



High exposure office/retail space for lease

3416 Fairview Street
Burlington, ON

Harrison Livermore

Sales Representative, Principal
905.283.2387
harrison.livermore@avisonyoung.com

Chris Daly

Sales Representative, Associate
905.283.2590
chris.daly@avisonyoung.com

**AVISON
YOUNG**



Property summary

TOTAL AVAILABLE AREA

Lower level	3,084 sf
Ground level	3,148 sf
Garage	1,062 sf
Total	7,294 sf

LOT SIZE

0.64 acres

FRONTAGE

100.01 ft on Fairview Street

SHIPPING

2 drive-in (10' x 10')

POSSESSION

November 1, 2025

ASKING NET RENT

\$17.95 psf

TMI (est. 2025)

\$6.50 psf

Property highlights

- Standalone building with high end office finishes throughout
- Small warehouse portion with two drive-in doors
- Located within high traffic area with excellent exposure/signage
- Surrounded by numerous amenities
- Plenty of parking stalls with excess land for outdoor area
- Proximity to QEW/403 via Guelph and Walkers interchange

Zoning

Mixed use general (MXG)

RETAIL/COMMERCIAL

- Convenience/specialty foods store
- Other retail stores

SERVICE COMMERCIAL

- Standard restaurant
- Standard restaurant with dance floor
- Fast food restaurant
- Convenience restaurant
- Dry cleaning depot, laundromat, laundry service
- Veterinary services
- Elevated parking facility
- Other service commercial uses

OFFICE

- All office uses

COMMUNITY

- Community institution

AUTOMOTIVE

- Car wash
- Motor vehicle service station
- Motor vehicle sales, leasing, rental, and service

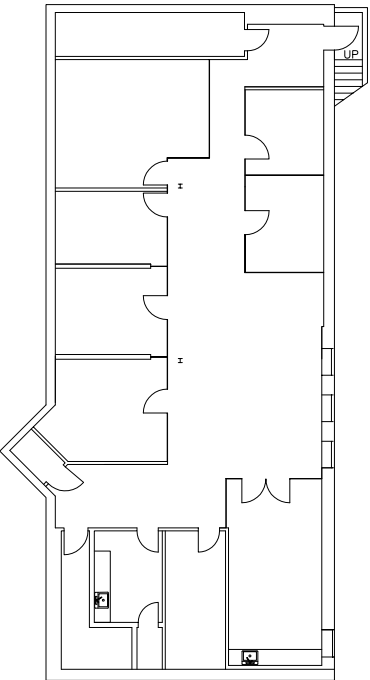
ENTERTAINMENT/RECREATION

- Recreational establishment
- Entertainment establishment
- Night club

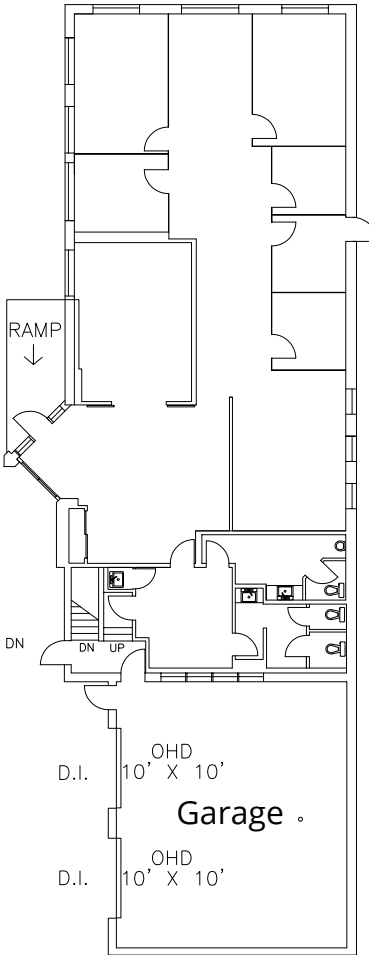
RESIDENTIAL

- Apartment building
- Retirement home
- Dwelling units in a commercial/ office building
- Stacked townhouse
- Back-to-back townhouse
- Townhouse
- Additional residential units

Floor plan



Lower level



Ground level





Amenities and transit

- 1

SmartCentres Burlington North Appleby Crossing
Walmart
Burrito Boyz
Boston Pizza
Petro
Fortinos
Winners/Homesense
Goodlife
RBC
Starbucks
Chick-fil-A
- 2

