

FOR LEASE

5035
& 5045

SOUTH SERVICE ROAD
BURLINGTON



**AVISON
YOUNG**

 **Manulife**
Investment Management

For more information, please contact:

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FOR LEASE

5035 &
5045

SOUTH SERVICE ROAD
BURLINGTON



create your space

5035 & 5045 South Service Road is a Class A office complex consisting of two distinctive properties offering a total of 159,237 SF. This office complex is ideally located in the heart of Burlington's commercial hub with immediate access to the Queen Elizabeth Way (QEW) and steps to the Appleby GO Train Station.

5035 & 5045 SOUTH SERVICE ROAD

property overview

5035 SOUTH SERVICE ROAD



Availabilities	Size	Comments
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Suite 400	5,712 sf	Available immediately. LEASED
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Office Rates	\$16.00 psf
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2025 Estimated Operating Costs

Realty Taxes	\$ 4.64 psf
Operating	\$13.33 psf
Total	\$17.97 psf

5045 SOUTH SERVICE ROAD



Availabilities	Size	Comments
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Suite 203	4,357 sf	Available Immediately
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Office Rates	\$16.00 psf
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2025 Estimated Operating Costs

Realty Taxes	\$ 4.58 psf
Operating	\$13.61 psf
Total	\$18.19 psf



500 metres
from Appleby GO



5035 & 5045
SOUTH SERVICE ROAD

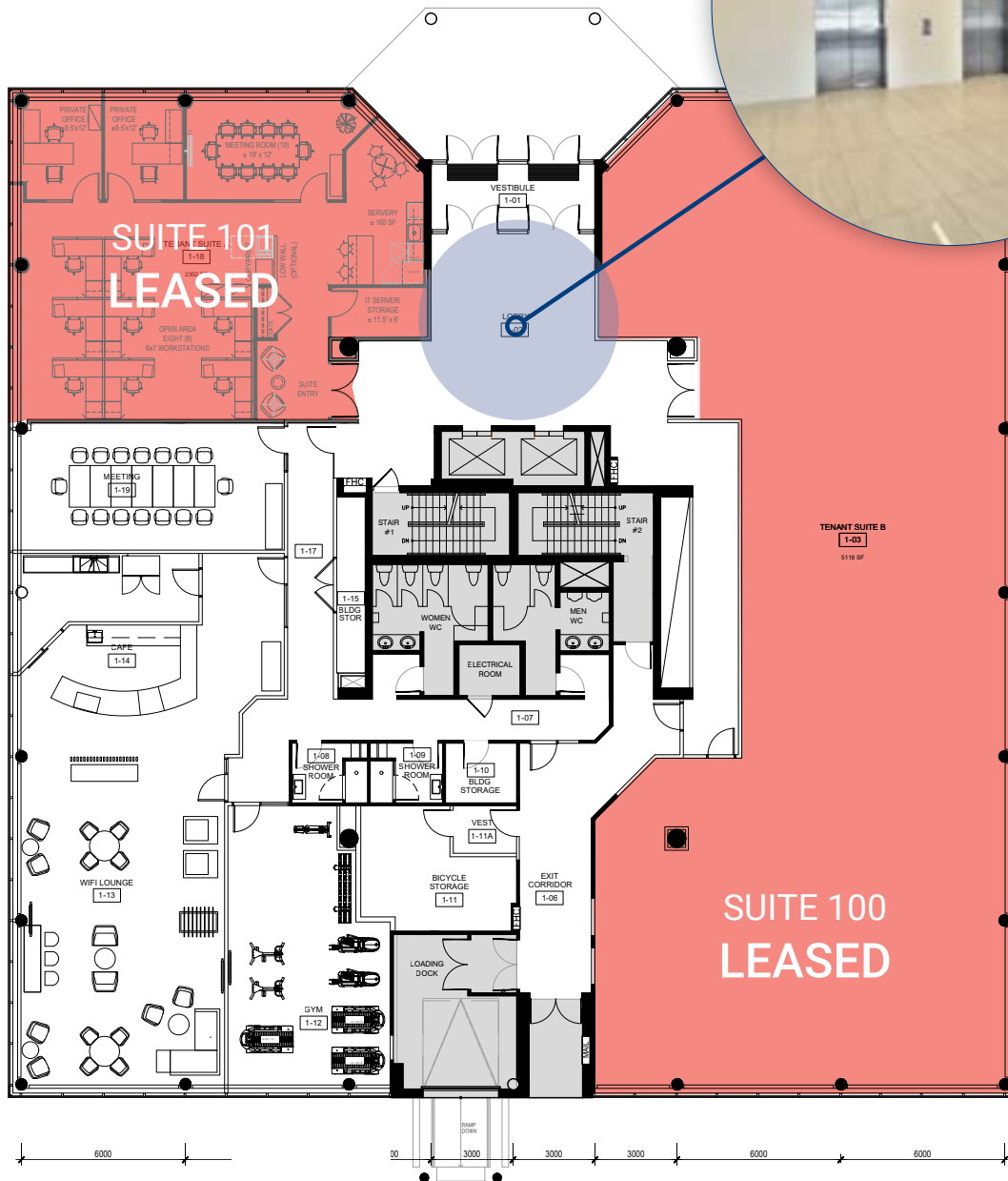


4.8 per 1,000 sf
ample parking stalls

HWY 403 / QEW

OFFICE SPACE AVAILABLE FOR LEASE

floor plans 5035 SOUTH SERVICE ROAD

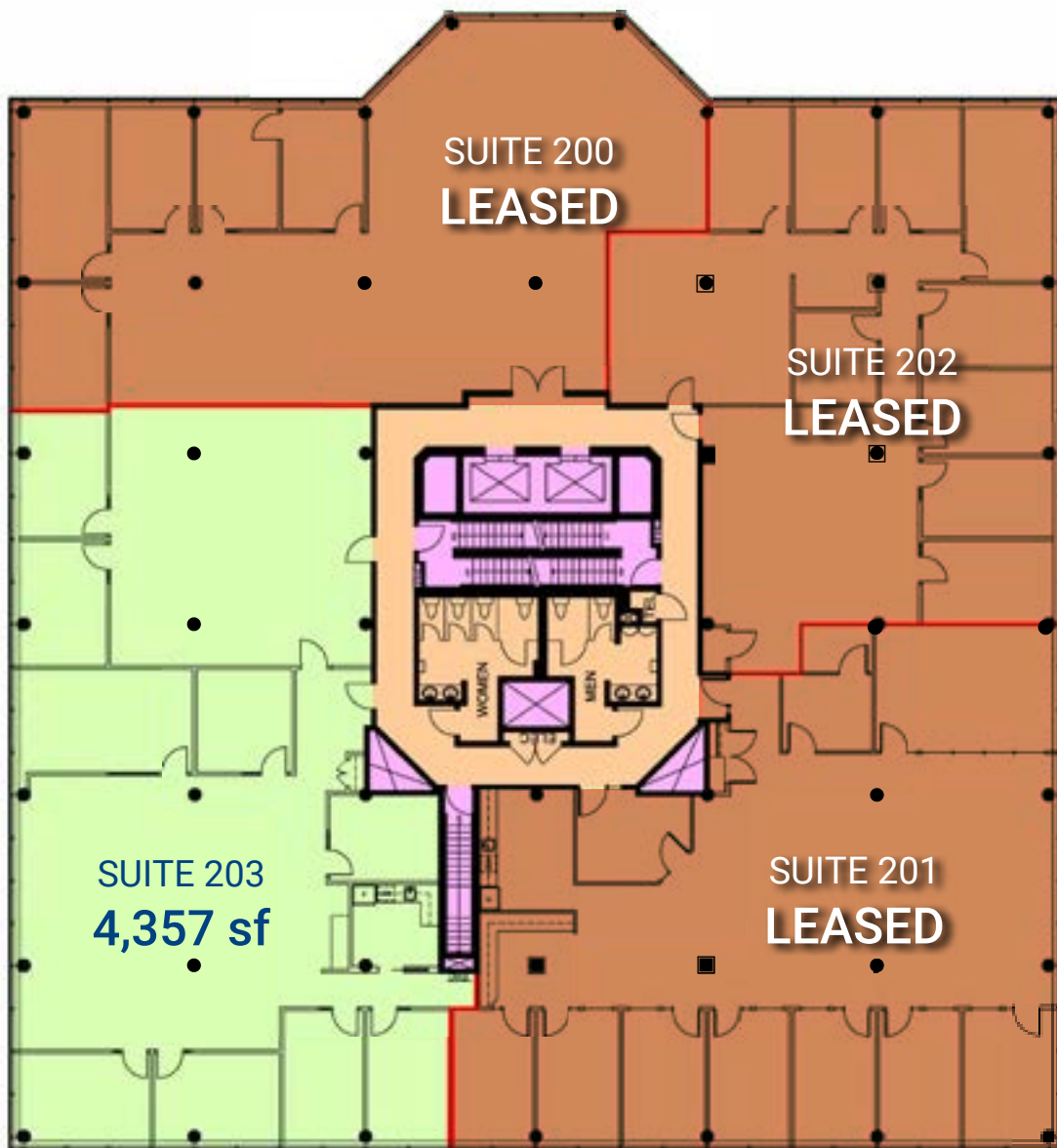


Major Lobby
Renovations
Recently
Completed

[Click here to view virtual tour](#)



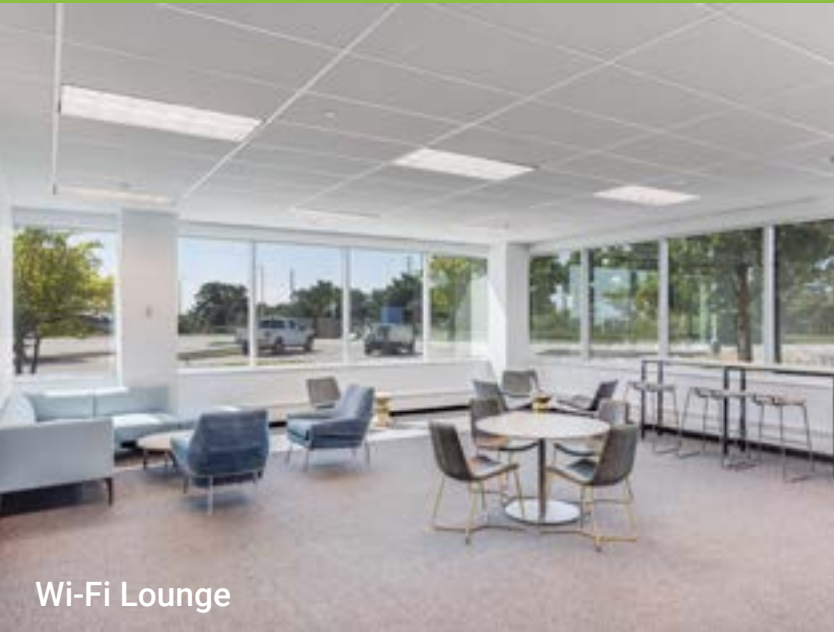
floor plans 5045 SOUTH SERVICE ROAD



SECOND FLOOR
Suite 203: 4,357 sf

OFFICE SPACE AVAILABLE FOR LEASE

[Click here to view virtual tour](#)



Wi-Fi Lounge



Café



Conference Centre



Fitness Centre



Shower Rooms



EV Charging

transit & amenities



Oakville Transit

- 14 A Lakeshore West
- 34 Pine Glen
- 5 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

OFFICE SPACE AVAILABLE FOR LEASE

area amenities count

Within 5 km of 5035 & 5045 South Service Road



88 banks



219 restaurants



14 hotels



304 retail stores



52 gas stations

demographics



Population

134,812



Growth
2018 – 2028

15.45%



\$149,118

Average Household
Income



**Daytime
Employment**

3,675 Businesses

57,112 Employees

16 Employees per Business



33%

of the labour force involved in
Processing, Manufacturing, Utilities,
Sales & Service, Trades, Transport,
Equipment Operations



Over **67%** of the adult population
with Apprenticeship or trades
Certificate / Diploma College Diploma,
University Certificate / Diploma or
Degree at Bachelor's level or above

16 Universities and Colleges
within 30 km radius.



4-8
Minute Walk

to bus stop on Harvester Road
and Appleby GO Station

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