

**AVISON
YOUNG**

Listed by:



**LANDECK PROPERTIES
INC.**

Developed by:

▶  **CLICK TO VIEW
PROPERTY WEBSITE**

CHAMPLAIN OFFICE CAMPUS

1001 Champlain Avenue and 4145 North Service Road newly renovated to include many updated features and on-site amenities.

This transformative rejuvenation has created a vibrant and exciting opportunity in the Burlington QEW corridor.

We can turnkey a space for you.

1001 | **4145**
CHAMPLAIN AVENUE | NORTH SERVICE ROAD
BURLINGTON, ON

WELCOME
TO THE
NEW ▶
CHAMPLAIN
OFFICE CAMPUS



1001 CHAMPLAIN AVE & 4145 NORTH SERVICE ROAD

ASKING RENT:

\$17.00 - \$18.50 psf Net Year 1

ADDITIONAL RENT:

\$14.50 (2025 est.)

Includes: Full service janitorial, utilities, administrative fees and on-site management

TENANT OCCUPANCY:

Immediate

PARKING:

3.2 spaces per 1,000 sf

BUILDING DETAILS

COMMENTS:

- > Awarded Best Practices Achieved BOMA Best® Gold
- > Recently updated landscaping with a newly built pavilion has created a beautiful outdoor lunch or event space
- > Updated Lobbies, Common Corridors, and Bathrooms
- > Model Suites in 1001 Champlain Avenue and 4145 North Service Road have been newly renovated to create a tech-loft atmosphere. Ceilings have been opened to create better light movement throughout
- > New outdoor Gazebo Environment
- > Come see the difference of modern work space
- > Providing the Best in workplace experience



