**Alton Corporate Centre** 

# Office/Retail space available **for lease**

Large mixed-use development in the heart of Burlington's next great office/ commercial corridor. Office/Retail space available between 886 SF - 8,798 SF

#### Doug Murray\*, SIOR

Executive Vice Presdient +1 289 266 1010 doug.murray@colliers.com

#### Bryan Faldowski\*, CNE

Executive Vice President +1 289 266 1009 bryan.faldowski@colliers.com

#### **Kennedy Banks**

Senior Sales Representative +1 289 266 1002 kennedy.banks@colliers.com

490n

### **Colliers International**

Unit 300 5515 North Service Road Burlington, Ontario Canada L7L 6G4 P: + 416 777 2200



### Property Overview



Free Rent & Leasehold Improvement Inducements Available (Terms of 60+ months)

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Units divisible down to 1,683 SF



Abundant surface parking



Premium Office and Retail Alton Corporate Centre is a large mixed-use development in the heart of Burlington's next great office/commercial corridor. The first phases of the project saw the construction of two-storey, 30,000 square foot buildings for lease in the Appleby Line/ Dundas Street node.

This strategic location offers office and commercial tenants convenience with lots of parking, two signalized intersections, great highway access, maximum exposure on Appleby Line, building signage opportunities, and close proximity to restaurants, shopping, and amenities.



### Amenities

The project offers unmatched convenience for tenants. Retail developments in the vicinity boast countless restaurants, shops and services, and continue to expand welcoming a host of new amenities.

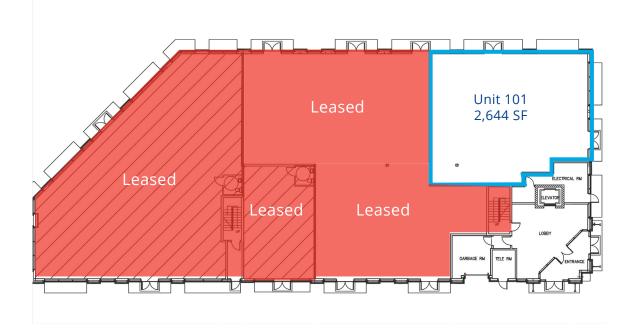
### Access

Tenants have ease of entry and exit with signalized intersections along Appleby Line. The property is located in close proximity to Highway 407 and a quick 5 minute drive south to the QEW/ Highway 403.

### Quality

With new construction, tenants have opportunity to build to their exact specifications with high quality finishes.

# 4900 Palladium Way



### **First Floor**

UNIT #	AREA	NET RENT (PSF)	TMI (PSF)	Notes
101	2,644 SF	\$21.95	\$12.50	Vacant

# **4900 Palladium Way**

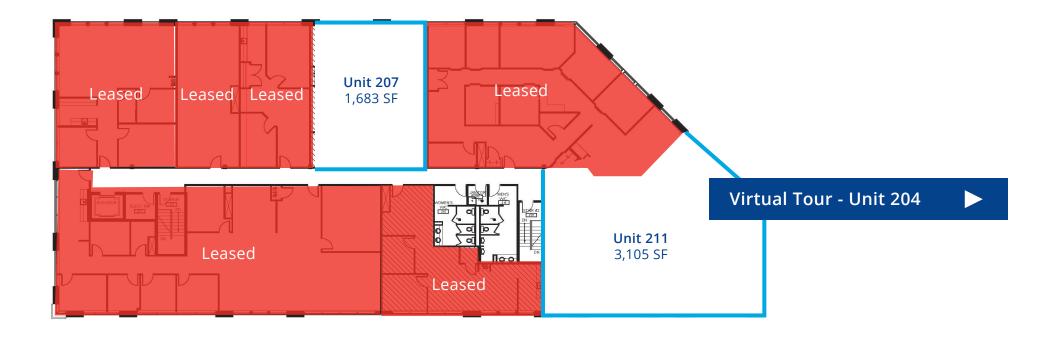


### **Second Floor**

UNIT #	AREA	NET RENT (PSF)	TMI (PSF)	Notes
202	7,331 SF	\$18.95	\$13.50	Vacant Unit divisible

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# 4903 Thomas Alton Blvd



### Second Floor

UNIT #	AREA	NET RENT (PSF)	TMI (PSF)	Notes
207	1,683 SF	\$18.95	\$13.50	Vacant
211	3,105 SF	\$18.95	\$13.50	Vacant













### Nearby Amenities

- Emery-Alton Corporate Centre
  Lowe's Home Improvement
  Marshalls
  Shopper's Drug Mart
- 4 SmartCentres North Burlington
- 5 Appleby Crossing
- 6 Mr.Lube
- 7 CIBC
- 8 BMO
- 9 Husky
- **10** Tim Hortons
- 11 Sunset Grill
- 12 LA Cupcake Boutique
- 13 LA Fitness
- 14 GoodLife Fitness
- 15 Millcroft Golf Club



Major Highway





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