
**AVISON
YOUNG**

For Lease

1295 North Service Road

BURLINGTON, ON

For more information
please contact:

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Unique opportunity located in the City of Burlington



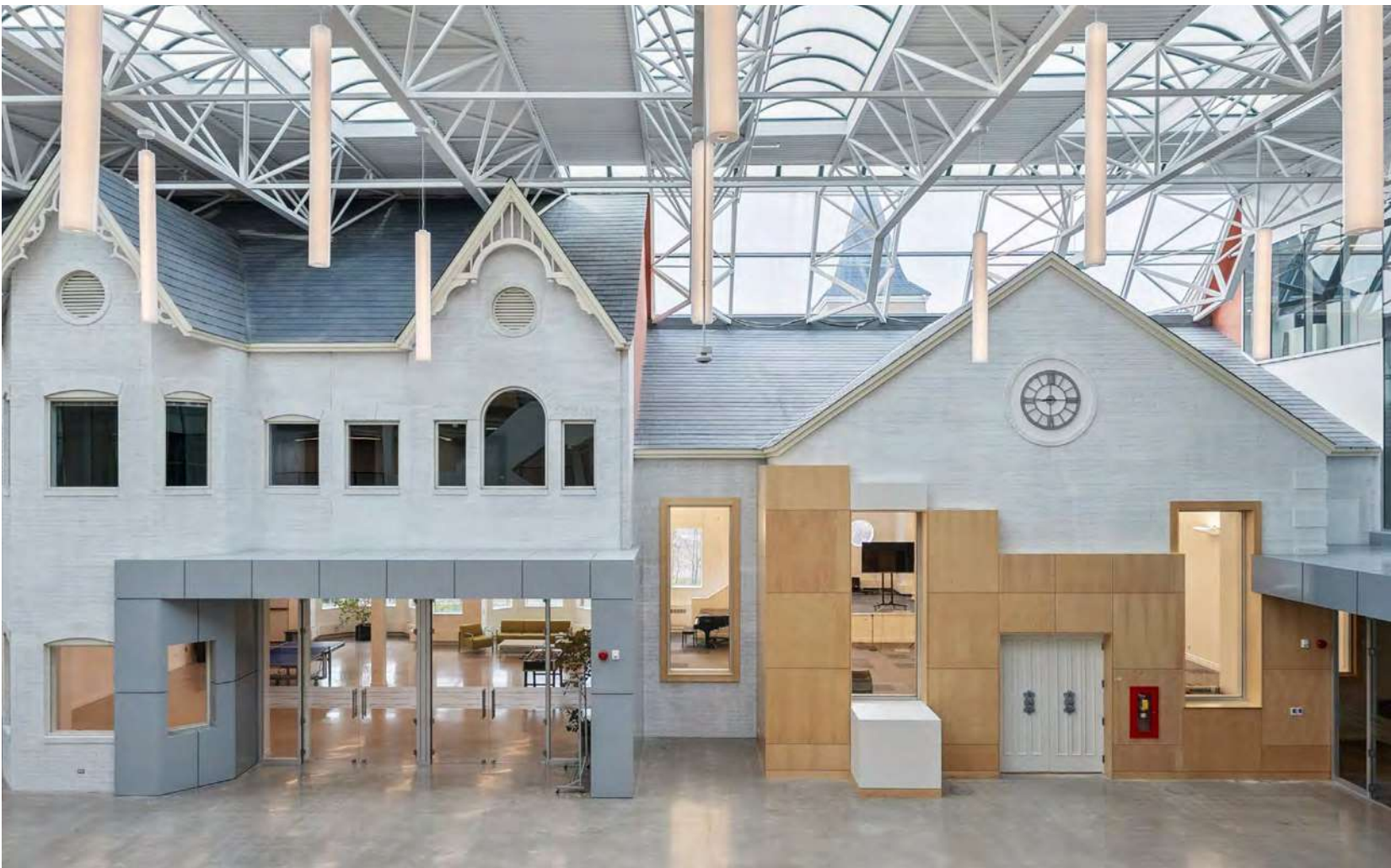
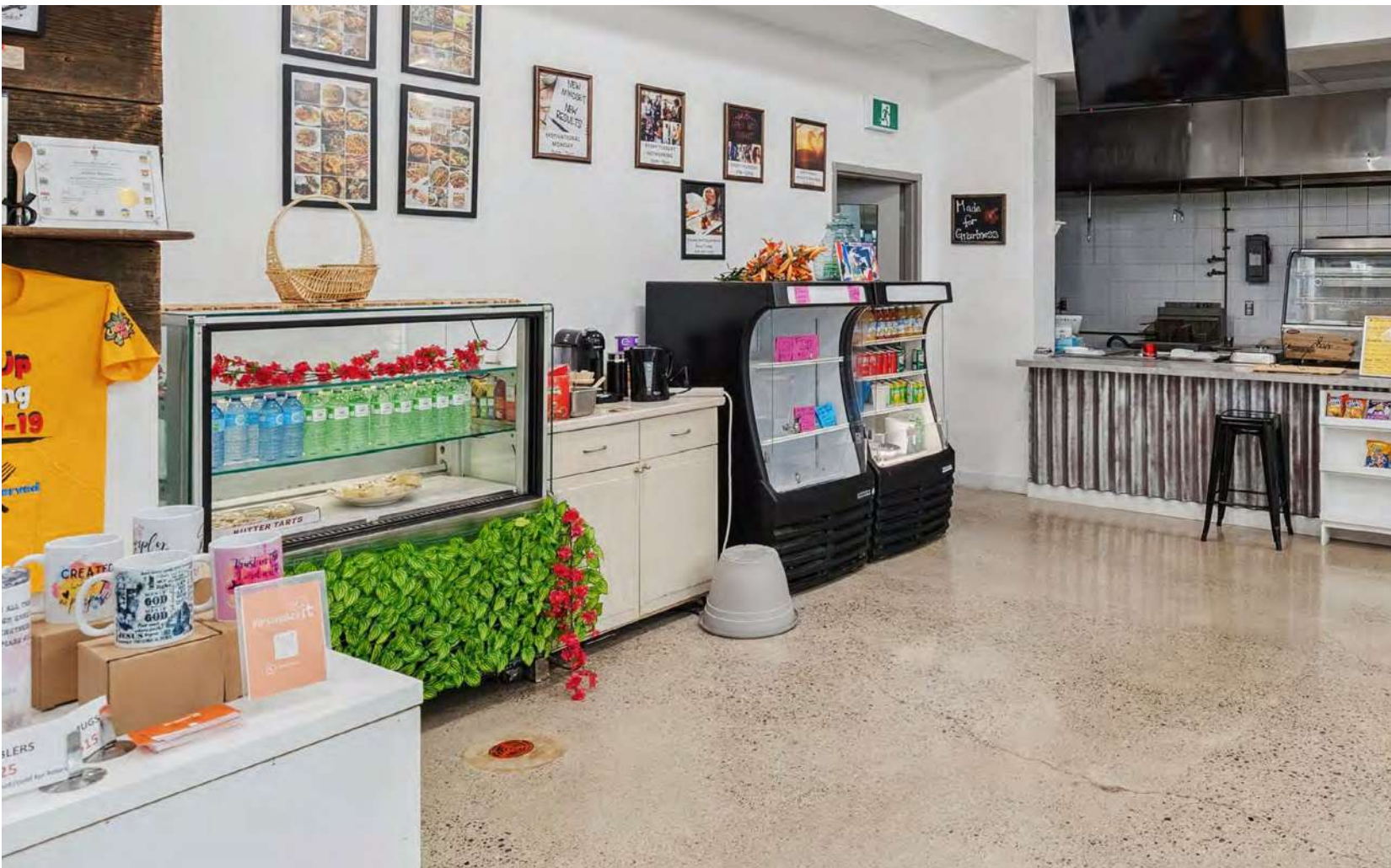
Property details