AVAILABILITIES

1001 CHAMPLAIN AVENUE

Model Suite Available 90 to 120 Days

SUITE 104: 889 sf

4145 NORTH SERVICE ROAD

SUITE 100: 3,954 sf

Available Immediately



CLICK FOR VIRTUAL TOUR

SUITE 108: 2,537 sf

Available Immediately



CLICK FOR VIRTUAL TOUR

SUITE 100/108: 6,491 sf
CONTIGUOUS OPTION

Available Immediately



CLICK FOR VIRTUAL TOUR

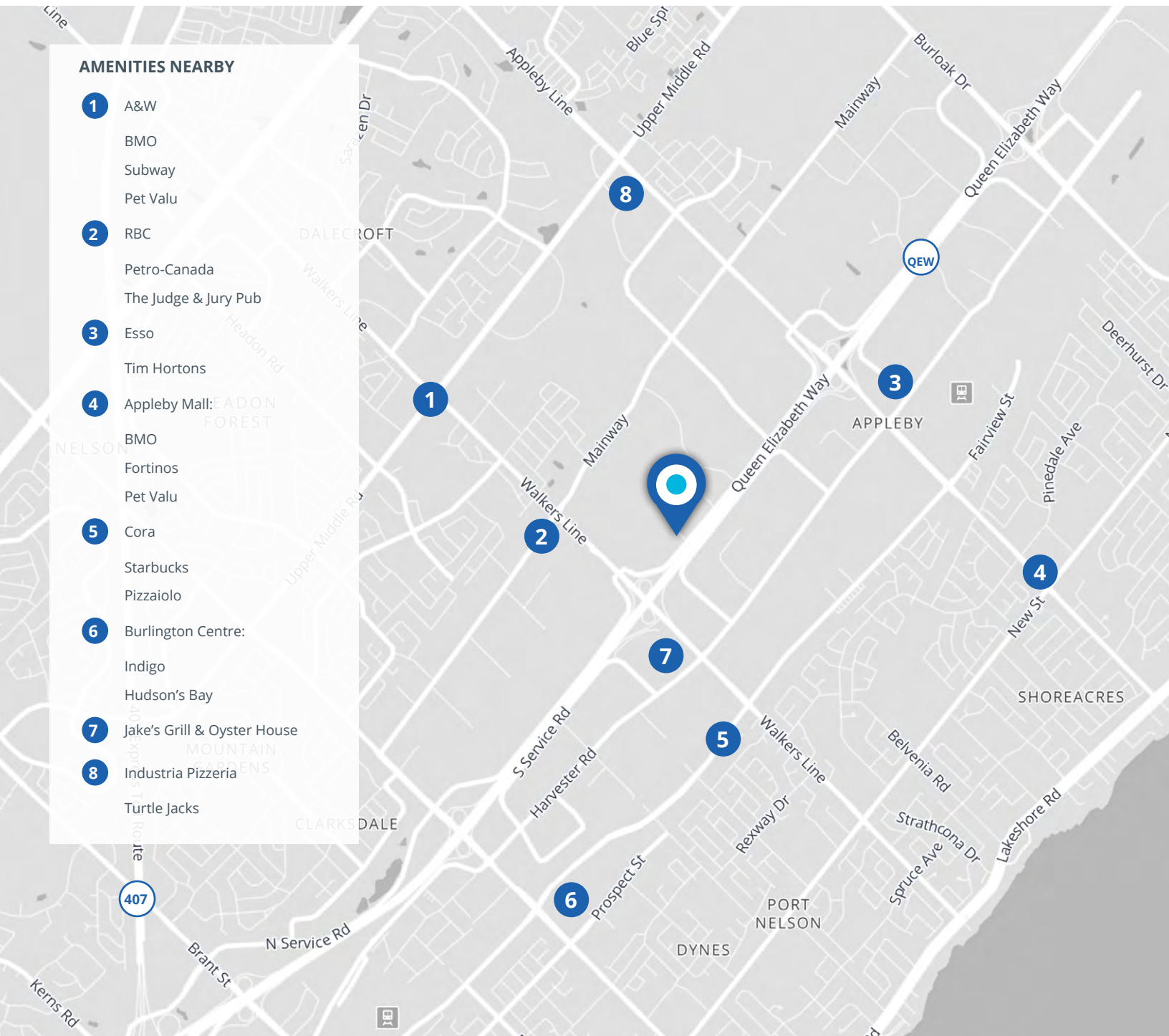
SUITE 403: 1,563 sf

Model Suite Available Immediately



CLICK FOR VIRTUAL TOUR





AMENITIES NEARBY

- 1 A&W
BMO
Subway
Pet Valu
- 2 RBC
Petro-Canada
The Judge & Jury Pub
- 3 Esso
Tim Hortons
- 4 Appleby Mall:
BMO
Fortinos
Pet Valu
- 5 Cora
Starbucks
Pizzaiolo
- 6 Burlington Centre:
Indigo
Hudson's Bay
- 7 Jake's Grill & Oyster House
- 8 Industria Pizzeria
Turtle Jacks

