

FOR SALE

Premium office space for sale

Premier research and development facility with
exceptional highway access in Burlington, Ontario

Asking
price **\$28,320,000**

- Flexible zoning
- Campus-style setting surrounded by greenspace
- QEW Exposure
- Minutes to Aldershot & Burlington GO

Strategically located on North Service Road, approximately one kilometre west of the Highway 403, QEW and Highway 407 interchange, the property offers excellent regional connectivity and is just 2.5 kilometres from the Aldershot GO Station.



Accelerating success.



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Prime Location

Strategically located on North Service Road, approximately one kilometre west of the Highway 403, QEW and Highway 407 interchange, the property offers excellent regional connectivity and is just 2.5 kilometres from the Aldershot GO Station. Burlington provides investors with proximity to downtown Toronto, the U.S. border, CN's largest intermodal yard and Pearson International Airport, while benefiting from access to a highly educated labour pool of approximately 4.5 million people within commuting distance.

Campus-Style Research & Development Facility

The property is a well-maintained, campus-style research and development facility featuring a substantial office and lab buildout, reinforced floors for specialized equipment, and multiple loading doors supporting efficient storage and shipping. It offers a rare combination of natural ravine surroundings and prominent Highway 403 exposure, complemented by ample on-site parking at a 4.2:1,000 SF leased ratio.

Flexible Zoning

The property is zoned BC2, permitting a wide range of employment uses, including logistics, light manufacturing, warehousing, and office. This flexible zoning supports evolving tenant needs while enhancing long-term value through broad tenant appeal.



DETAILS

Civic Address	649 North Service Road, Burlington, Ontario
Site Area	21.43 Acres
Rentable Area	117,547 SF
PIN	071270273
Legal Description	PCL 1-5 , SEC EF-1 ; PT LT 1 , CON 1 , PART 3,4 , 20R10021 , T/W PT LT 1 CON 1 , PTS 6,7 20R10021 AS IN H468156;T/W PT LT 1 CON 1 , PTS 2,3,4,6,7,8 20R10025 AS IN H491636; T/W PT LT 1 CON 1 , PTS 3,5,6,8,9,10 20R10025 AS IN 491636; S/T EASEMENT IN FAVOUR OF PT LT 1 CON 1, PTS 1,2,5 20R10021 OVER PT LT 1 CON 1 PT 1 20R10025 AS IN H491636 ; S/T H468155 BURLINGTON/E FLAM TWP
Improvements	Three-storey, single tenant office building featuring volleyball courts, patios, fitness centre, and cafeteria
Parking	517 stalls (4.2 per 1,000 SF)
Zoning	BC2 – Business Corridor
Shipping	1 Drive-In/1 Truck-Level
Asking Price	\$28,320,000

Permitted Uses

The following is a sample of uses permitted in a BC2 zone. For a complete list, please [click here](#):

- All office uses
- Convention/conference centre
- Transportation, communication & utilities uses
- Transportation equipment industries
- Public transportation facilities
- Warehouse & logistics
- Research & development
- Information & data processing
- Pharmaceuticals & medicine



LOCATION

649 North Service Road benefits from an exceptional Burlington location with immediate access to Highways 403, QEW and 407, enabling efficient connectivity across the GTA and beyond. The property is minutes from the Aldershot GO Station and is surrounded by retail, dining and services along Plains Road and Brant Street. Proximity to downtown Burlington, Pearson International Airport, CN's intermodal rail facilities and key cross-border routes further enhances the appeal for owner-occupiers and investors seeking a well-connected, amenity-rich location that supports workforce attraction and long-term business growth.

