1425 NORJOHN COURT

BURLINGTON, ON

UNIT 7

5,738 SF

FLEX OFFICE SPACE

AVAILABLE FOR LEASE

PROUDLY MANAGED BY

FENGATE

AVISON YOUNG

This flex office/industrial building is the second of three buildings in Phase III of the Northgate Business Park. Modern amenities attract a diverse tenant base, such as 24 ft clear ceiling heights, abundant natural light and a drive-in loading area. The building is on a 3.14-acre site and is conveniently located close to the QEW and within Burlington's industrial sector, in the Northgate Business Park.

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Highlights:

- Unique class A single storey flex office space
- Low common area factor = more useable square footage
- Significant leasehold improvements in place
- 24/7/365 accessibility
- Autonomous HVAC control
- Additional Rent excludes in suite janitorial and utilities

PROPERTY DETAILS

5,738 sf
SIZE

Ample
PARKING

GE1
ZONING

$16.95 psf
BASE RENT
(YEAR 1)

$7.45 psf
ADDITIONAL RENT
(EST. 2024)

May 1, 2024
AVAILABILITY

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UNIT 7

BUILD YOUR DREAM BUSINESS

ZONING
GE1 EMPLOYMENT ZONE

As per Burlington Zoning By-Law, Permitted Uses include:

Office
- All Office Uses

Hospitality
- Convention/Conference Centre
- Banquet Centre
- Caterer

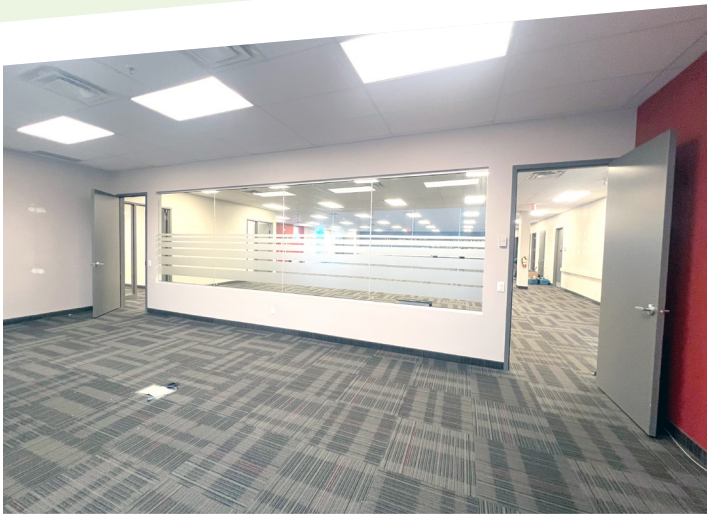
Automotive
- Car Wash
- Motor Vehicle Sales, Leasing, Rental and Service
- Motor Vehicle Service Station
- Motor Vehicle Repair Garage

Retail
- Convenience Store
- Nursery or Garden Centre

Service Commercial
- Standard Restaurant
- Standard Restaurant with dance floor
- Fast Food Restaurant
- Convenience Restaurant
- Night Club
- Banks, Trust Companies, Credit Union
- Retail Brewery
- Other Service Commercial Uses

Recreation
- Recreation Establishment

Industrial
- Transportation, Communication and Utilities
- Transportation Equipment Industries
- Non-Metallic Mineral Production Industries
- Food Processing and Manufacturing
- Waste Transfer Station
- Recycling Facility
- Truck Depot
- Metal, Wood, Paper, Plastic, Machine and Chemical Industries
- Wholesale Trade
- Private Propane Facility
- Construction and Trade Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Public Transportation
- Medical Marihuana Production Facility
- Leather and Textile Industries
- Furniture and Fixture Industries
- Clothing Industries
- Electrical Products Industries
- Warehouse and Logistics
- Storage Locker Facility
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge Based & High Technology
- Pharmaceuticals & Medicines
- Veterinary Service
- Accessory Dwelling Unit (for security or maintenance)
- Crematory
- Other Industrial Operations - General manufacturing, processing, fabrication and/or assembly facility
- Machinery & Equipment
- Computer Hardware & Software
- Office Furniture & Equipment