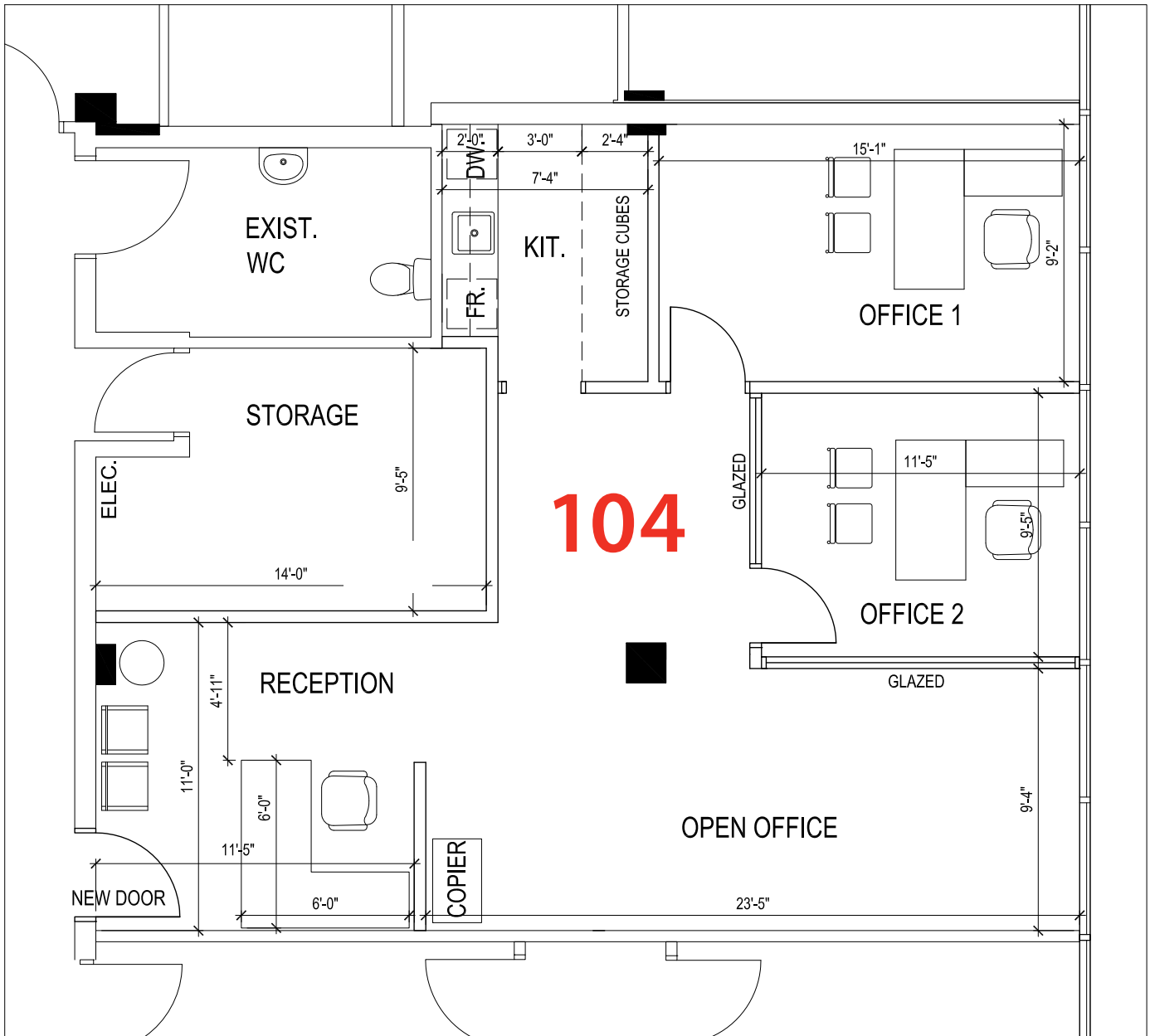
- › Located in the Burlington QEW corridor
- › Direct Burlington Public Transit access

- › Easily accessible from Highways 403 and QEW
- › On-site property management office