- YEAR BUILT
1991-1992
- TOTAL AVAILABLE IN BUILDING
82,023 sf
- RENTABLE BUILDING
138,085 sf
- SITE AREA
4.87 acres
- TOTAL ADDITIONAL RENT
\$14.85 psf
- PARKING
192 surface parking stalls (1.39 spaces per 1000 sf leased)
- ZONING
BC1- 44 designation
- DRIVE UP DOORS
3
- DOCK LEVEL DOORS
1

Property highlights

- Prominent exterior building signage available for 30,000+ square foot tenant.
- Purpose-built studio space available (Studio B) with 30+ ft. ceilings.
- Combination of meeting rooms, event space, studio and office space available.
- Great for education users, creative uses, traditional office tenants, etc.
- Property concierge and senior building operator onsite Monday-Friday
- After hours security

 [Click to View Property Video](#)



Ground floor availabilities

Available
 Unavailable

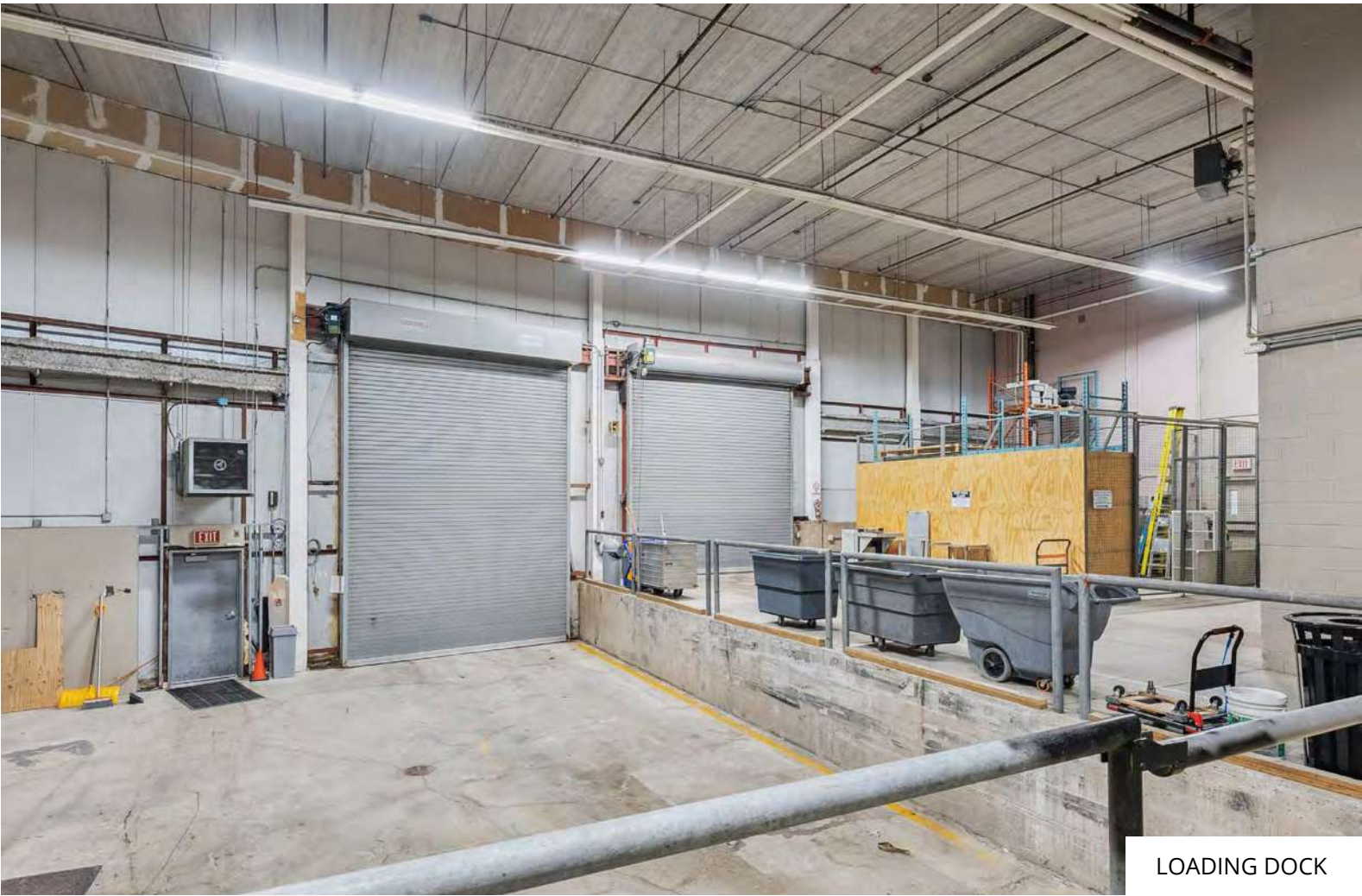
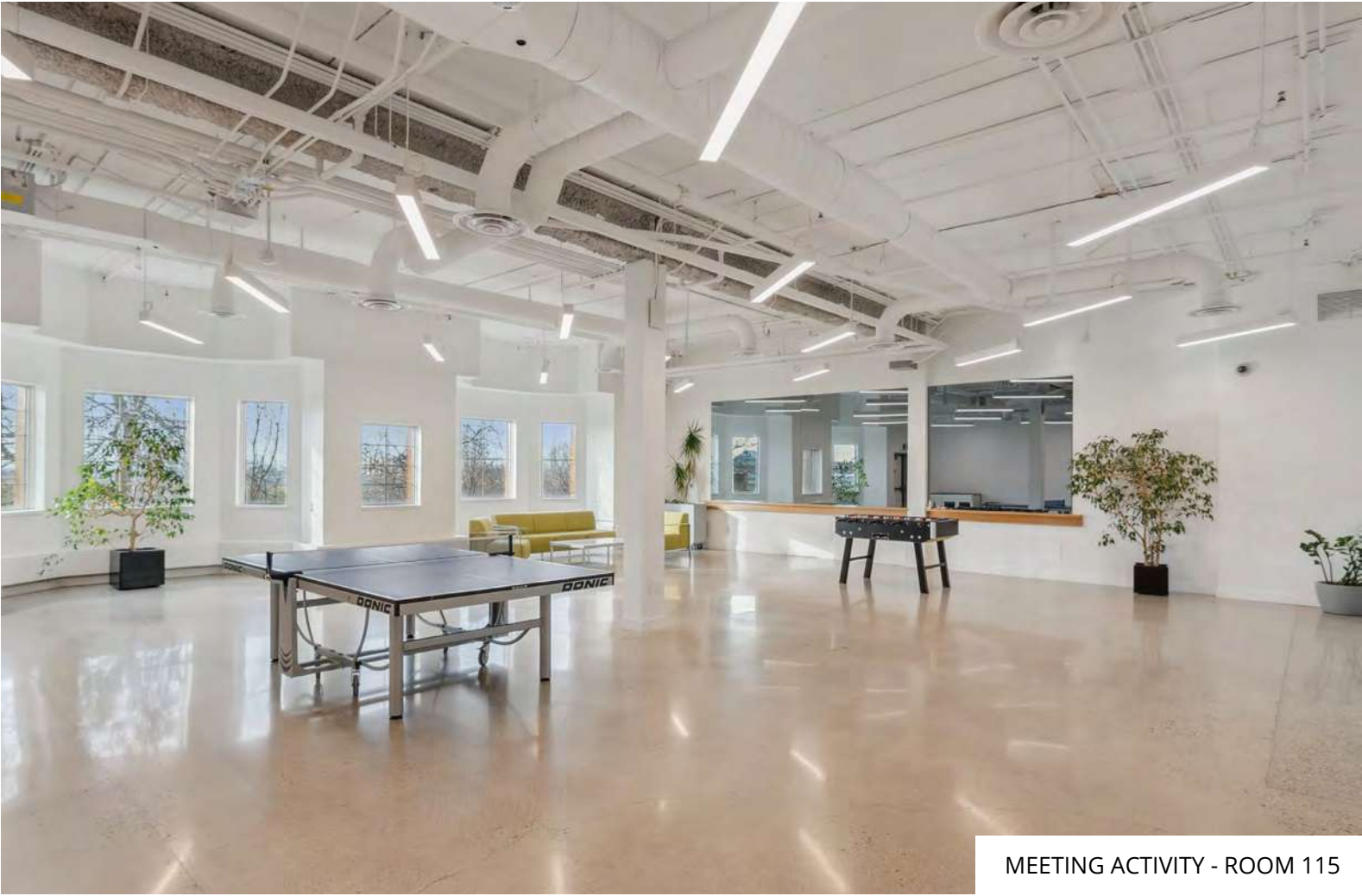
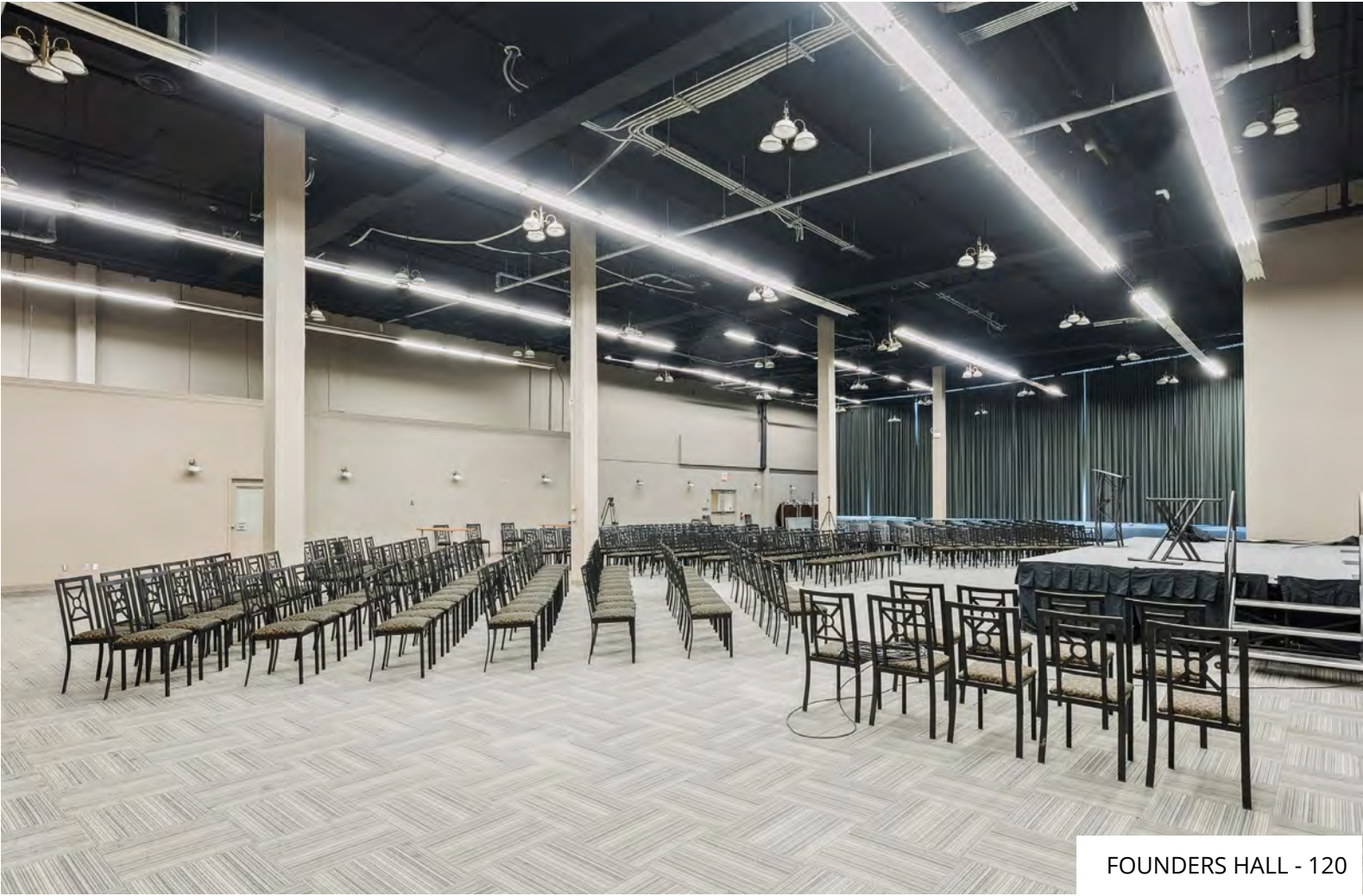
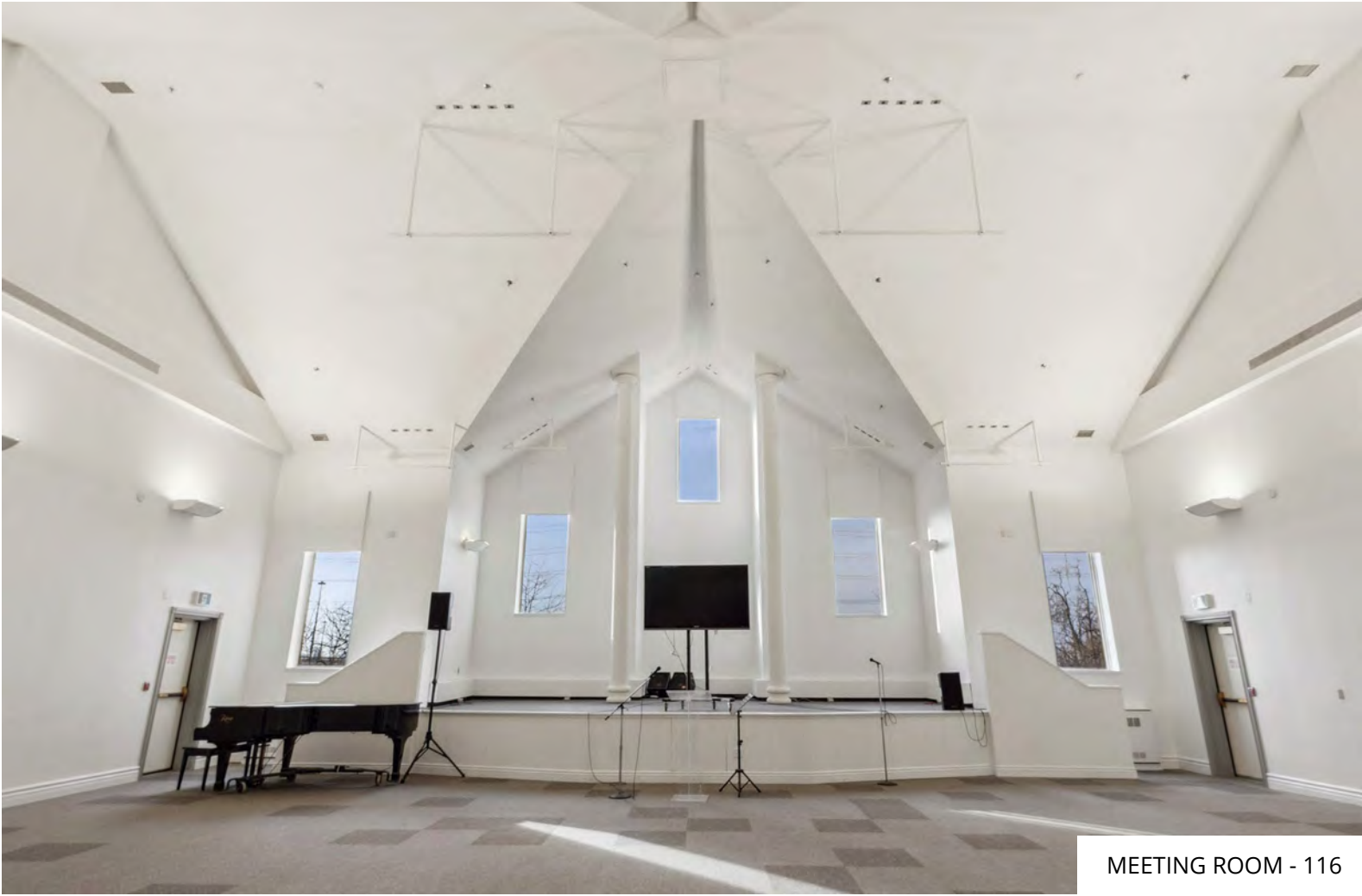
Total space available: 37,751 sf

