5575 NORTH SERVICE ROAD

BURLINGTON

Class "A" LEED Certified Office Leasing Opportunity on the Burlington & Oakville Border.



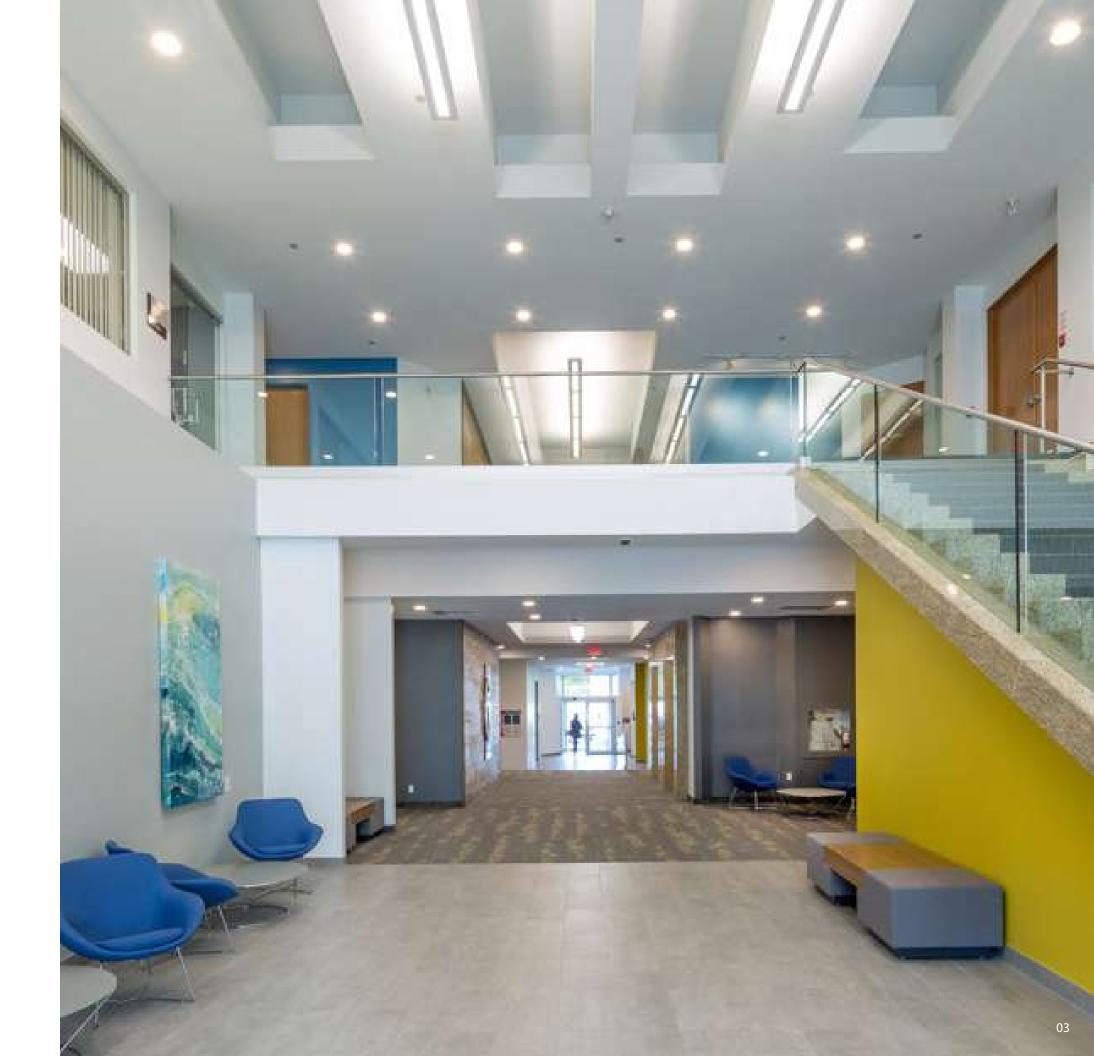
Welcome to 5575 North Service Road.

Experience premium office space conveniently located at the border of Burlington and Oakville. 5575 North Service Road boasts top-tier amenities including a modernized lobby, state-of-the-art conference rooms, a fitness room, and the exciting addition of an incoming cafe.

Benefit from this strategic location, surrounded by a vibrant array of restaurants and shops, and enjoy seamless commuting with easy transportation and highway access.