FOOD & DRINKS

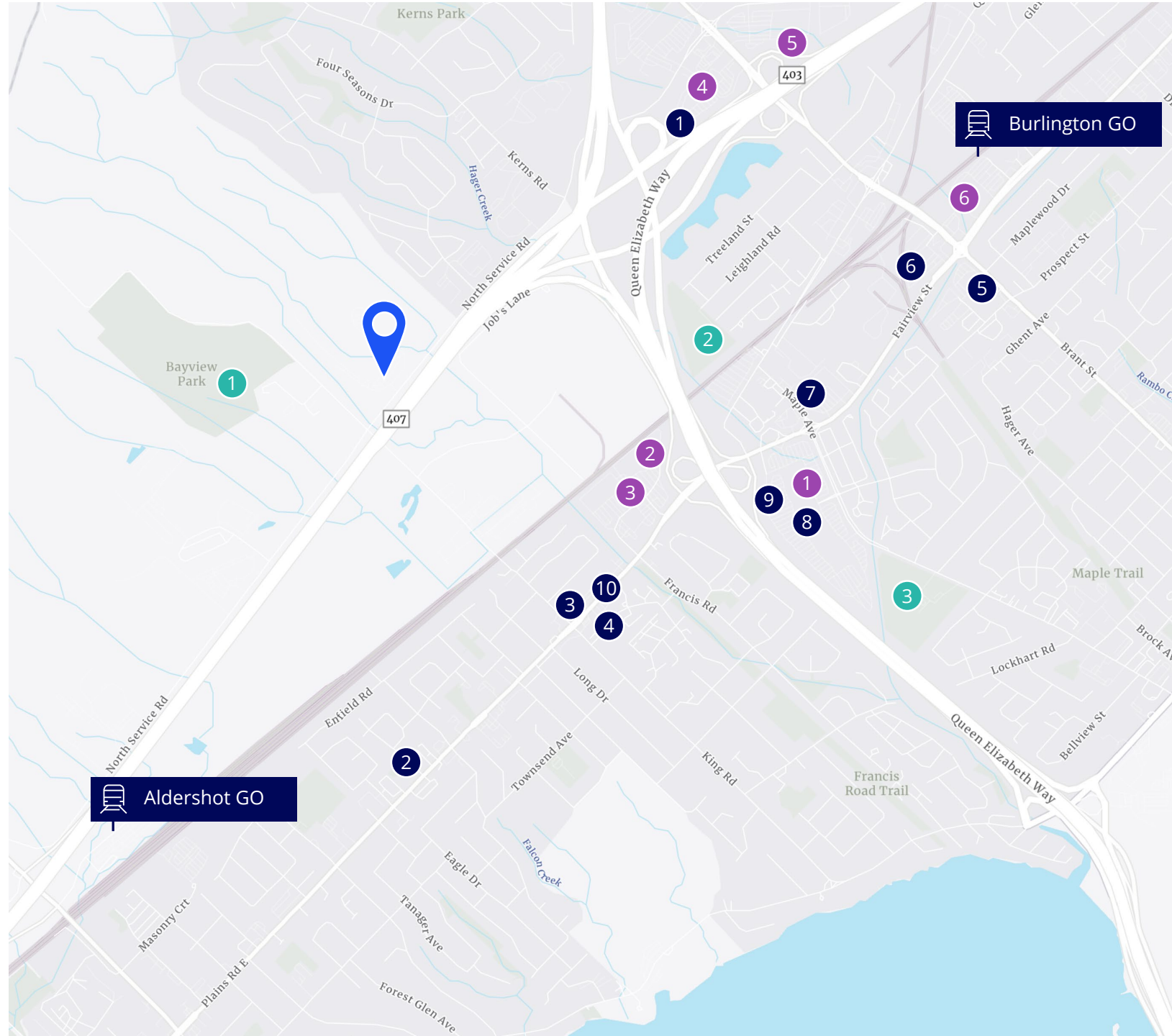
- 1 The Topsy Fox
- 2 District Kitchen + Bar
- 3 McDonald's
- 4 Lord Nelson Steak House
- 5 August 8 Burlington
- 6 Mandarin Restaurant
- 7 COBS Bread
- 8 Earls Kitchen & Bar
- 9 Turtle Jack's
- 10 Subway

