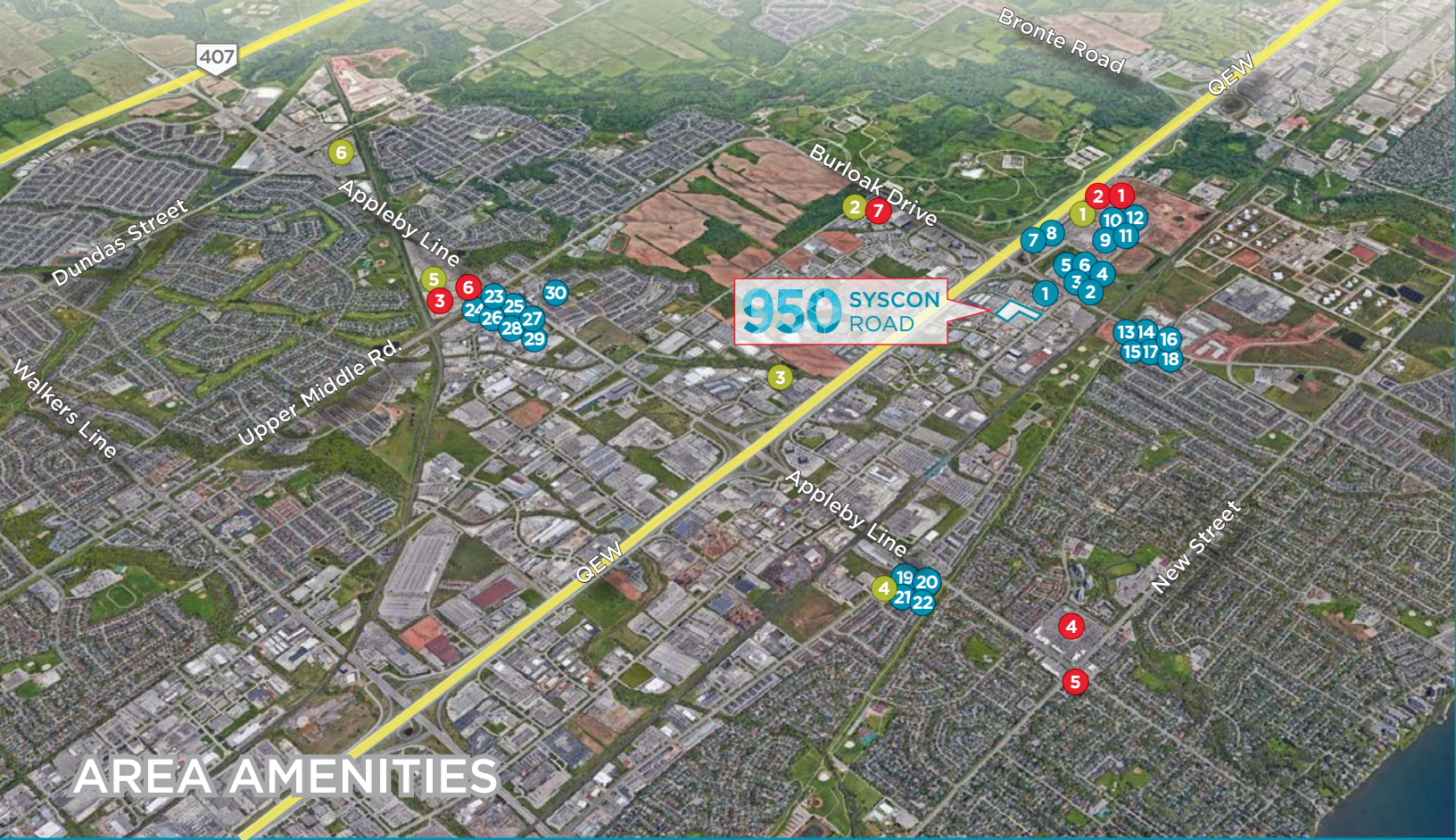
EXECUTIVE WORKSTATION



SERVEDY

# 950 SYSCON ROAD

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## AREA AMENITIES

### RESTAURANTS & BARS

- |                                  |                              |
|----------------------------------|------------------------------|
| 1. Tim Horton's                  | 16. Freshii                  |
| 2. Kelseys Original Roadhouse    | 17. Sunset Grill             |
| 3. Swiss Chalet                  | 18. Popeyes                  |
| 4. Harvey's                      | 19. Bahn Thai                |
| 5. Montana's                     | 20. Subway                   |
| 6. Milestones                    | 21. Quesada Burritos & Tacos |
| 7. Denny's                       | 22. McDonald's               |
| 8. Chop Steakhouse & Bar         | 23. Turtle Jack's            |
| 9. Teriyaki Experience           | 24. Industria Pizzeria + Bar |
| 10. Chorizo Fresh Mex            | 25. Applestone Pizzeria      |
| 11. Sunrise Caribbean Restaurant | 26. Chuck's Roadhouse        |
| 12. Cyphers Cafe & Lounge        | 27. El Inka Peruvian Cuisine |
| 13. South St. Burger             | 28. Mucho Burrito            |
| 14. Montfort Mediterranean       | 29. Daytime Grill            |
| 15. China Star                   | 30. Pepe and Lela's Eatery   |