ROOM(S)	ROOM NAME TENANT VACANT	RENTABLE AREA	PROPOSED USE
116	Meeting Room	2,759 SF	Meeting room, lecture hall or lab
115 & 115-1	Activity Room	2,050 SF	Meeting room, lecture hall or lab
117	Large Boardroom	1,429 SF	Meeting room or lab, classroom
113 & 113-1	Meeting Room # 1	600 SF	Meeting room, classroom
114	Meeting Room # 2	499 SF	Meeting room, classroom
110	Meeting Room # 3	628 SF	Meeting room, classroom
112, 112-1 112-2 & 123-3	Main Floor Office Suite	867 SF	Meeting room or offices
111	Meeting Room # 4	411 SF	Meeting room or prayer room
120-1	Storage	257 SF	Storage
120, 120-2, 120-3 & S102	Founders Hall	9,100 SF	Meeting room, lecture hall, lab, data center or call center
Studio B	Studio B	11,061 SF	Studio, lab, data center or call center
128	Storage Room	2,868 SF	Racked storage/warehouse space
124	Workshop	1,981 SF	Workshop
118	Storage Room	177 SF	Storage
B101-1 –B101-3	Post Production Space	886 SF	Post Production space, makeup room and sound control
121	Coffee Station	63 SF	Coffee Station
B104, B104-1, B104-2, B104-3, B104-4	Studio & Support	1,263 SF	Support rooms for Studio B
S103, S101	Storage	577 SF	Storage Space



