

5500 NORTH SERVICE ROAD

BURLINGTON, ON



STATE-OF-THE-ART CLASS A MODERN OFFICE BUILDING

DISCOVER YOUR NEXT OFFICE SPACE

SUBLEASE OPPORTUNITY



WELCOME TO 5500 NORTH SERVICE ROAD

A state-of-the-art office building with an open-concept layout, abundant natural light from floor-to-ceiling windows, and energy-efficient systems, the space offers both functionality and comfort. The building provides abundant on-site parking, including EV charging stations, and is conveniently located with easy access to the QEW, 407, and GO Transit. Ideal for businesses seeking a professional, contemporary workspace in Burlington's prime commercial area.



MODERN FINISHES AND HIGH-END AMENITIES

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PROPERTY DETAILS

NET RENT

Call Agents to Discuss

ADDITIONAL RENT

\$14.94 PSF/YR (2024)

SUBLEASE TERM

Until September 30, 2035

(Landlord will consider shorter lease term of 5 years minimum)



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PROPERTY HIGHLIGHTS

Plug and play full floor sublease offering
Brand new modern build out and furniture in place

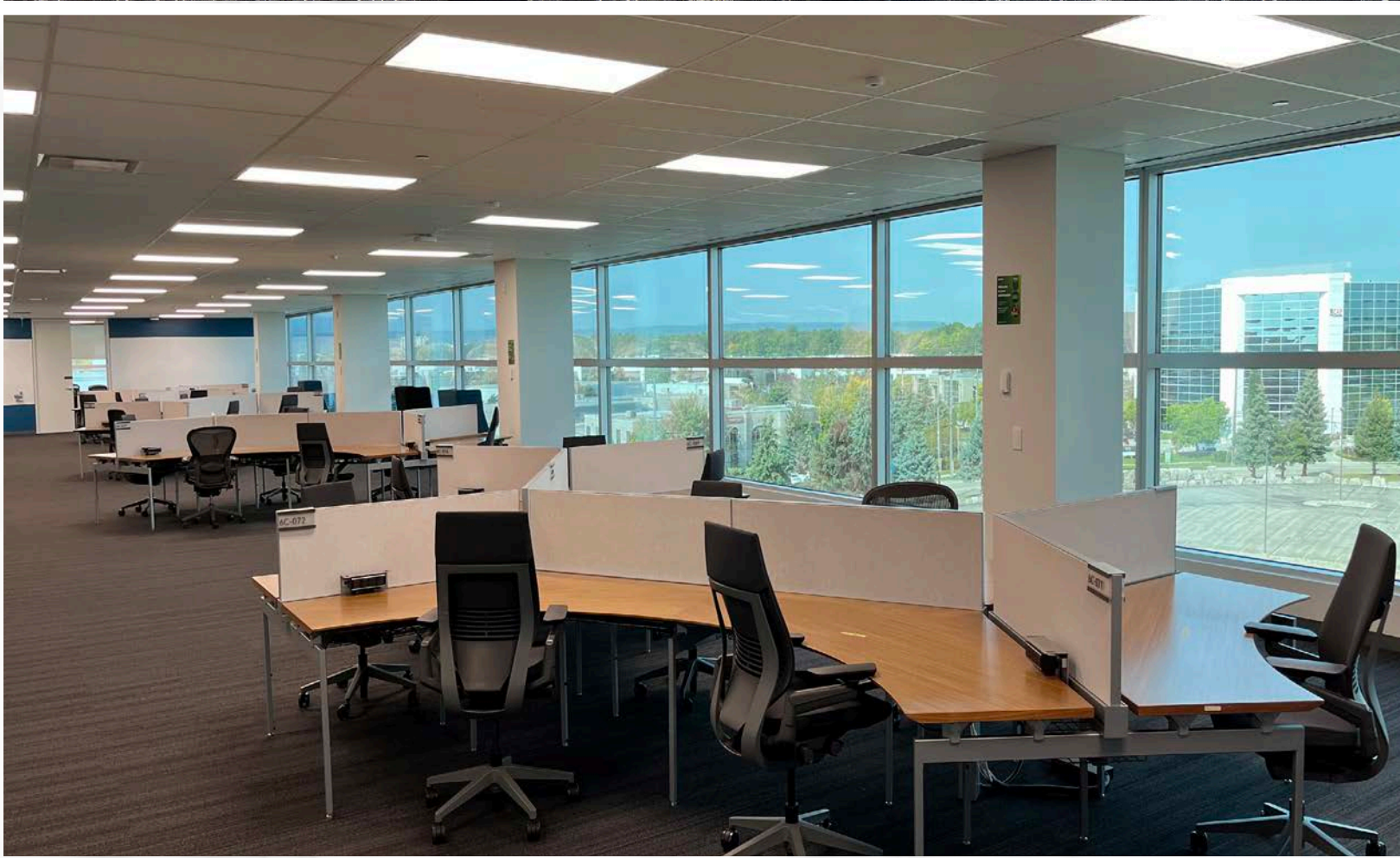
Flexible lease terms

Solid sub-landlord covenant

4/1,000 sf parking - potential for reserved spots

Onsite cafe, fitness and conference facilities in building

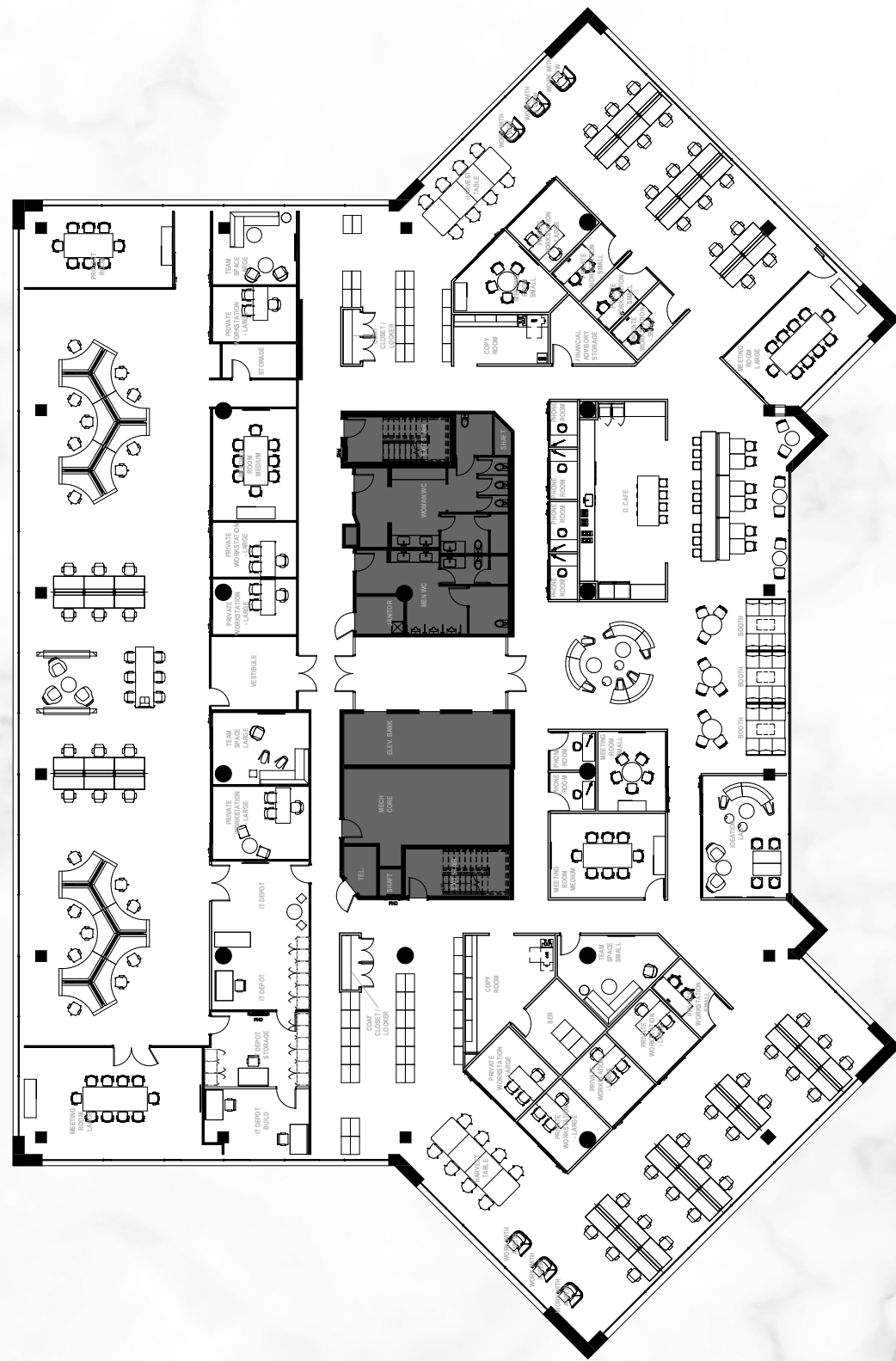
Many area amenities including daycare next door and ample restaurants and hotels