- › Excellent labor pool draw from Mohawk College and McMaster University

1001 CHAMPLAIN AVENUE

AVAILABLE IN 90 - 120 DAYS
NEW MODEL SUITE - GROUND FLOOR
SUITE 104: 889 SF



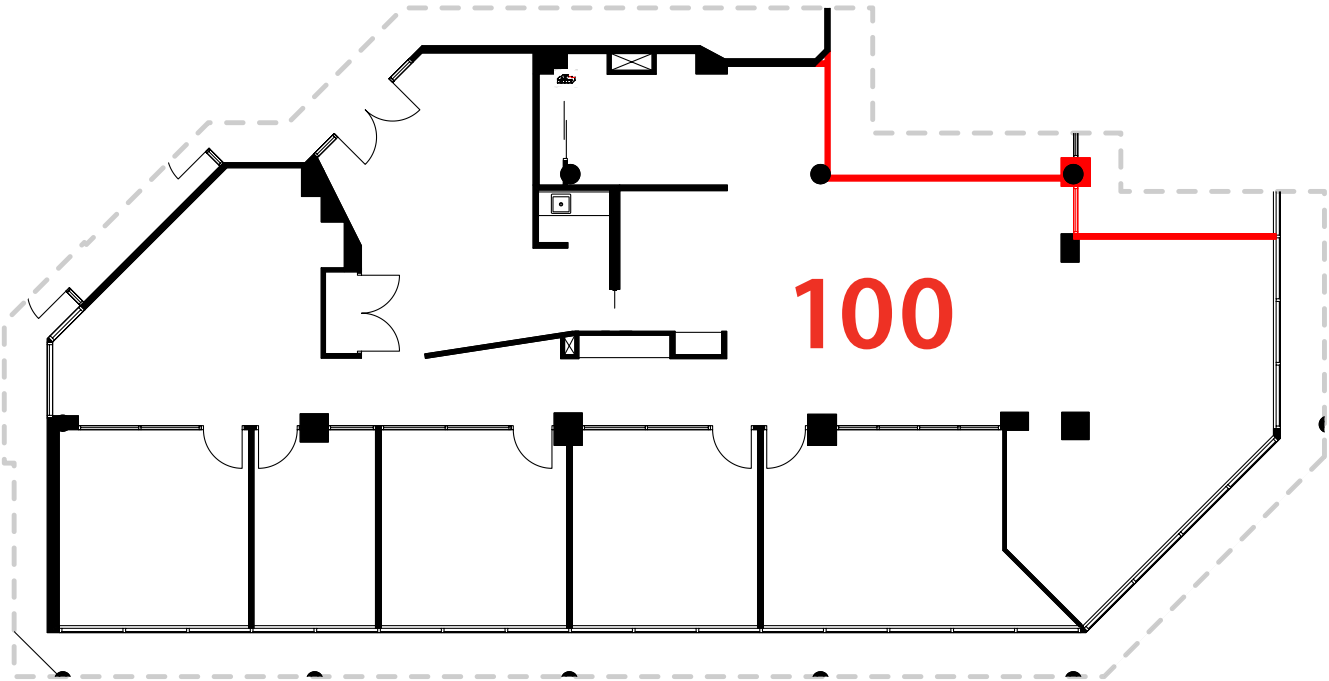
FLOOR PLANS



4145 NORTH SERVICE ROAD

AVAILABLE IMMEDIATELY
GROUND FLOOR
SUITE 100: 3,954 SF

 [CLICK FOR VIRTUAL TOUR](#)
Suite 100



FLOOR PLANS

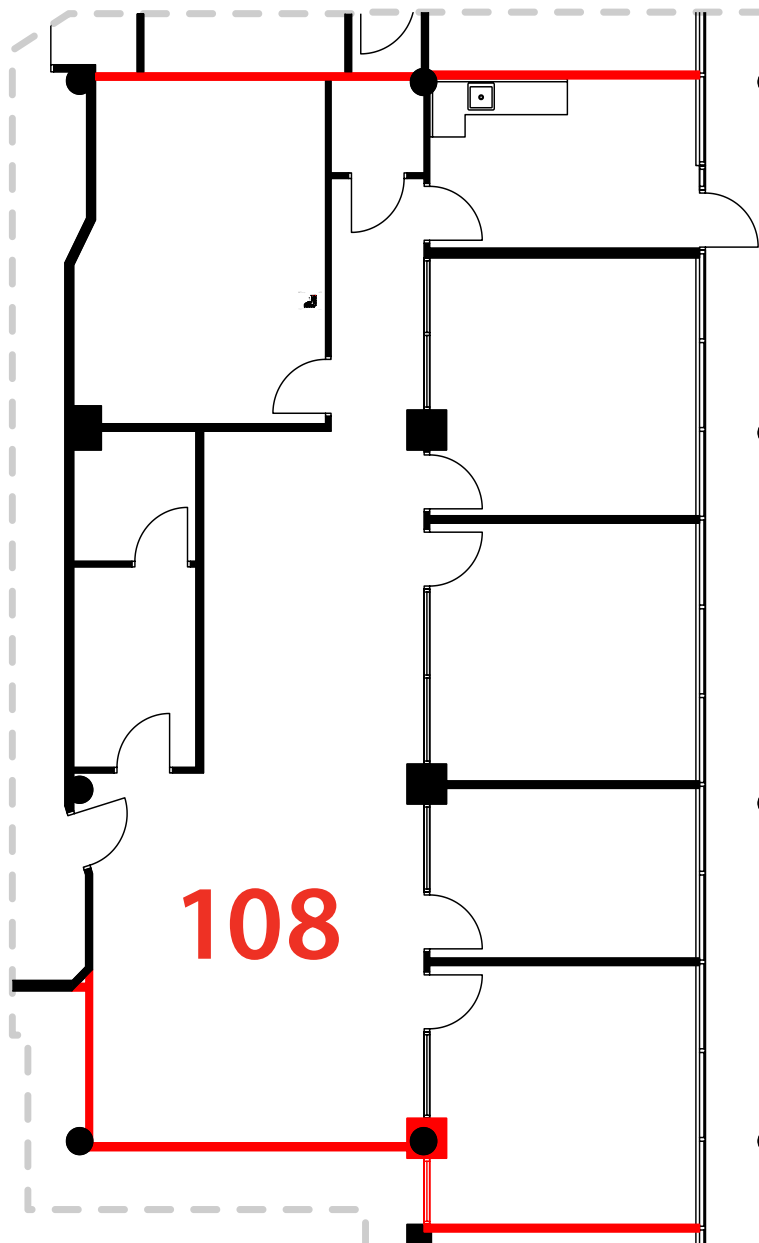
AVISON
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4145 NORTH SERVICE ROAD