Note: Studio A + C and associated rooms not available, exclusive use for Landlord including rooms M105, B105, B104, A104, A105, Studio A, Studio C, A106, A101, A103 and B102

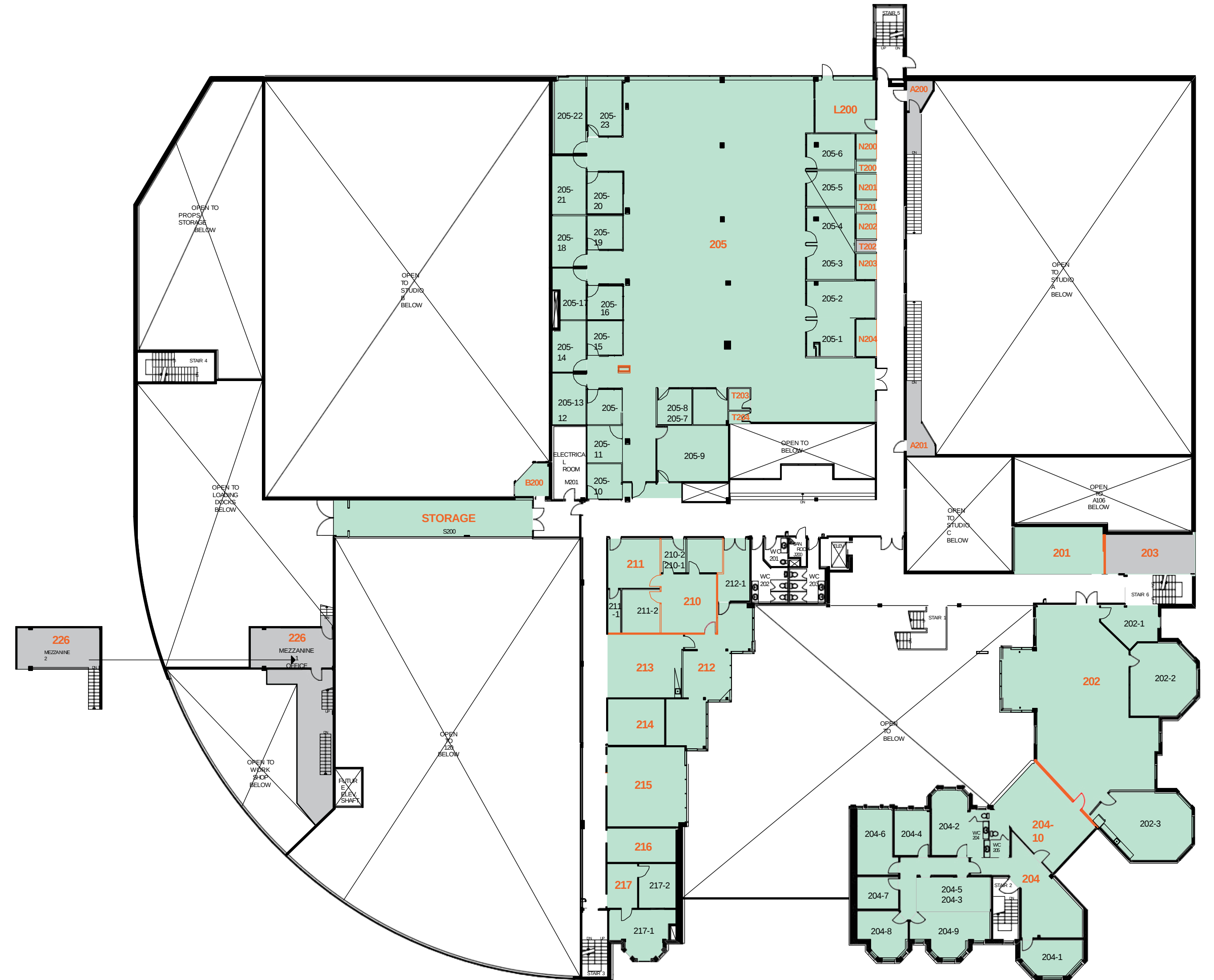
Ground floor photos



Second floor availabilities

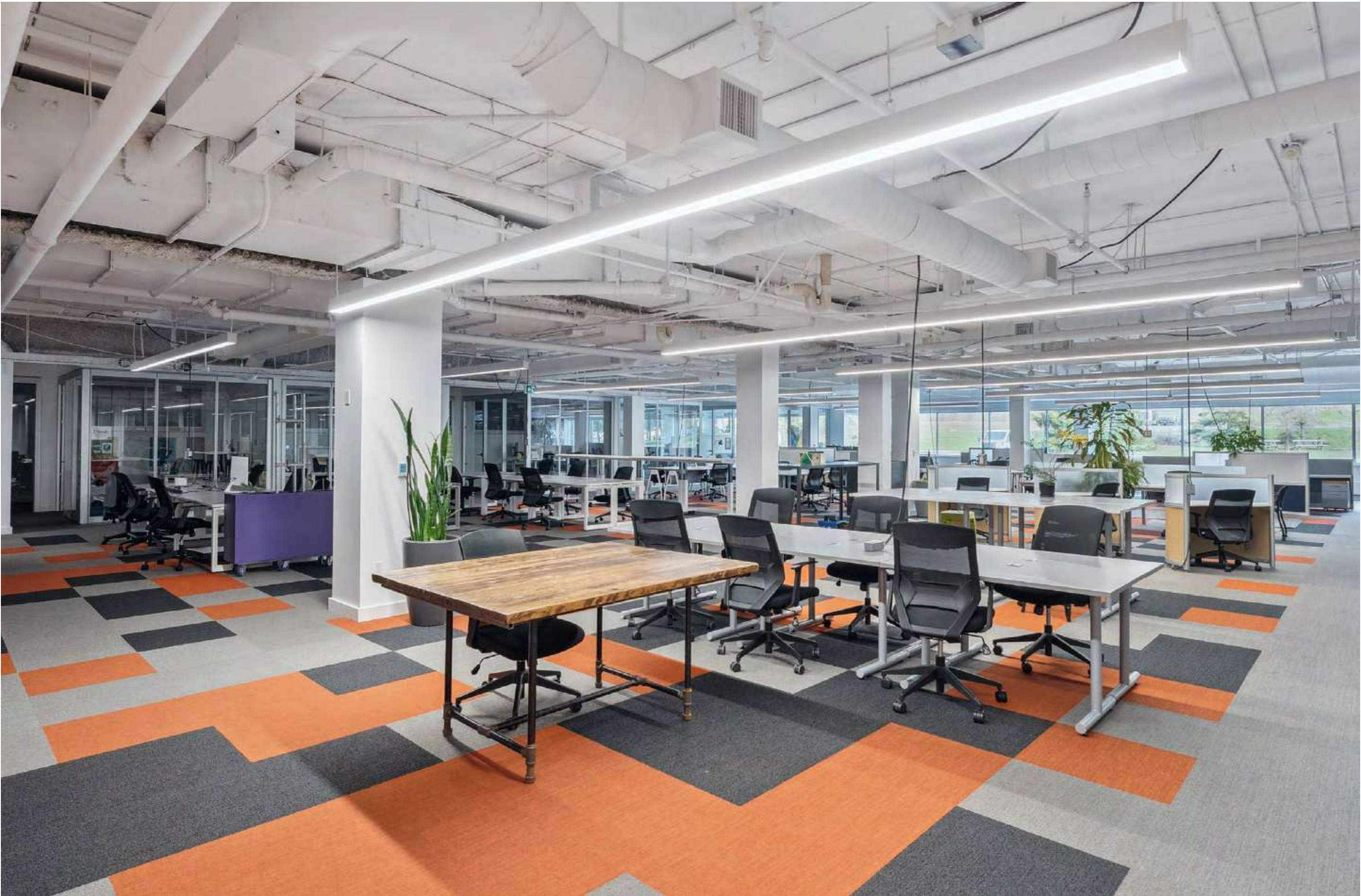
Total space available: 22,730 sf

ROOM(S)	ROOM NAME TENANT VACANT	RENTABLE AREA	PROPOSED USE
201	Office Space	402 SF	Offices, classroom
202 (202-1-202-2, 202-3)	Office Space	3,125 SF	Offices
205, 205-1-205-23, L200, N200-N204, T200-T204	Main Coworking Space	11,390 SF	Offices, lab or call centre
210, 210-1-210-2, 211, 211-1-211-2, 212, 212-1, 213, 214, 215, 216, 217, 217-1 & 217-2	Vacant Coworking Space	3,888 SF	Offices, lab or call centre
226 & 126	Ground & Second Floor Interior Offices (Leased)	530 SF	Building management offices
204 (204-1 -204-10)	Office Space	3,150 SF	Offices
S200	Storage	682 SF	Storage
B200	Storage	93 SF	Storage



