

Listed by:



CLICK TO VIEW PROPERTY WEBSITE



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

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

We can turnkey a space for you.



4145

BURLINGTON, ON

| &

> WELCOME TO THE **NEW** CHAMPLAIN OFFICE CAMPUS

11. 家田

854E

1001 CHAMPLAIN AVE & 4145 NORTH SERVICE ROAD

ASKING RENT:

\$18.00 - \$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



-----Available Immediately

------Available Immediately

-----Available Immediately

Available Immediately

Model Suite

- 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

SUITE 100: 3,954 sf

CLICK FOR VIRTUAL TOUR

SUITE 108: 2,537 sf

CLICK FOR VIRTUAL TOUR

CLICK FOR VIRTUAL TOUR

SUITE 403: 1,563 sf

CLICK FOR VIRTUAL TOUR

SUITE 100/108: 6,491 sf

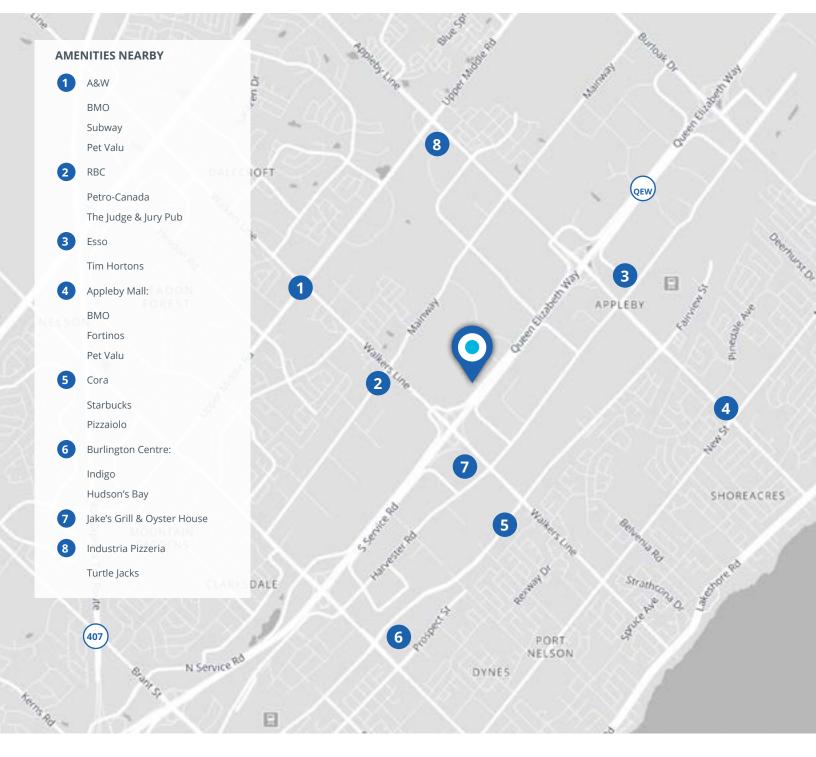
- Come see the difference of modern work space
- > Providing the Best in workplace experience