AVAILABLE IMMEDIATELY
GROUND FLOOR
SUITE 108: 2,537 SF

 [CLICK FOR VIRTUAL TOUR](#)
Suite 108



FLOOR PLANS

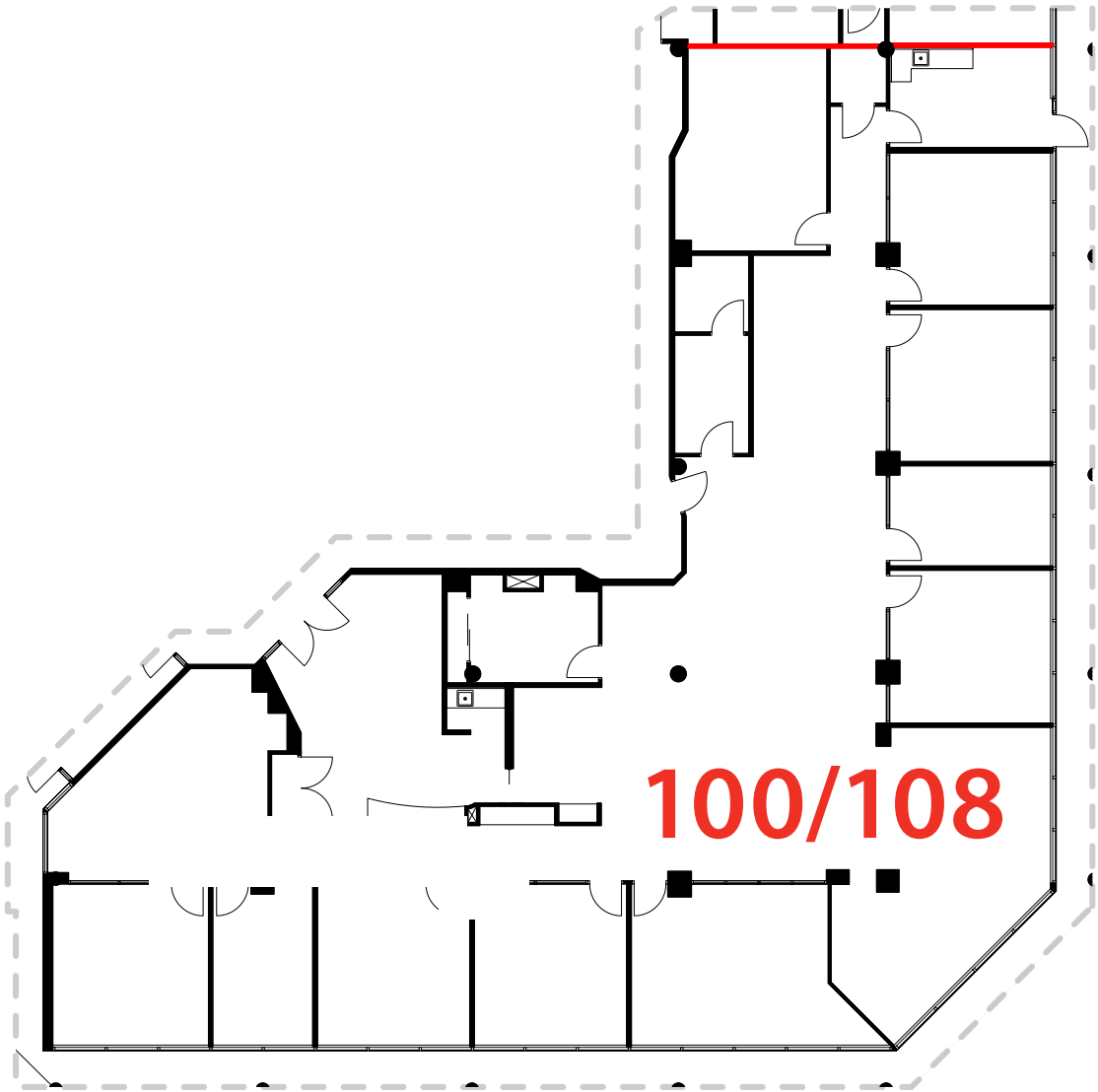


4145 NORTH SERVICE ROAD

AVAILABLE IMMEDIATELY