Tim Hortons
Popeyes
Starbucks
Movati
LCBO
Metro
TD
McDonald's
- 3

Petro
Freshco
Shoppers
Drug Mart
Tim Hortons
Pizza Pizza
Little Caesars
A&W
BMO
St. Louis Bar & Grill
- 4

Fortinos
Petro
CIBC
LCBO
Shoppers Drug Mart
Starbucks
McDonald's
Rexall
- 5

The Brick
Chrysler
Honda
Ford
Petro
Tim Hortons
Jake's Grill
Admiral Inn
- 6

Burlington Centre
Starbucks
Canadian Tire
Winners
Pizza Pizza
Indigo
TD
KFC
Burger King
Kelseys
Subway
- 7

Pioneer
Kia
Swiss Chalet
Harvey's
CIBC
Chrysler
Scaddabush
Red Lobster
- 8

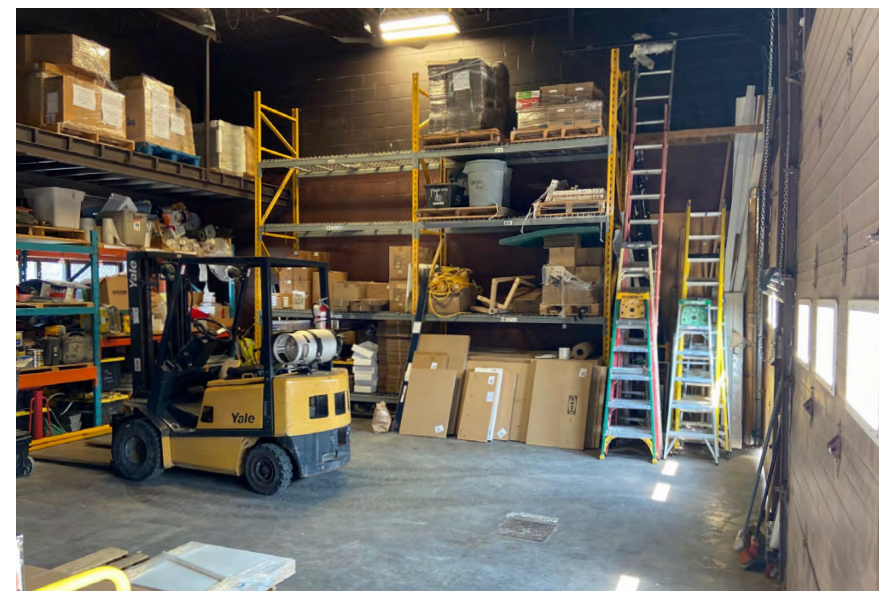
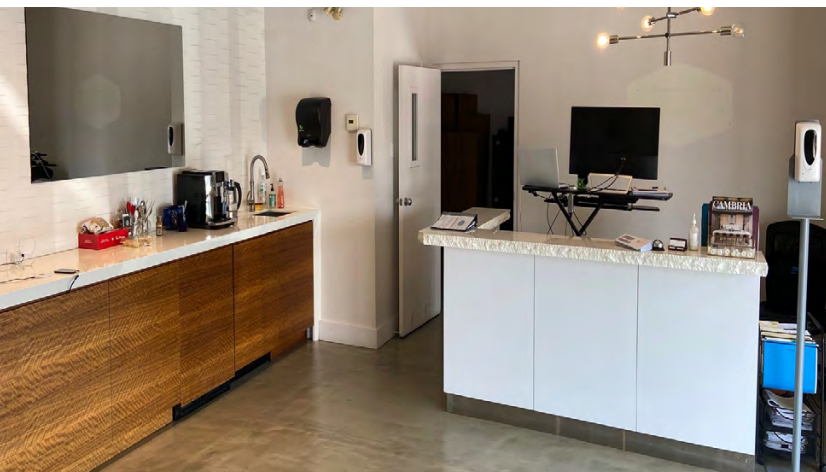
Costco
Sobeys
Shell
LA Fitness
Indigo
Best Buy
Dollarama
Marshalls
Tim Hortons
Best Buy
- 9

Ikea
Fortinos
JYSK
Subway
McDonald's
Pizza Pizza
- 10

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

Amenities within 5 km

201	605	14	30	27
Restaurants	Retail	Hotels	Banks	Gas Stations





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Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

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