EXIT

FLEX OFFICE FOR LEASE

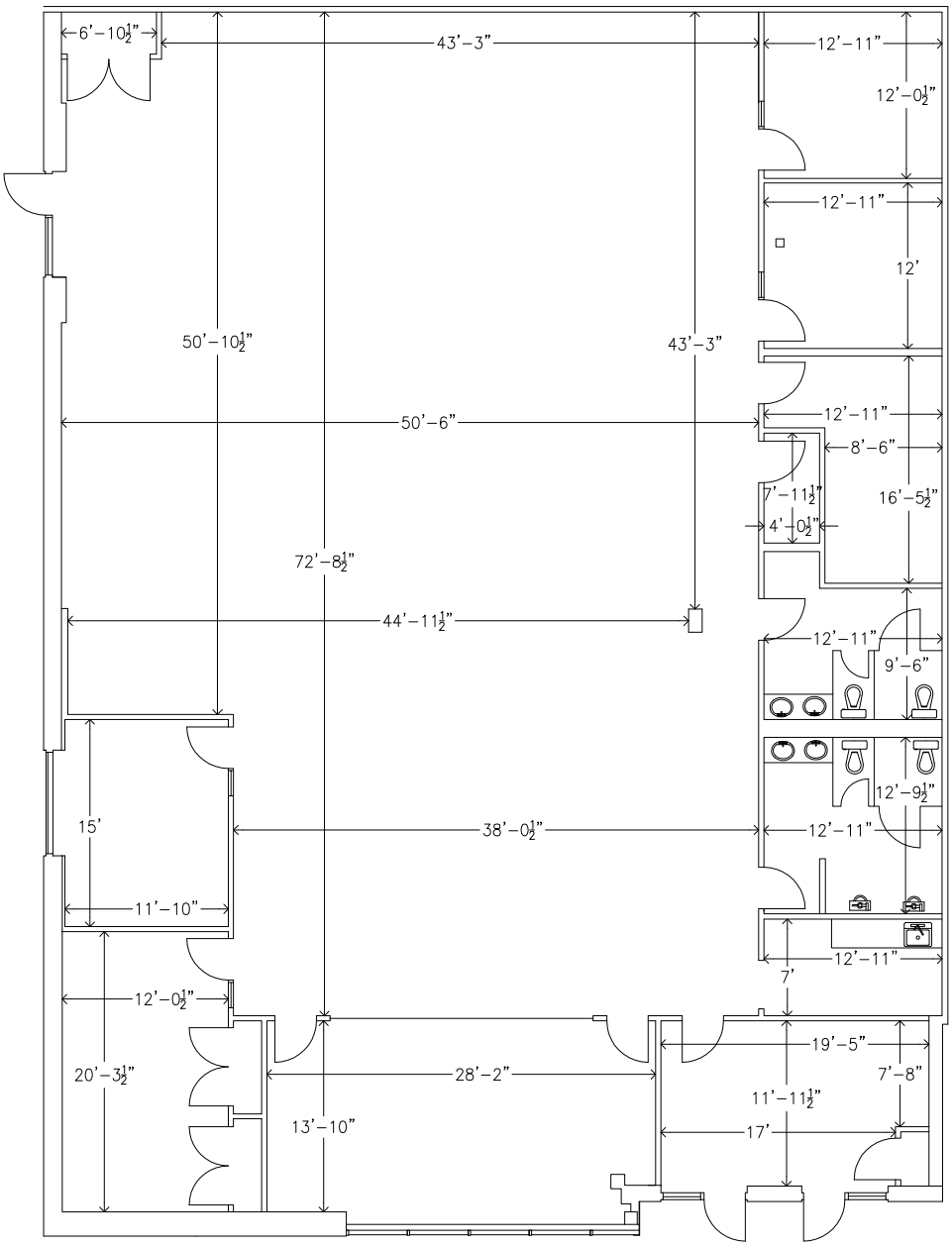
1425 NORJOHN COURT

BURLINGTON, ON

UNIT 7

FLOOR PLAN

5,738 sf



AMENITIES & TRANSIT

Well located with convenient access to multiple transit options

Drive times to:

3 mins QEW/Appleby Line Interchange	**6 mins** Appleby GO Station
8 mins 407/Appleby Line Interchange	**26 mins** Hamilton Airport
28 mins Toronto Pearson Airport	**50 mins** Lewiston-Queenston Bridge

AMENITIES COUNT

WITHIN 5 KM OF 1425 NORJOHN COURT

12 HOTELS	84 BANKS	188 RESTAURANTS
243 RETAIL STORES	51 FITNESS CENTRES	41 GAS STATIONS

TRANSIT ROUTE LEGEND

Oakville Transit
- 14 A Lakeshore West
- 34 Pine Glen
- 5A Dundas

Burlington Transit
- 15 Appleby - Walkers
- 81 North Service - East & West
- 12 Upper Middle

GO Transit
- 1 Lakeshore West
- 12 B Niagara Falls/ Toronto

Hamilton Street Railway
- 18 Waterdown

About Property Management

Retaining quality tenants is a top priority for Fengate Real Estate. Our team's skilled and dedicated support begins with lease and space preparation to ensure the absolute best start for your business. Throughout your tenancy, expect Fengate's experienced, proactive and client-focused property management team to be your dedicated partners, supporting your business needs. You can rely on our team's firm commitment to customer service, pride of property and top-tier building operations, responsiveness, and integrated reporting and leasing services.

Fengate Real Estate is a business division of Fengate Asset Management, a leading alternative investment manager focused on infrastructure, private equity and real estate strategies. Fengate Real Estate manages all properties on behalf of its investors, including the LiUNA Pension Fund of Central and Eastern Canada.

FLEX OFFICE SPACE AVAILABLE FOR LEASE

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PROUDLY MANAGED BY FENGATE

AVISON YOUNG

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