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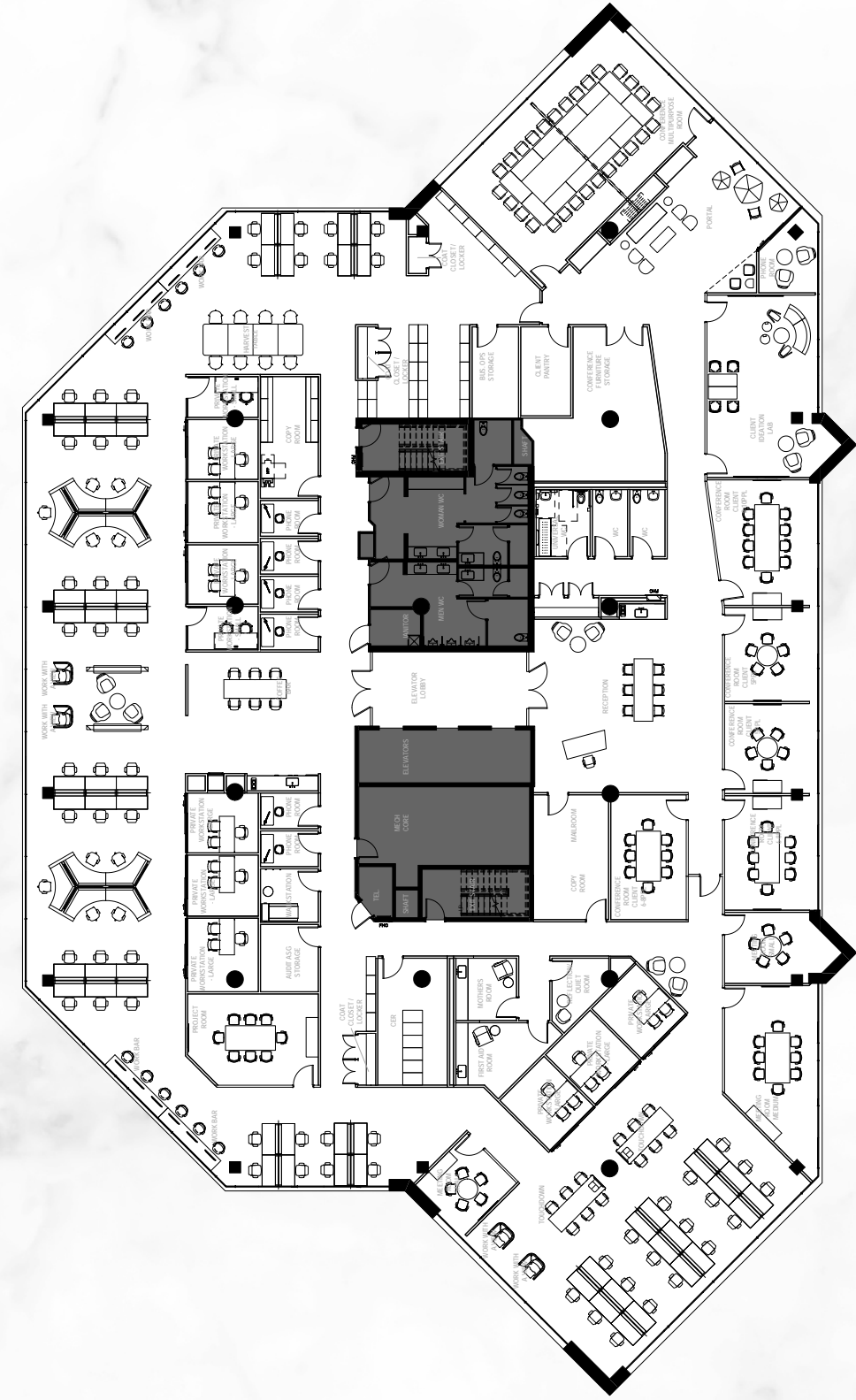
6A-005 to 6A-007 rooms
6D workstations
6D-119 to 6D-161 rooms
+
#110 to #221

PROPERTY FLOORPLANS



6TH FLOOR

UP TO 22,347 SF



7TH FLOOR

UP TO 20,768 SF

AMENITIES MAP

The area offers easy access to retail options, including big-box stores and restaurants, as well as nearby shopping plazas like RioCan Centre Burloak. The location is close to several parks, including Bronte Creek Provincial Park & Sherwood Forest Park providing opportunities for outdoor activities. The area is also well-served by major highways, making it accessible for commuting, and is a short drive from Burlington's waterfront, offering scenic views and leisure options.

- RESTAURANTS
- GROCERY & RETAIL
- GAS STATIONS
- HOTELS



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