4145 NORTH SERVICE ROAD



36,00





- 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

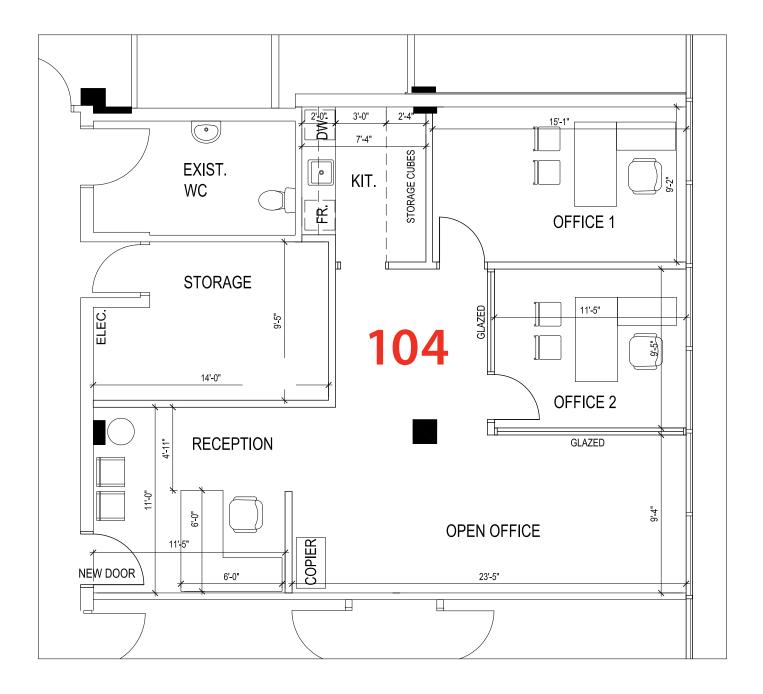
FLOOR PLANS





1001 Champlain avenue

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



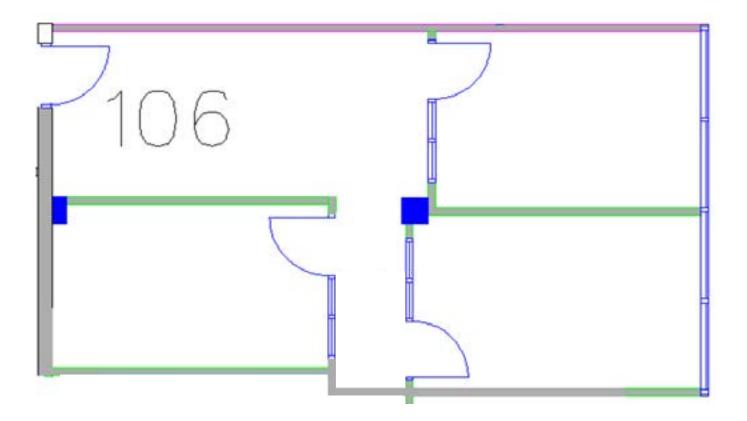
FLOOR PLANS





1001 CHAMPLAIN AVENUE

AVAILABLE - NOVEMBER 1st, 2025 **MODEL SUITE - GROUND FLOOR** SUITE 106: 755 SF



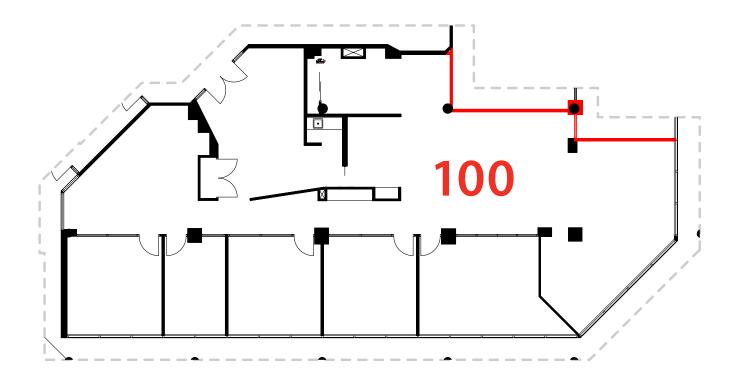




4145 NORTH SERVICE ROAD



AVAILABLE IMMEDIATELY GROUND FLOOR SUITE 100: 3,954 SF



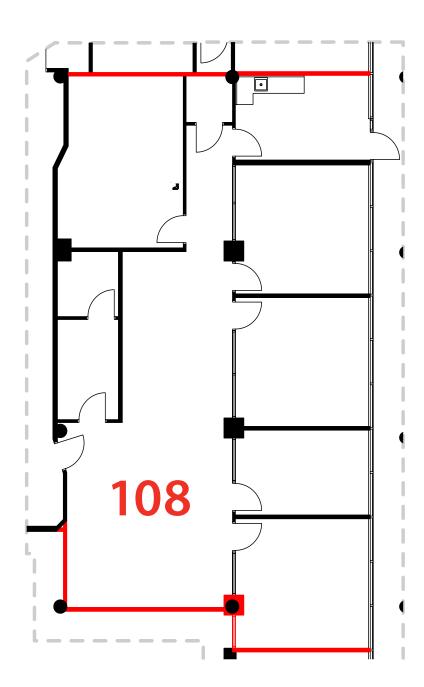