### HEALTH/FITNESS/RECREATION

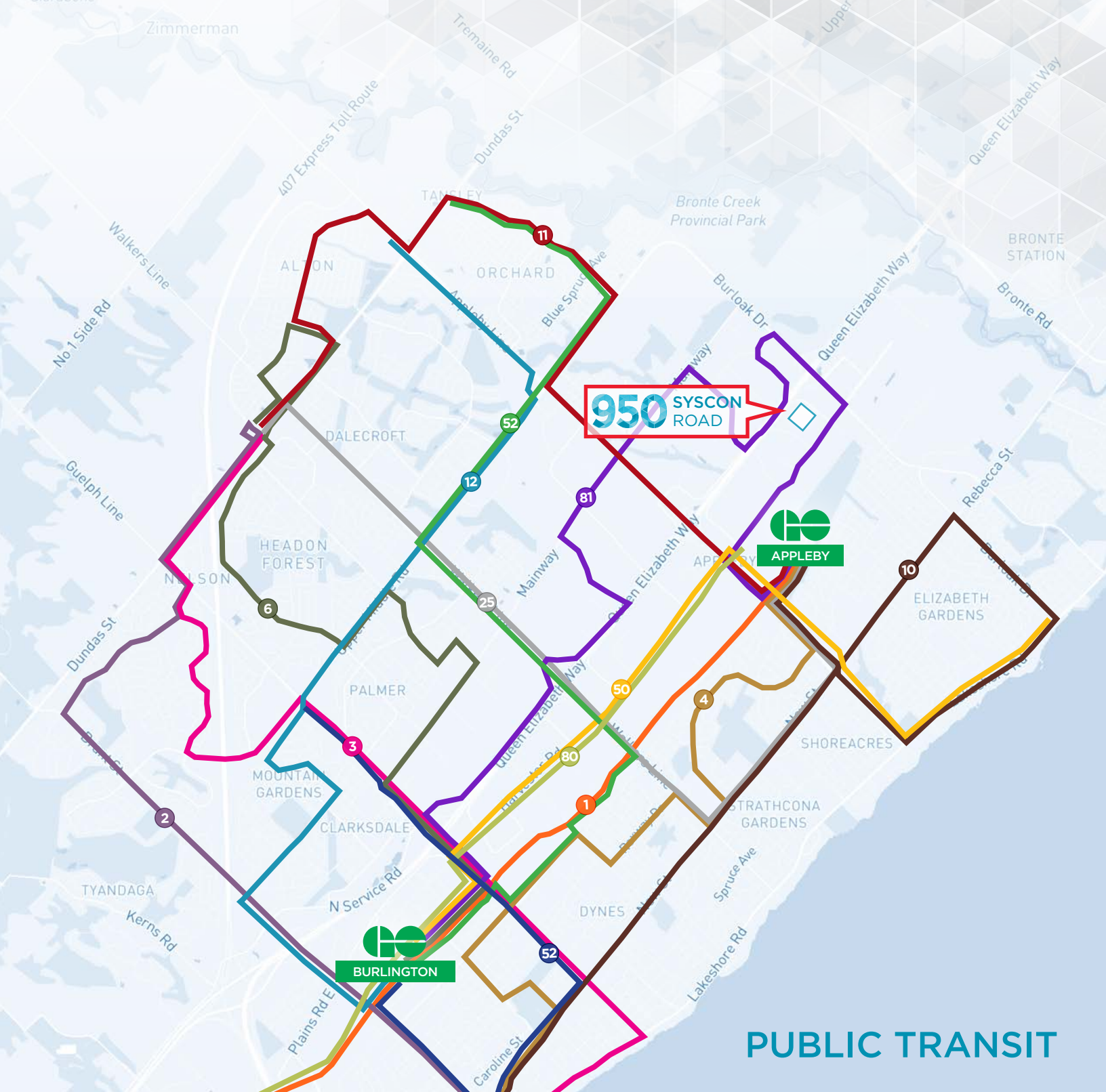
1. Crunch Fitness - Burloak
2. CrossFit COL
3. Pure Muscle + Fitness
4. Vive Fitness 24/7
5. Movati Athletic
6. GoodLife Fitness

### SHOPPING

1. Longo's
2. RioCan Centre Burloak
3. Metro
4. Fortinos
5. Shoppers Drug Mart
6. LCBO
7. The British Grocer



OVER 10 HOTELS NEARBY



- Route 1** - Plains-Fairview
- Route 2** - Brant
- Route 3** - Guelph
- Route 4** - Central
- Route 6** - Headon
- Route 10** - New Maple
- Route 11** - Sutton Alton

- Route 12** - Upper Middle
- Route 25** - Walkers
- Route 50** - Burlington South
- Route 51** - Burlington Northeast
- Route 52** - Burlington Northwest
- Route 80** - Harvest
- Route 81** - North Service



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**CUSHMAN &  
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