RETAIL & SERVICES

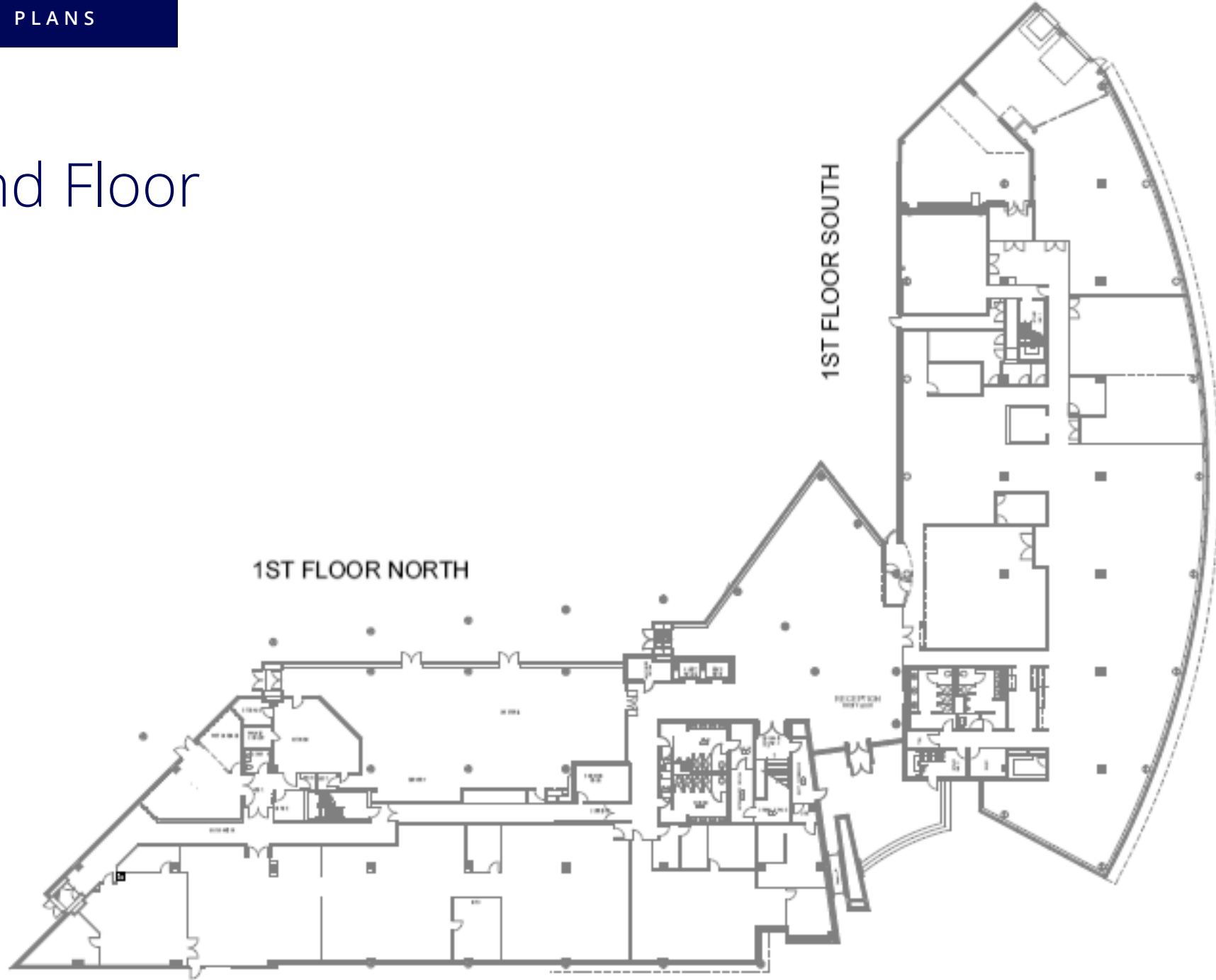
- 1 Mapleview Shopping Centre
- 2 IKEA Burlington
- 3 Fortinos
- 4 Burlington Power Centre
- 5 Costco Wholesale
- 6 Walmart Supercentre