4145 NORTH SERVICE ROAD



AVAILABLE IMMEDIATELY GROUND FLOOR SUITE 108: 2,537 SF

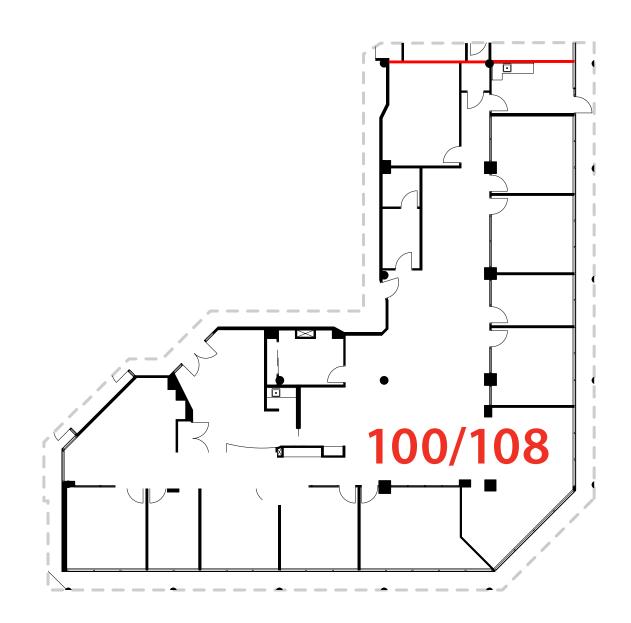








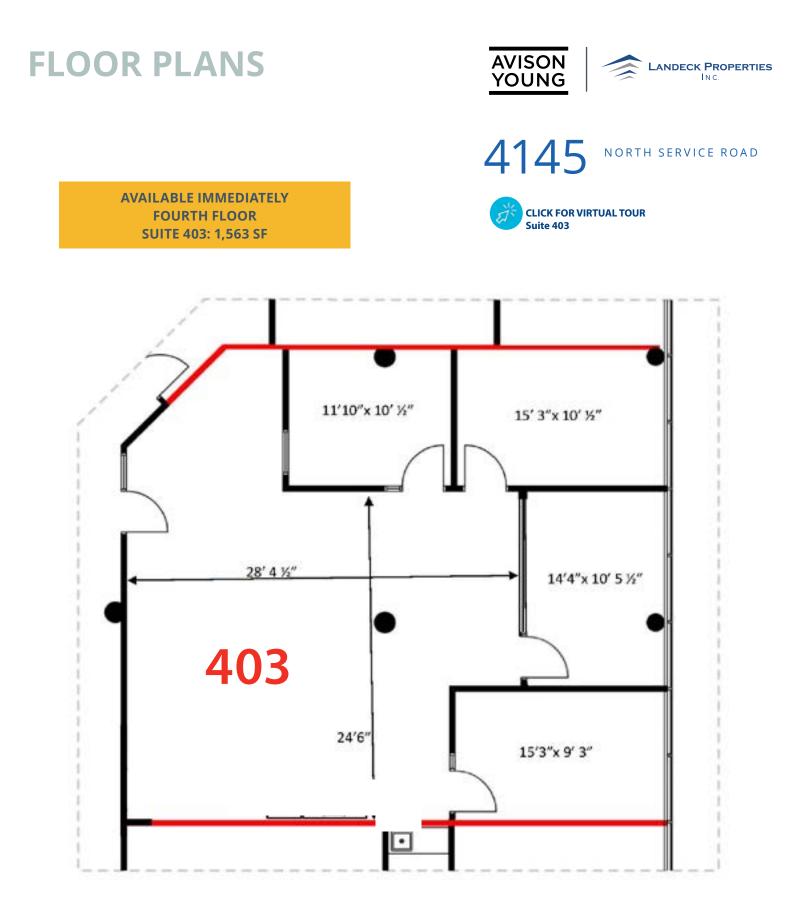
AVAILABLE IMMEDIATELY GROUND FLOOR SUITE 100/ 108: 6,491 SF



4145 NORTH SERVICE ROAD

CLICK FOR VIRTUAL TOUR

Suite 100/ 108





PHOTOS































For more information, please contact:

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1001 CHAMPLAIN AVENUE

& 4145 NORTH SERVICE ROAD

BURLINGTON, ON

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NORTH SERVICE ROAD BURLINGTON, ON