Make 5575 North Service Road your business' new hub and witness the growth and success the campus location guarantees.

SIZE (SQ. FT.)	Suite 103	e 103 3,026 sq.ft.		
	Suite 201	3,543 sq.ft.		
	Suite 202	~4,800 sq.ft.		
	Suite 403	2,557 sq. ft.		
	Suite 500	12,866 sq.ft.		
	Suite 501	4,872 sq.ft.		
	Suite 500-501 (Full Floor)	17,738 sq.ft.		
	Suite 603	3,568 sq.ft.		
	Suite 605	6,297 sq.ft.		
NET RENT	\$16.50 Net Per Sq. Ft.			
ADDITIONAL RENT	\$15.69 psf (2024)			
AVAILABLE	Immediately			
ZONING	BC1 Permits Medical/Business Office			



Offering an elevated amenities platform

Discover the exceptional amenities at 5575 North Service Road, designed to elevate your business experience.

The modern and bright lobby welcomes your clients and employees with convenient digital wayfinding for building navigation.

Tenants enjoy access to a exercise room and dedicated bike room for convenient storage for cyclists. The fully-equipped conference room is perfect for meetings and collaborations.

Enjoy a refreshing break at the on-site café, providing a vibrant space to unwind.

With a clean and well-kept environment, 5575 North Service Road is ready to supplement your business needs and enhance productivity.













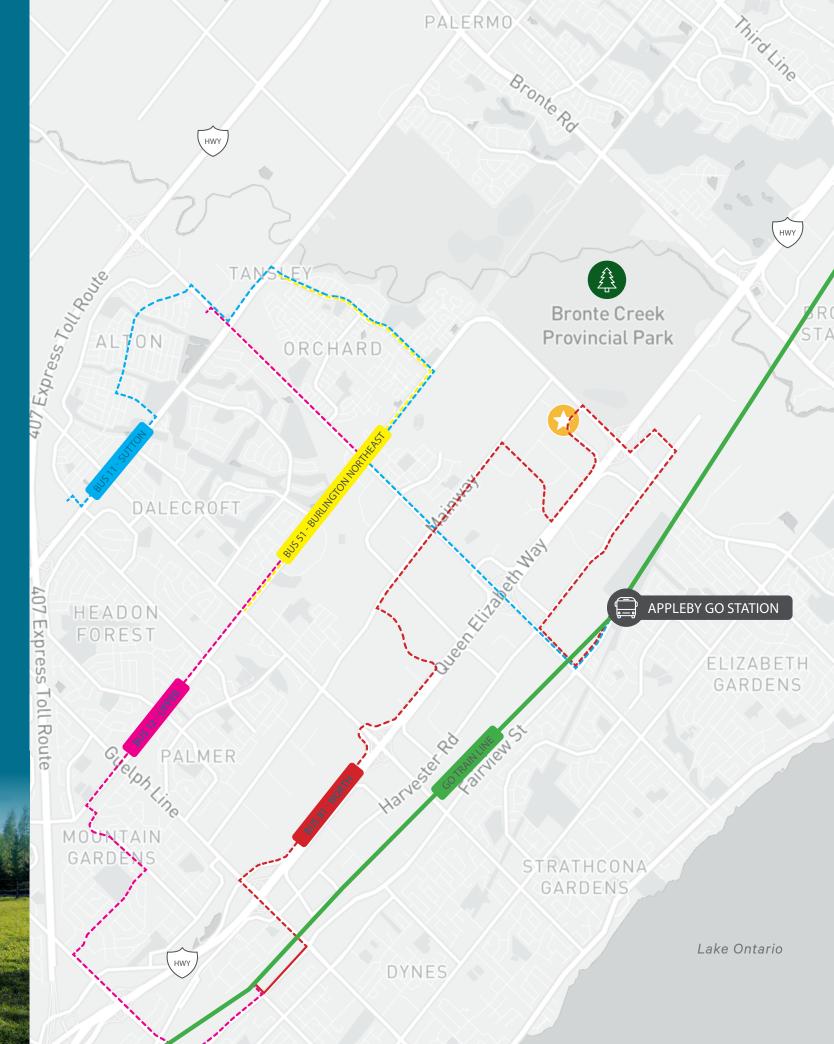


Local Amenities

Notable companies within a 10-minute drive:

Tim Hortons.	вмо 🕮	LA FITNESS.	Walmart >¦<	(Esso)
FRESH CO Lowering food prices		HARVEY'S	LOWE'S	Husky 🎒
Longos	metro	CANADIAN	D	PETRO-CANADA
Tim Hortons.	RBC	Scotiabank	M	SUBWAY*



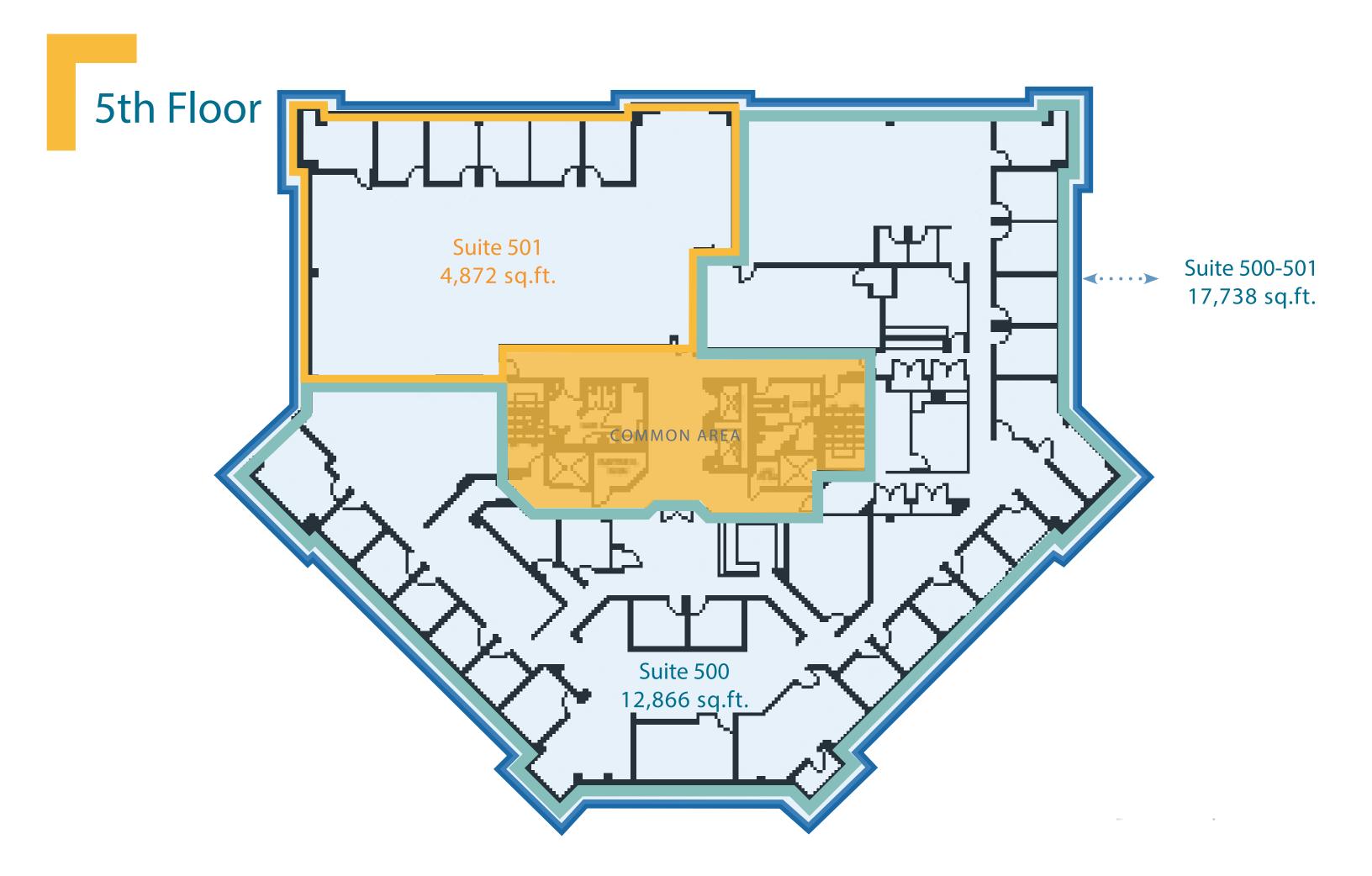


1st Floor



2nd Floor Suite 202 ~4,800 sq.ft. Available May 1, 2025 COMMON AREA Suite 201 3,542 sq.ft.

4th Floor Suite 403 2,557 sq.ft. COMMON AREA





CBRE

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