

**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**5050 South Service Road  
Burlington, ON**

**AVAILABLE SPACE: 25,351 SF**



**BONUS COMMISSION:  
\$1.20/SF/Annum (up to 10 years)**

### PROPERTY COMMENTS:

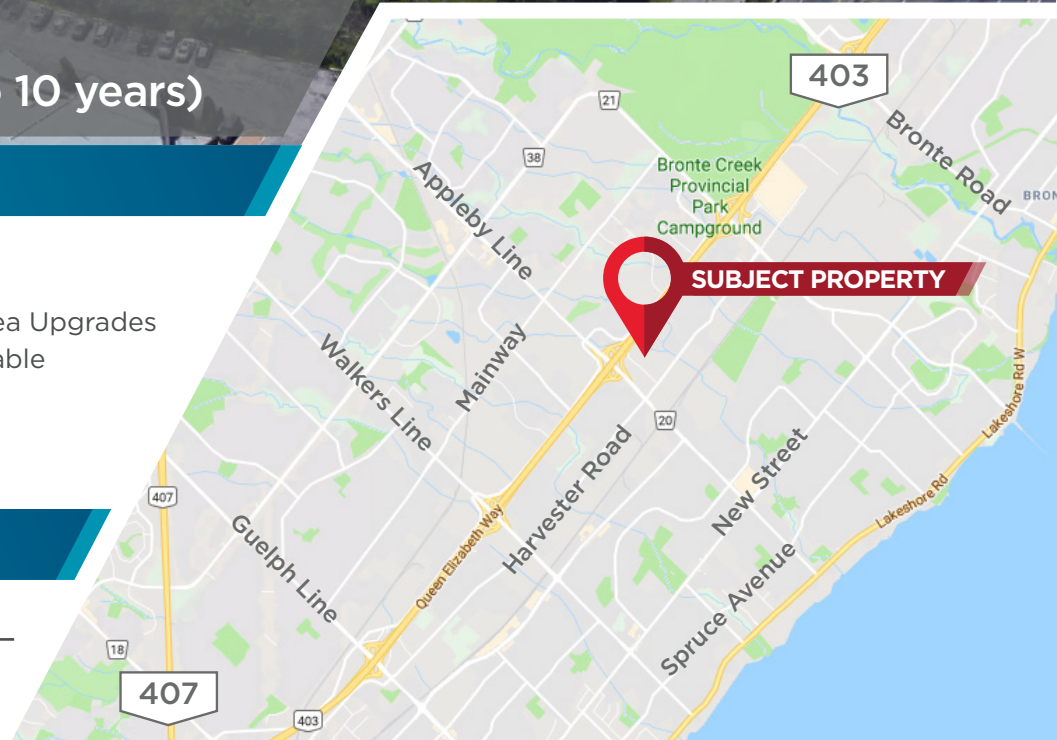
- Professionally Managed Building
- Open Concept Office Spaces
- Currently Undergoing Common Area Upgrades
- Prime Signage Opportunities Available
- Leasholds Negotiable
- Ample Free Surface Parking
- Attractive Outdoor Greenspace

### PROPERTY DETAILS:

Net Rent: **\$11.75 PSF**

Additional Rent: **\$11.75 PSF Net**

\*In-Suite Janitorial services Extra



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Cushman & Wakefield ULC, Brokerage

These statements are based upon the information furnished by the principle and sources, which we deem reliable - for which we assume no responsibility and which is subject to verification during a formal due diligence period. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired on matters related to this presentation. \*Sales Representative



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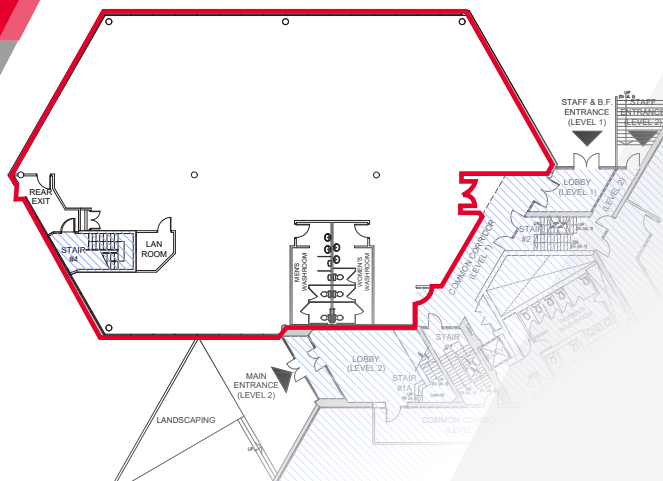
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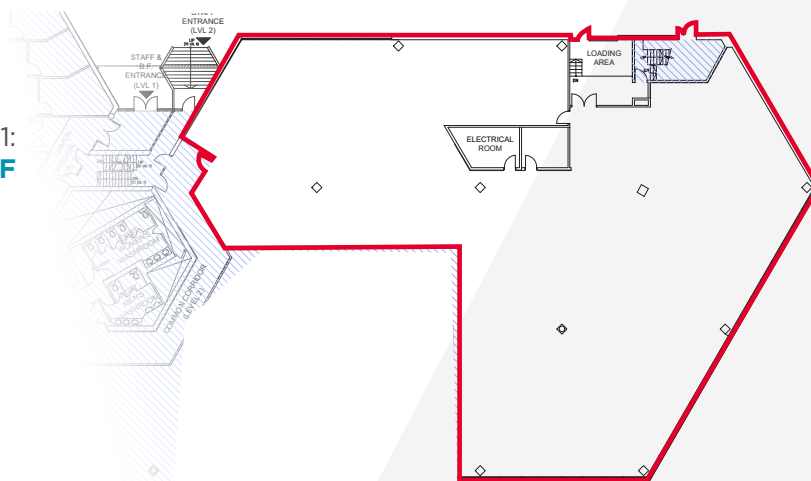
## PROPERTY DETAILS:

SUITE 100:	<b>7,192 SF</b>
SUITE 201:	<b>11,102 SF</b>
SUITE 300:	<b>7,057 SF</b>
TOTAL:	<b>25,351 SF</b>

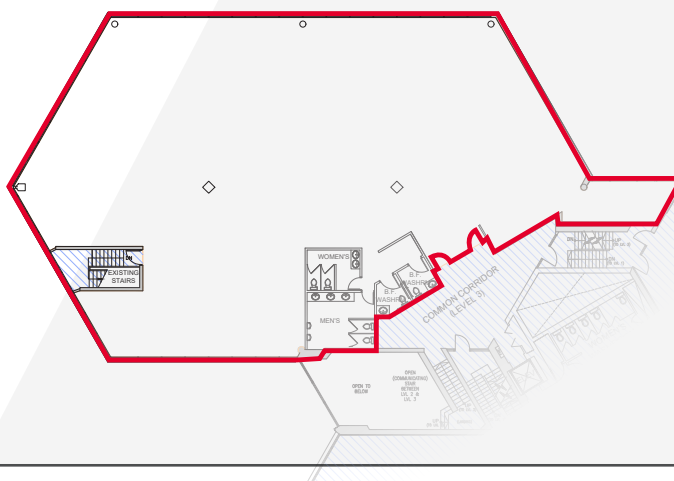


**SUITE 100:**  
**7,192 SF**

**SUITE 201:**  
**11,102 SF**



**SUITE 300:**  
**7,057 SF**



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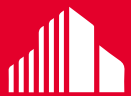
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**GREAT ACCESS TO HWY 403**



**Amenities:**

- |                     |                      |                     |
|---------------------|----------------------|---------------------|
| 1 McDonald's        | 1 RONA               | 1 ESSO              |
| 2 Starbucks         | 2 Canadian Tire      | 2 Petro Gas         |
| 3 A&W               | 3 Fortinos           | 3 Shell             |
| 4 Wendy's           | 4 Shoppers Drug Mart | 4 Hasty Market      |
| 5 East Side Mario's | 5 Jakes Grill House  | 5 Pioneer Gas       |
| 6 Milestones        | 6 Ivy Bar + Kitchen  | 6 Mac's Mart        |
| 7 Denny's           | 7 FedEx Ship Centre  | 7 Husky             |
| 8 TIm Hortons       | 8 Food Basics        | 8 Canadian Tire Gas |

**Travel Analysis:**

<b>403</b>	HWY 403 1.1KM   2 Min
<b>401</b>	HWY 401 31KM   21 Min
<b>410</b>	HWY 410 39KM   24 Min
	Pearson Airport 44KM   29 Min
<b>407</b>	HWY 407 6.6KM   10 Min
<b>427</b>	HWY 403 32KM   21 Min
<b>400</b>	HWY 400 50KM   33 Min
	Downtown Toronto 49KM   37 Min



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## Image Gallery:

**SUITE 100**



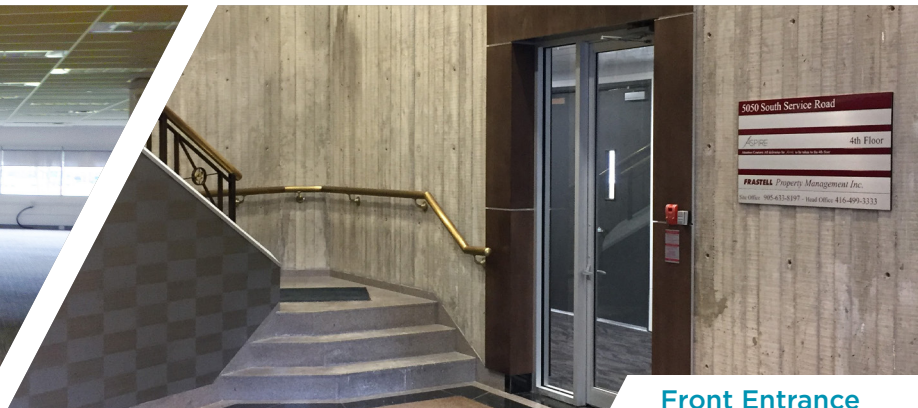
**Main Lobby**

**SUITE 201**



**Shipping | Suite 201**

**SUITE 300**



**Front Entrance**



**OPEN CONCEPT  
OFFICE SPACE**



**FREE LARGE  
PARKING LOT**



**PRIME SIGNAGE  
OPPORTUNITIES**



**ADDITIONAL  
LAND**



**UPGRADES IN  
PROGRESS**

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