GROUND FLOOR
SUITE 100/ 108: 6,491 SF



CLICK FOR VIRTUAL TOUR
Suite 100/ 108



FLOOR PLANS

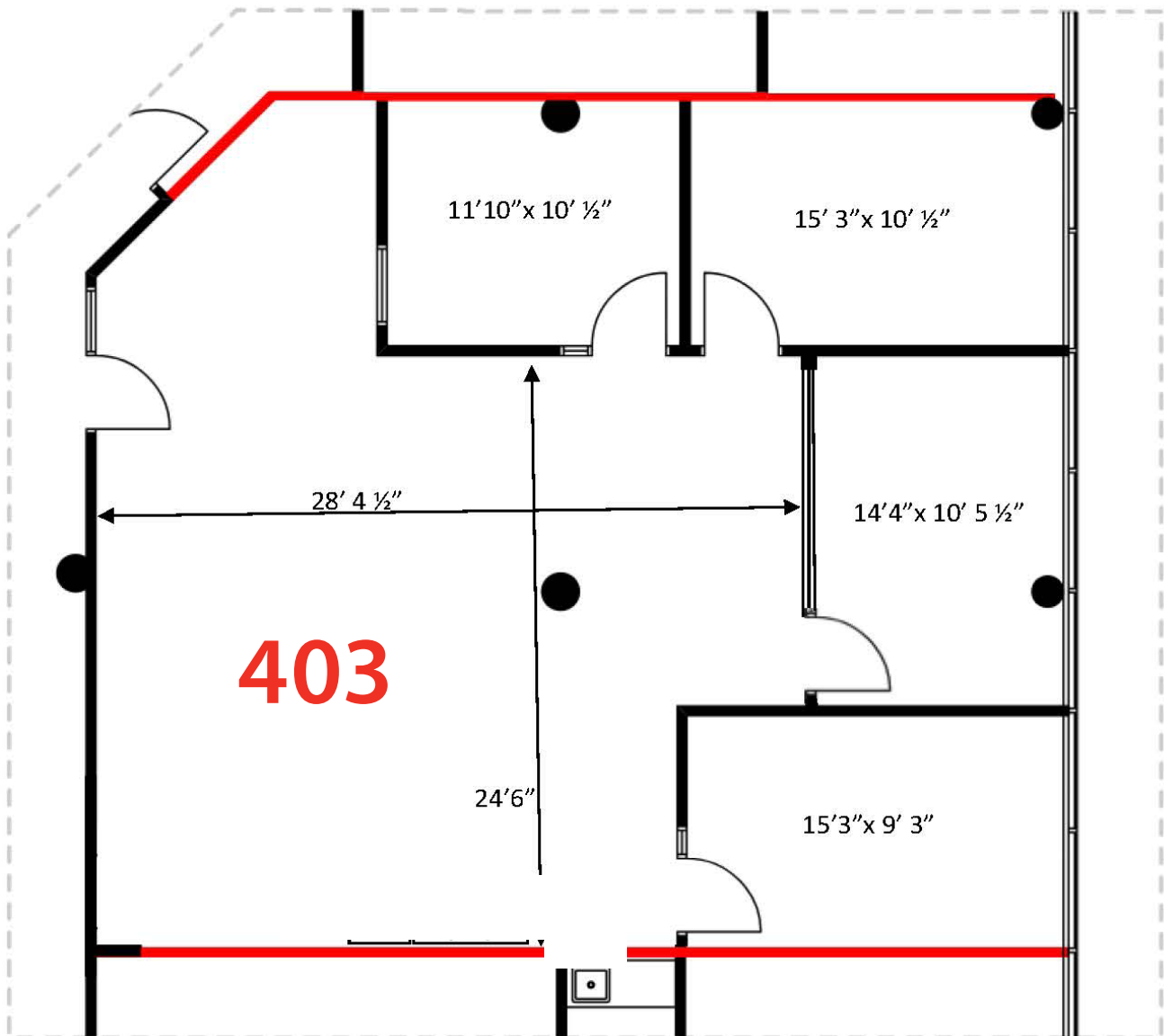
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4145 NORTH SERVICE ROAD