Second floor photos

OFFICE SPACE



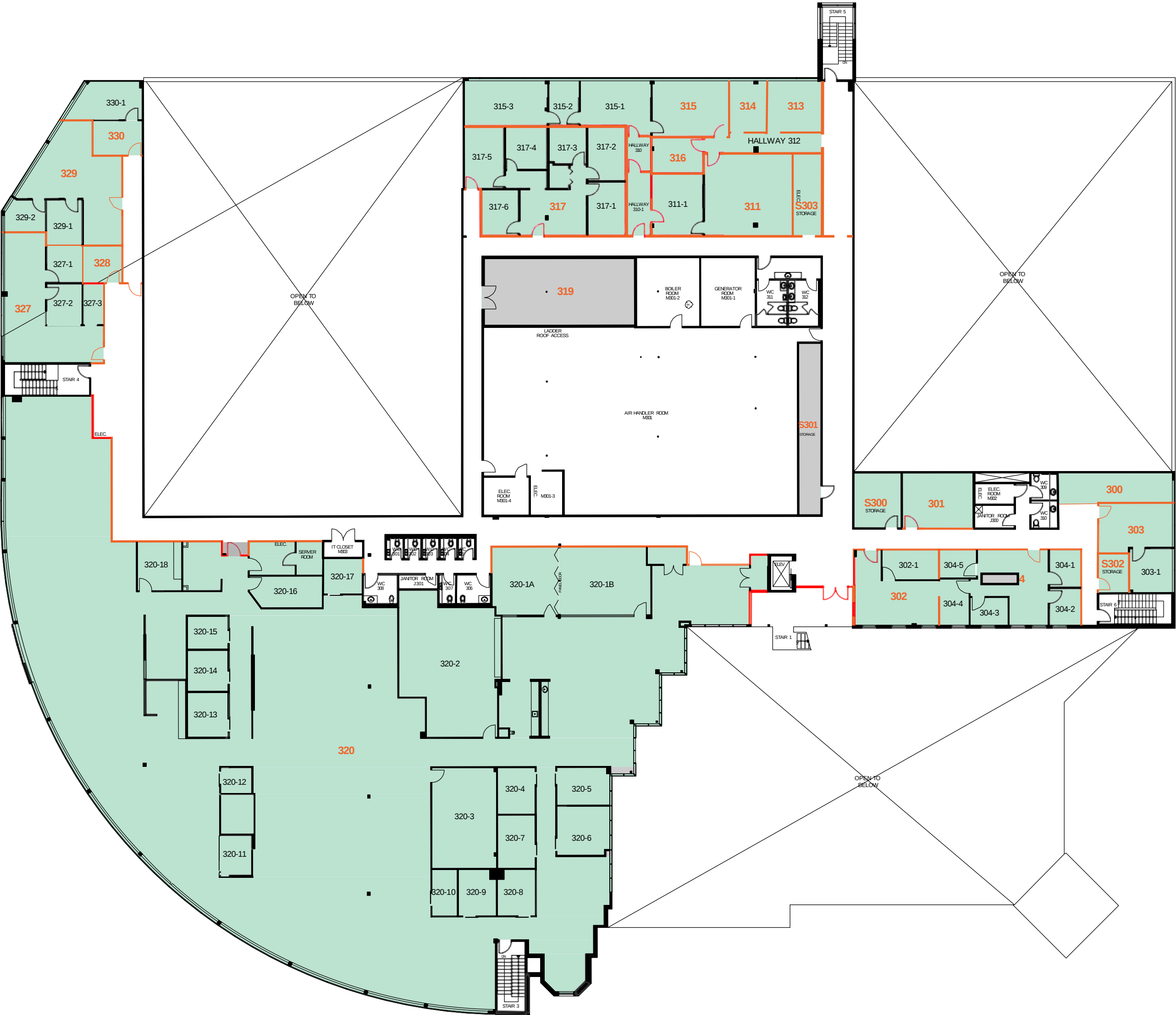
Third floor availabilities

Available

Unavailable

Total space available: 21,542 sf

ROOM(S)	ROOM NAME TENANT VACANT	RENTABLE AREA	PROPOSED USE
S300, 300, 301, 303, S302, 303-1, 304, 304-1, 304-5, 302 &302-1	Office Space	2,869 SF	Office
320, 320-1A, 320-1B & 320-2 -320-18	Office Space	13,646 SF	Office
329, 329-1-329-2, 330 & 330-1	Office Space	1,249 SF	Office
327, 327-1 -327-3 & 328	Vacant Space	1,074 SF	Office
311, 311-1, 313, 314, 315, 316, 315-1-315-3, 317, 317-1-317-6, Hallway 312, S303, Hallway 310 & Hallway 310-1	Vacant Space	2,514 SF	Office
S303	Storage	190 SF	Storage



Third floor photos



Amenities and transit near the property

AMENITIES & TRANSIT

Restaurants

- 1. Mount Royal Family Restaurant
- 2. Windmill Restaurant
- 3. Scaddabush
- 4. Pho 26
- 5. Afgan Kebab Cuisine
- 6. Mandarin
- 7. Montfort
- 8. Turtle Jack's
- 9. Amaya Express
- 10. Spencer's At The Waterfront
- 11. Skyway Diner
- 12. Aroma Kitchen
- 13. Tim Hortons
- 14. Eggsmart

Grocery Stores

- 1. Sobeys
- 2. Fortinos
- 3. Longo's
- 4. NoFrills
- 5. Walmart

Transit Routes

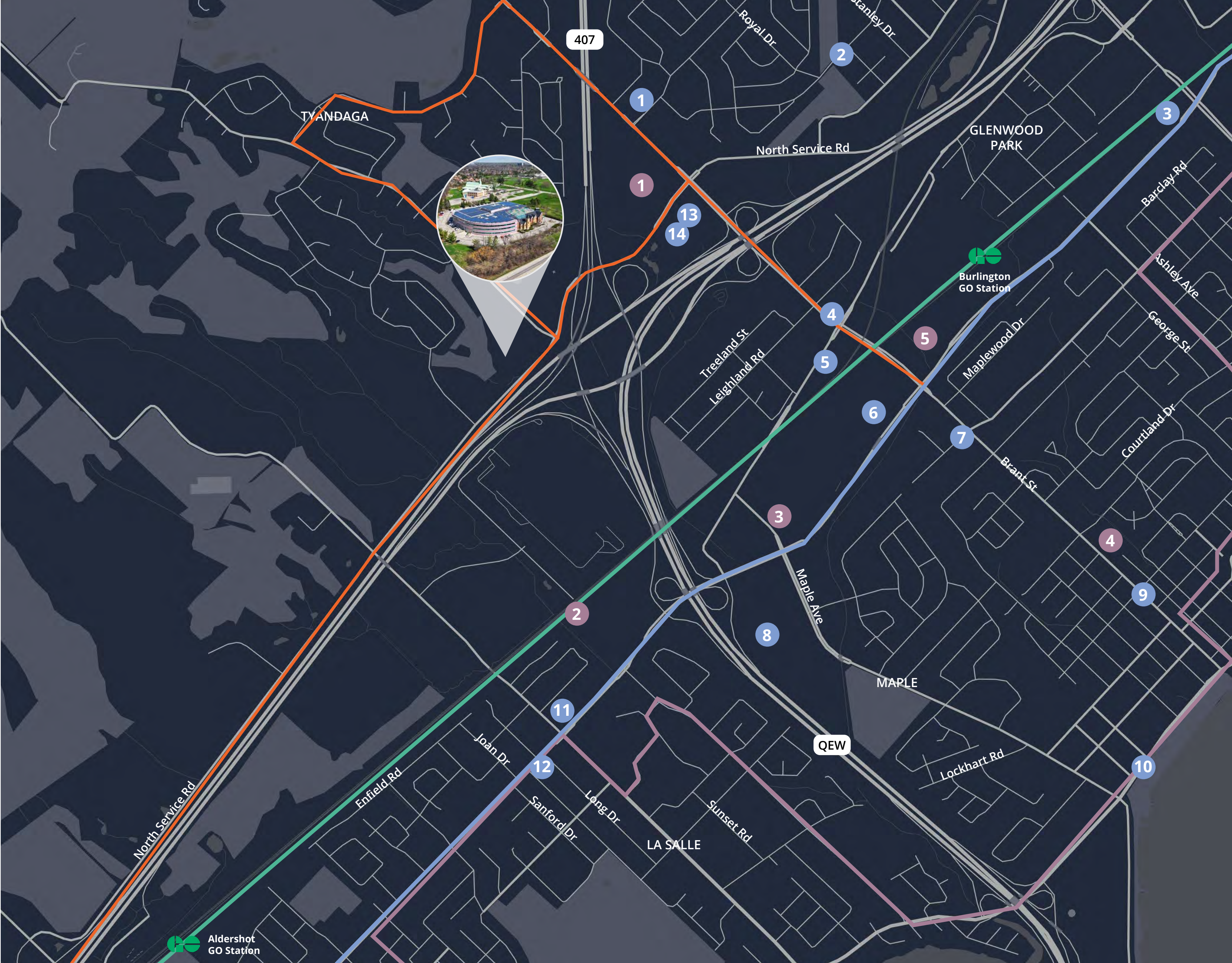
- GO Transit - Lakeshore West
- Burlington Transit - Route 1
- Burlington Transit - Route 4
- Burlington Transit - Route 87 (weekday peak hour service)

