



**CUSHMAN &  
WAKEFIELD**

# OFFICE SPACE FOR SUBLEASE

**5035 SOUTH SERVICE ROAD**  
SUITE 100 | BURLINGTON, ONTARIO



**MARC DANKO\***

Senior Vice President

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Cushman & Wakefield ULC, Brokerage  
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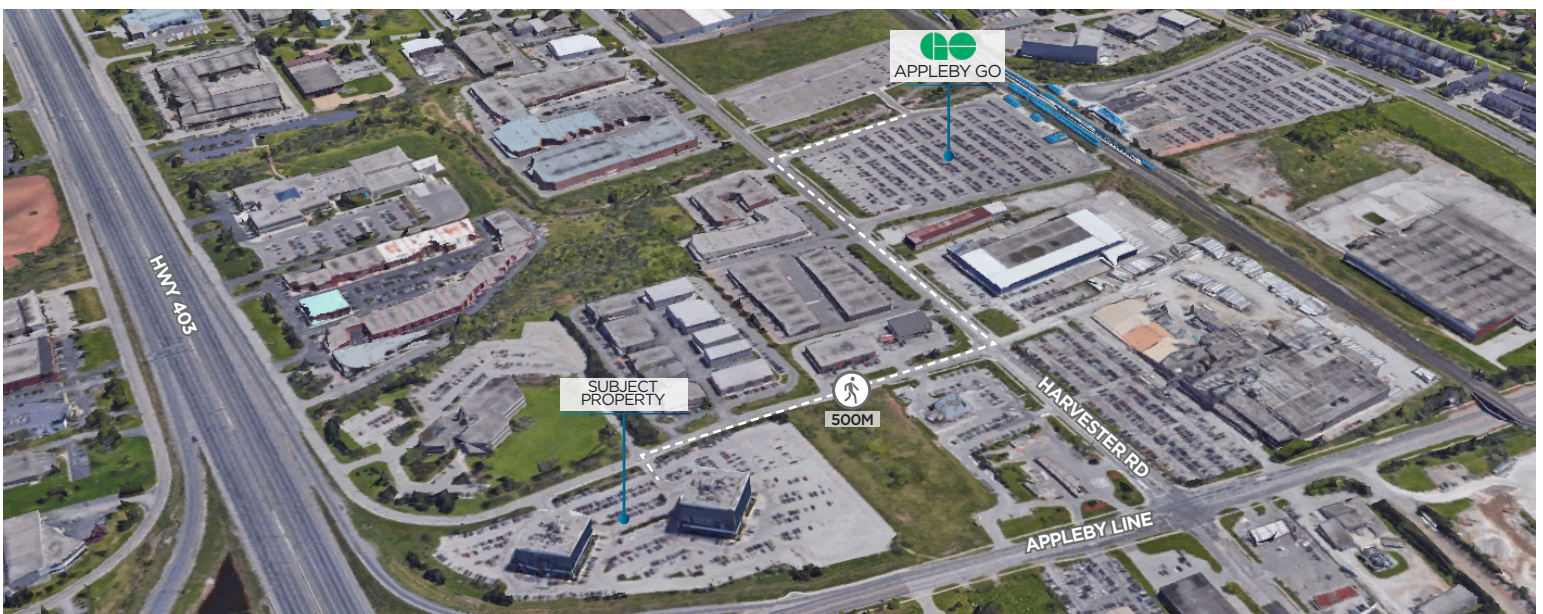


### Availability

<b>Suite 100:</b>	5,733 sq.ft
<b>Net Rent:</b>	Negotiable
<b>Additional Rent:</b>	\$16.70 psf (2022)
<b>Parking:</b>	4.8 Spaces per 1,000 sq.ft leased
<b>Sub-Lease Term:</b>	Until Sept 30, 2025
<b>Occupancy:</b>	Immediate

### Comments

- Brand new buildout, move-in ready suite. Immediate occupancy
- Ground floor office suite with double glass door entry. Main lobby & elevator exposure
- On-Site Tenant Lounge, Conference Room, Fitness, Showers and Bicycle Storage
- Recently Renovated Common Areas
- Above market parking ratio (4.8/1,000 sf)
- Great access to public transit





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### SUITE 100 - FLOOR PLAN



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