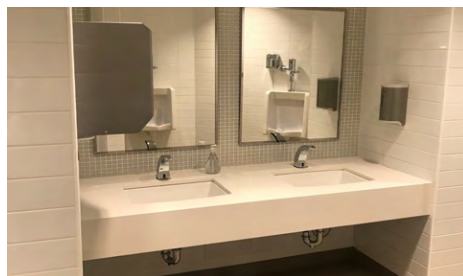
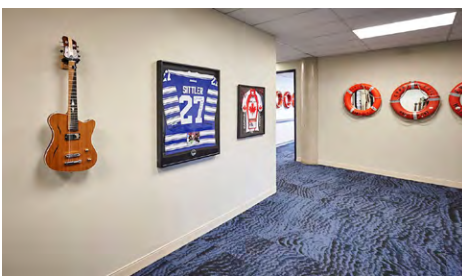
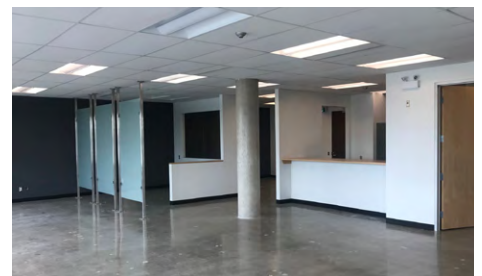
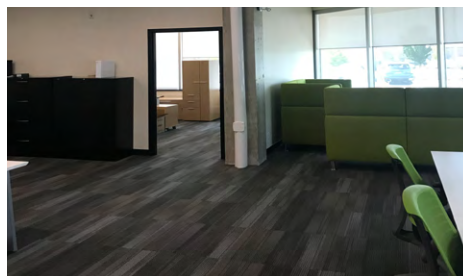
AVAILABLE IMMEDIATELY
FOURTH FLOOR
SUITE 403: 1,563 SF

 [CLICK FOR VIRTUAL TOUR](#)
Suite 403



PHOTOS

1001 | & | 4145
CHAMPLAIN AVENUE | NORTH SERVICE ROAD





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1001 & 4145
CHAMPLAIN AVENUE NORTH SERVICE ROAD
BURLINGTON, ON



1001
CHAMPLAIN AVENUE
BURLINGTON, ON

4145
NORTH SERVICE ROAD
BURLINGTON, ON

CHAMPLAIN AVE

N SERVICE RD

QEW