



Office space for lease in downtown Burlington

440 Elizabeth Street
Burlington, ON

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**AVISON
YOUNG**

440

Elizabeth Street
Burlington, ON



Highly sought-after downtown Burlington location



Unit 303: Recently renovated 3,045 sf office space



2nd Floor: Flexible demising options available (contact the listing team for details)



Enjoy stunning lake views and easy access to a variety of amenities



Walking distance to Village Square, the Burlington Transit Transfer Station, and Spencer Smith Park

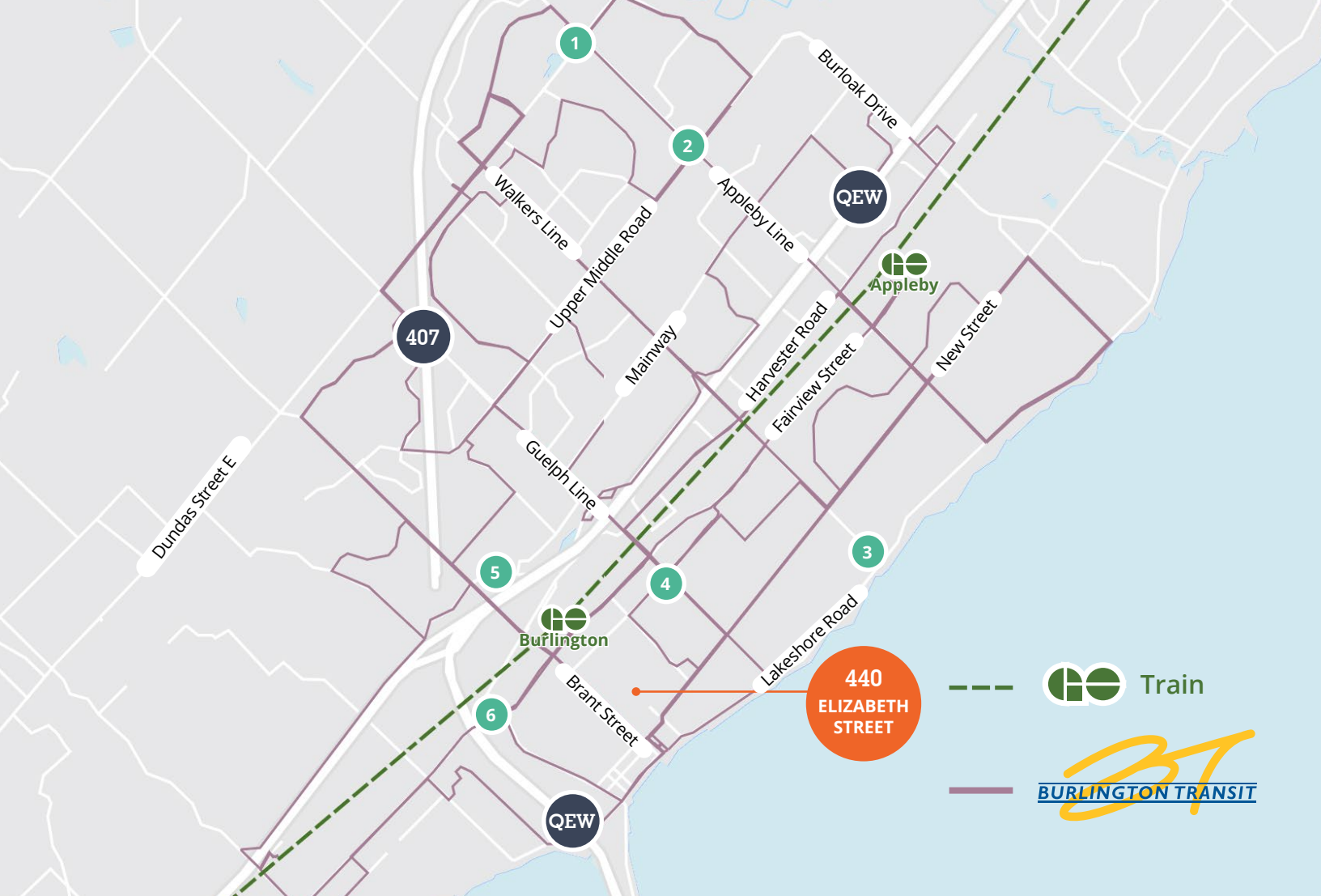
Availability

2nd Floor	7,537 sf
Unit 303	3,045 sf
Unit 301	1,737 sf

Property information

Zoning	DC
Possession	Immediate
Asking rate	\$13.00 net psf
Taxes & Operations	\$13.74 (2025)





1 SmartCentres Burlington North

Walmart	Tim Hortons
Boston Pizza	Shoppers Drug Mart
Scotiabank	LA Fitness
CIBC	Petro Canada
Starbucks	Fortinos

2 Tim Hortons	LCBO
Popeyes	Metro
Starbucks	TD
Movati	McDonald's

3 Fortinos	Shoppers Drug Mart
Petro Canada	Starbucks
CIBC	McDonald's
LCBO	Rexall
RBC	

4 Burlington Shopping Centre

Starbucks	TD
Canadian Tire	KFC
Winners	Burger King
Pizza Pizza	Kelsey's
Chapters	Red Lobster

5 Costco	Best Buy
Sobeys	Dollarama
Shell	Marshalls
LA Fitness	Tim Hortons
Indigo	Best Buy

6 Mapleview Shopping Centre

A&W	Gap
Apple	H&M
Decathlon	Sporting Life
Earls	Mr. Sub
Footlocker	Turtle Jack's

Amenities within 5 km

152

RESTAURANTS

507

RETAIL

11

HOTELS

16

FITNESS CENTRES

23

BANKS

17

GAS STATIONS



EATS

- | | | |
|--------------------------|-----------------------|-----------------------|
| 1 Tim Hortons | 10 Coffee Culture | 19 Pizza-iolo |
| 2 Pizza Nova | 11 Kelly's Bakeshop | 20 NISI Greek Taverna |
| 3 Joe Dog's Gasbar Grill | 12 Yuk Yuk's | 21 Alia's Gelato |
| 4 Amaya Express | 13 Wendel Clark's | 22 Di Mario's |
| 5 Burrito Masters | 14 Wicked Chicken | |
| 6 Burro | 15 My Roti Place | |
| 7 Tamp Coffee | 16 Lugano Pizza & Bar | |
| 8 The Works | 17 Lakeshore Coffee | |
| 9 Lena's Roti | 18 La Pita Halal | |

RETAIL + SERVICES

- | | |
|--------------------|-----------------------|
| 1 Blo Blow Dry Bar | 10 CIBC |
| 2 Dollarama | 11 Bush's Menswear |
| 3 CIBC | 12 Beauty Glo & Spa |
| 4 F45 | 13 The Barber Station |
| 5 Wish Boutique | |
| 6 Joelle's By Ally | |
| 7 Exhale Pilate | |
| 8 Cine Starz | |
| 9 Fit with "Fuss" | |



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