



**TEAM MURRAY
& FALDOWSKI**

5353 North Service Road, Burlington

Premium office space for lease



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Property Overview

Well built out office space with a mix of private offices and open concept work areas. Elevator in the building. Proximity to QEW and Appleby Line.

Address 5353 North Service Road

Location Burlington

Ground Floor 5,887 sq. ft.

Second Floor 5,045 sq. ft.

Third Floor 4,466 sq. ft.

Total Available 10,932 sq. ft.

Parking Available on-site

Occupancy Immediate

Net Lease Price:

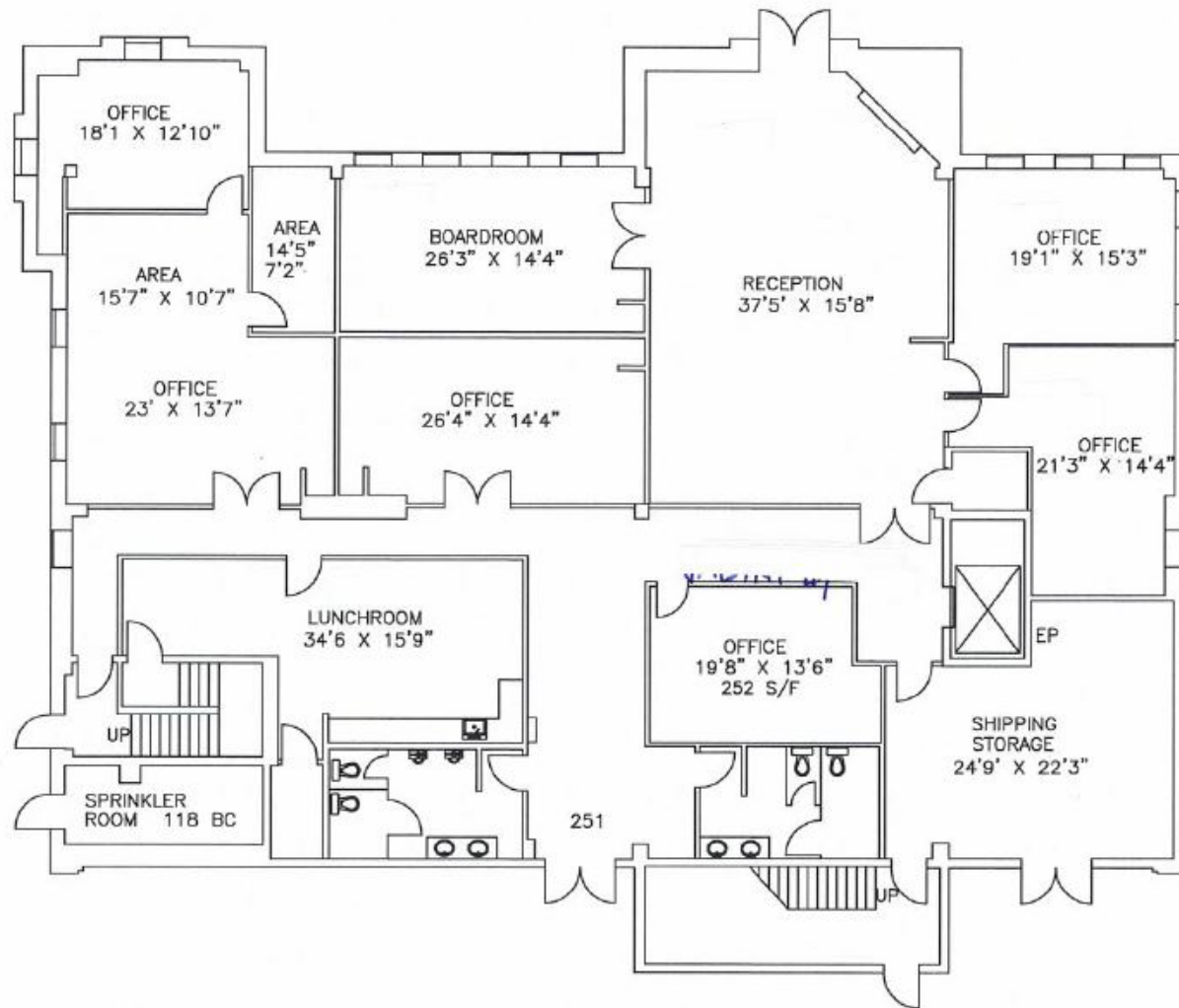
\$13.00 PSF

TMI (2023):