DRIVE TIMES

8 min Drive to HWY 407

10 min Drive to QEW

7 min Drive to Burlington GO Station



1295 North Service Road

technical summary

Year Built	1991-1992
Rentable	138,085 sf
Storeys	3 storey - Free standing office/production studio facility – slab on grade no basement
Site Area	4.87 acres
Parking	192 surface parking stalls (1.39 spaces per 1000 sf leased)
Zoning	BC1- 44 designation
Approved Uses	See attached
Primary Heating	- Two (2) natural gas fired hydronic heating boilers - One (1) Thermo fire with heating capacity of 1600.000 BTU/HR - One (1) Lochinvar with heating capacity of 1500.000 BTU/HR - Heating of the building perimeter is accomplished by convectors in the office spaces and heating elements in the service room - Primary cooling by one (1) Trane centrifugal chiller which operates on HCFC-123 refrigerant - Back up Trane air cooled chiller - Carrier rooftop cooling unit serves the building - Additional cooling provided by several split system air conditioning systems where the condensing units are located on the roof while evaporator section situated in the space of the area of space in which they serve - Ventilation air for office space, Studio A, B and C and atrium is provided by five (5) “Trane” air handling units which consists of supply, return, and exhaust fan blowers, cooling coils and humidification. All of the AHUs are controlled by variable speed drives - Variable volume terminals are located within the ceiling space of the office space - Domestic hot water heating is supplied by two (2) gas-fired “AO Smith” hot water tanks each with a capacity of 75 MBH - The building is protected by a wet sprinkler system - A diesel emergency generator will be replaced with a new natural gas-fired generator package

Electrical System	- Hydro is supplied into the building with 27.6 KV. 3PH-4W feeders to a 3-bay high voltage switchgear (27.6V 600A) - Main supply is 3,000-amps, 347 600 volts, 3 phase 4-wire - Switchgear feeds to 2000 KVA transformers (27.6 KV to 600V)
Fire and Life Safety	Building has essential fire and life safety measures in place, including fire compartmentalization egress design. Fire suppression installed throughout the building
Exterior Walls	- Exterior walls are clad with combination of brick masonry, metal panel insulated finish system, and stone masonry
Drive Up Doors	3
Dock Level Doors	1
Ceiling Height Floor 2-3 Office Space	2-floor 10’ 10” 3-floor 13’
Ceiling Height Founders Room and Studio B	Founders’ hall 23’ Studio B 37’
Fire Alarm	Honeywell single stage fire alarm system
Elevator	One (1) hydraulic passenger elevator

ZONING

USES - BC1- 44 designation

Industrial

- Transportation, Communication, and Utilities (b)
- Transportation Equipment Industries
- Non-Metallic Mineral Production Industries
- Food Processing and Manufacturing
- Metal Rolling, Casting, and Extruding
- Petro Chemical Laboratories
- Bulk Propane Storage Depot per Part 1, 2.7
- Metal, Wood, Paper, Plastic, Machine, and
- Chemical Industries
- Wholesale Trade
- Private Propane Facility per Part 1, 2.7
- Construction and Trade Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Cannabis Production Facility (j)
- Leather and Textile Industries
- Furniture and Fixture Industries
- Clothing Industries
- Electrical Products Industries
- Warehouse and Logistics
- Storage Locker Facility
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge-Based & High Technology
- Pharmaceuticals & Medicines
- Parking Lot
- Accessory Dwelling Unit (for security or maintenance) (d)
- Crematory (i)
- Other Industrial Operations – General manufacturing, processing, fabricating, and/or assembly facility
- Educational Space

Office

- All Office Uses

Hospitality

- Hotel (e)
- Convention/Conference Centre
- Banquet Centre

- Caterer

Automotive

- Car Wash per Part 1, 2.9
- Motor Vehicle Service Station per Part 1, 2.10
- Motor Vehicle Repair Garage

Retail

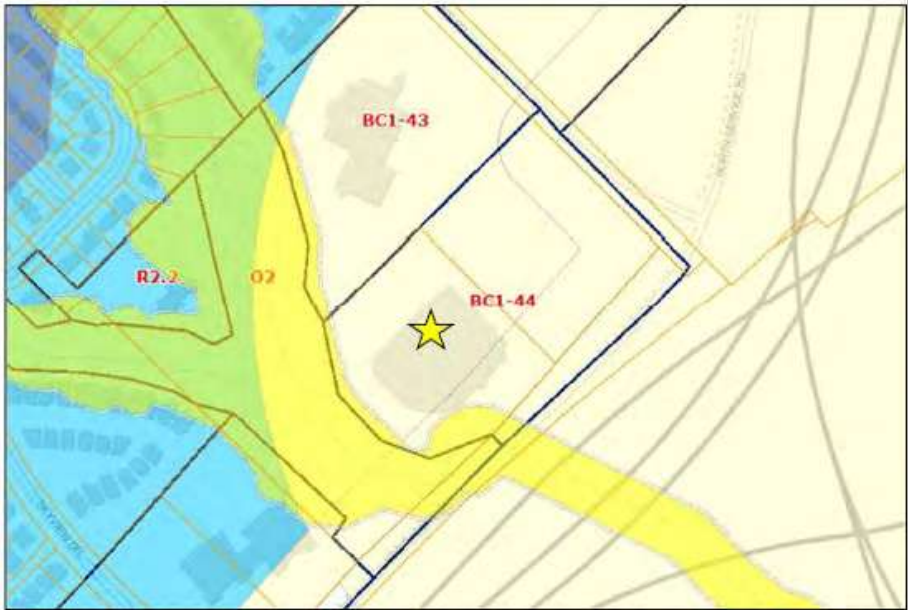
- Convenience Store (f)
- Machinery & Equipment (f)
- Computer Hardware & Software (f)
- Office Furniture & Equipment (f)

Service Commercial

- Standard Restaurant (f)
- Standard Restaurant with Dance Floor (f)
- Fast Food Restaurant (f)
- Convenience Restaurant (f)
- Night Club (f, h)
- Banks, Trust Companies, Credit Unions (f)
- Retail Brewery (f)
- Other Service Commercial Uses (f)
- Outdoor Patio (k)

Recreation

- Recreational Establishment (f)



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