\$9.80 PSF



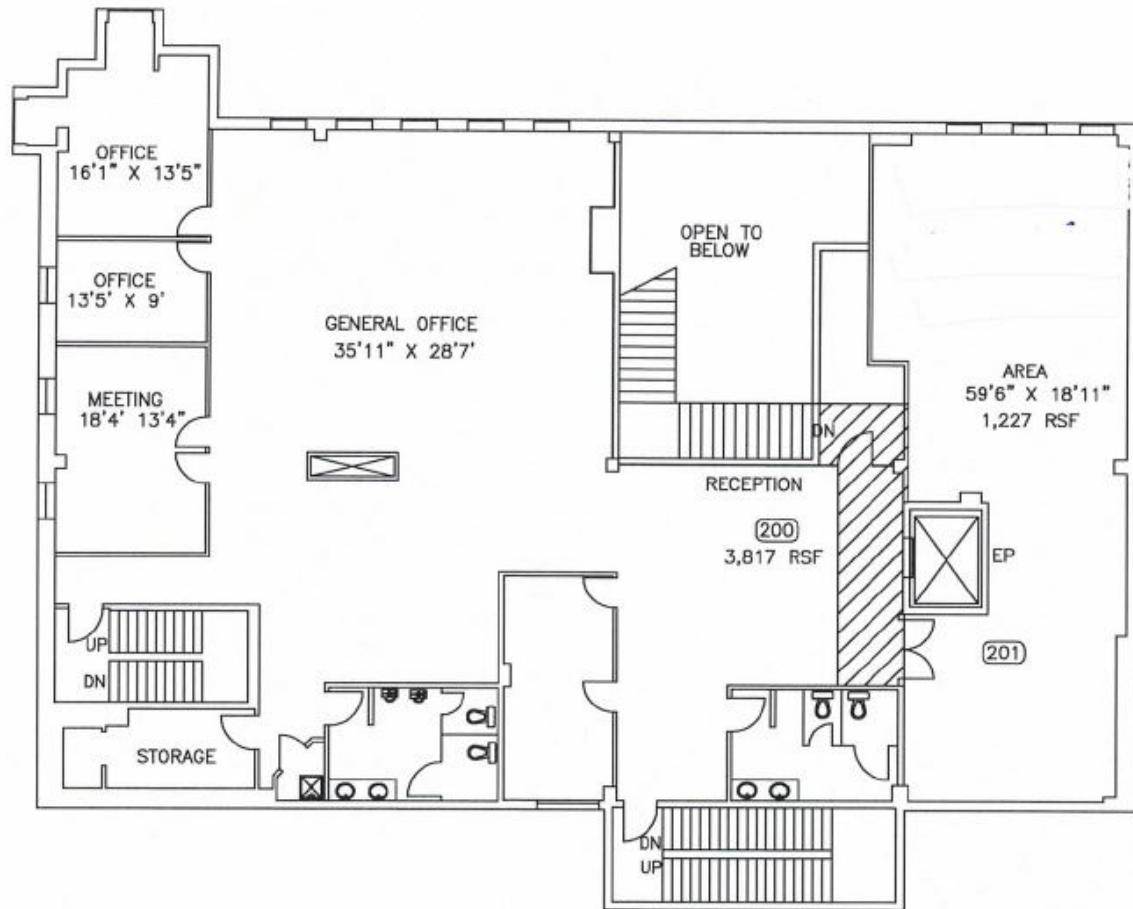
Ground Floor Floor Plan



Ground Floor Photos



Second Floor Floor Plan

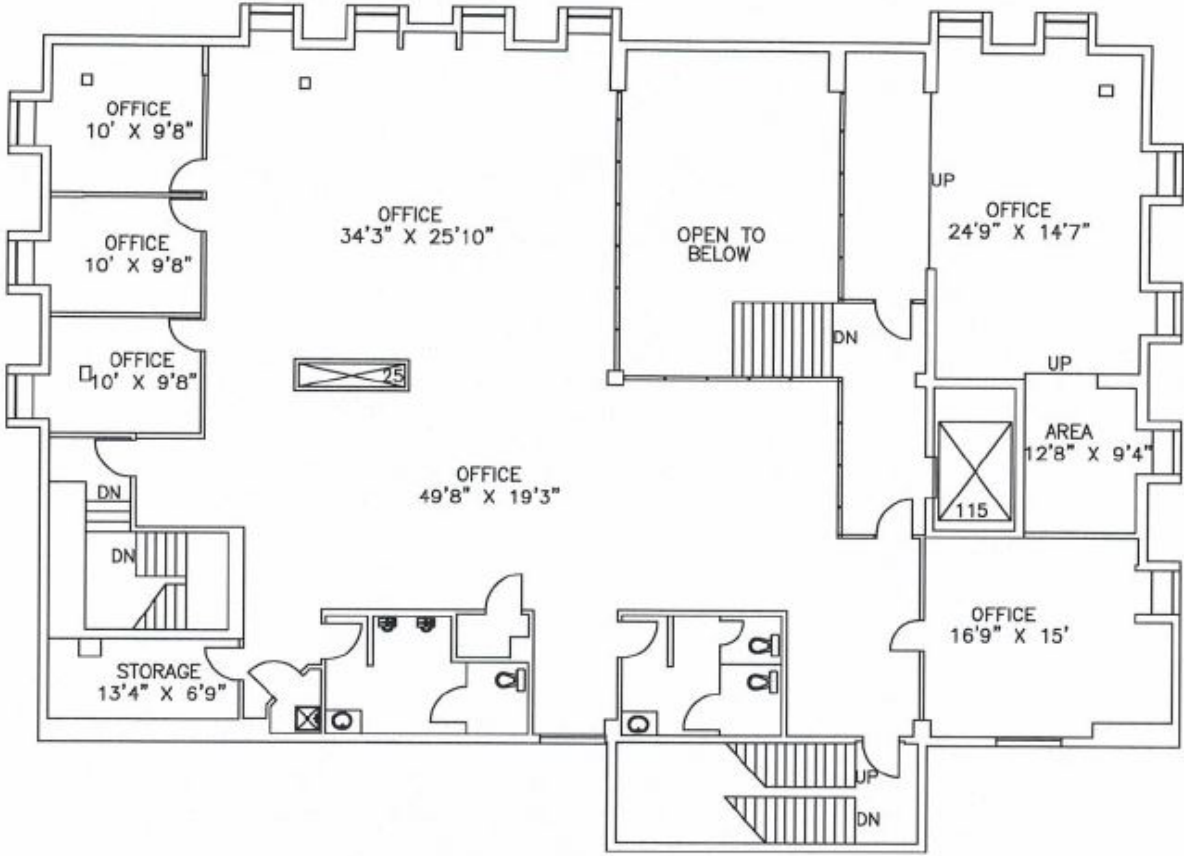


Second Floor Photos



Third Floor


Floor Plan




Third Floor Photos

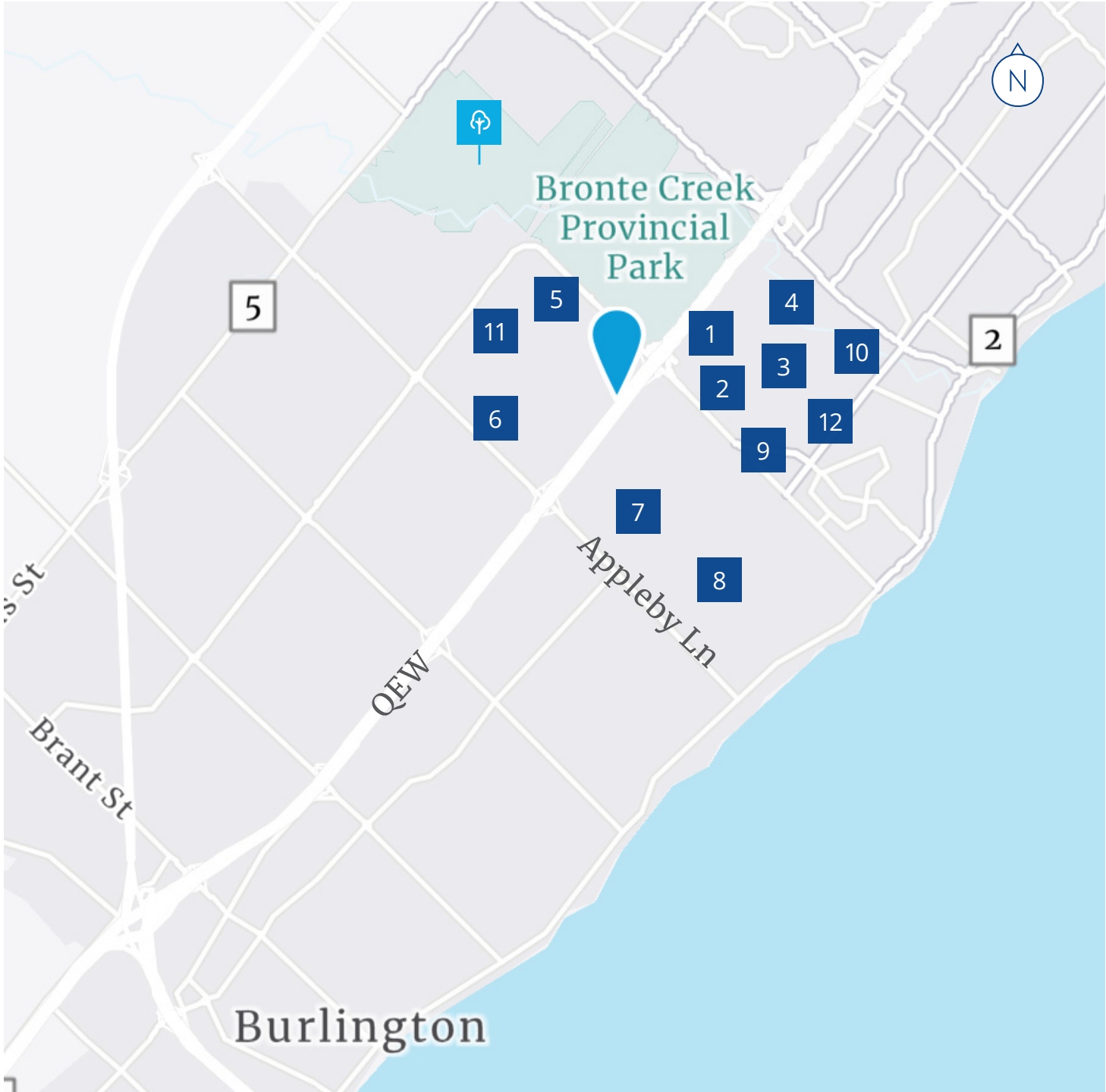


Nearby Amenities

 5353 North Service Road, Burlington

- 1** Hilton Garden Inn
- 2** Homewood Suites
- 3** Cineplex Cinemas
- 4** Home Depot
- 5** Tim Horton's
- 6** A&W
- 7** Wendy's
- 8** Appleby GO Station
- 9** Petro Canada
- 10** Crunch Fitness Burloak
- 11** CareRX Burlington
- 12** RBC Bank

 Recreation & Parks





Colliers



TEAM MURRAY
& FALDOWSKI

Oakville

25

17

Bronte Creek
Provincial
Park

5

2

Dundas St

5353 North Service Road, Burlington

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