PARKS

- 1 Bayview Park
- 2 Leighland Park
- 3 Maple Park

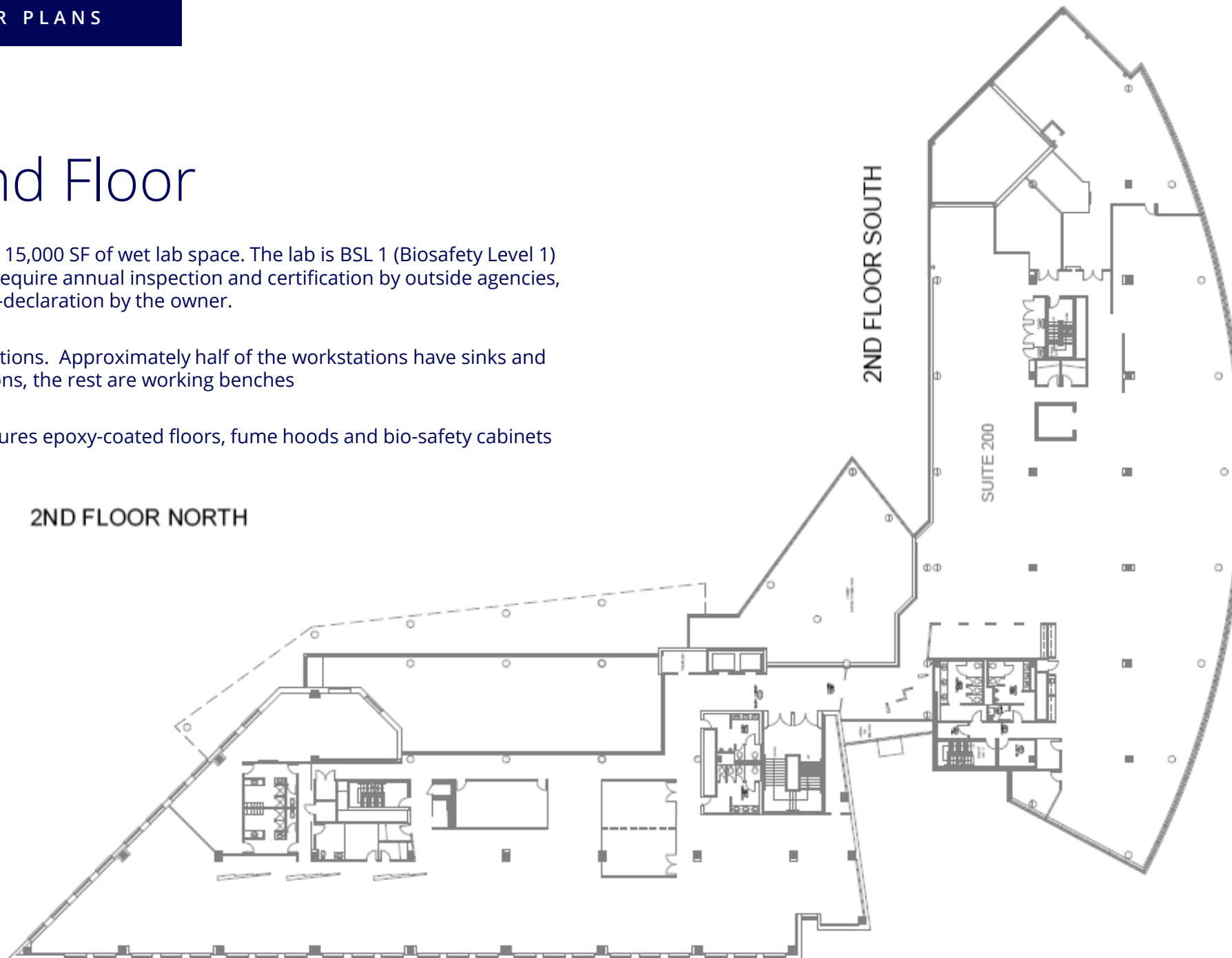


Ground Floor



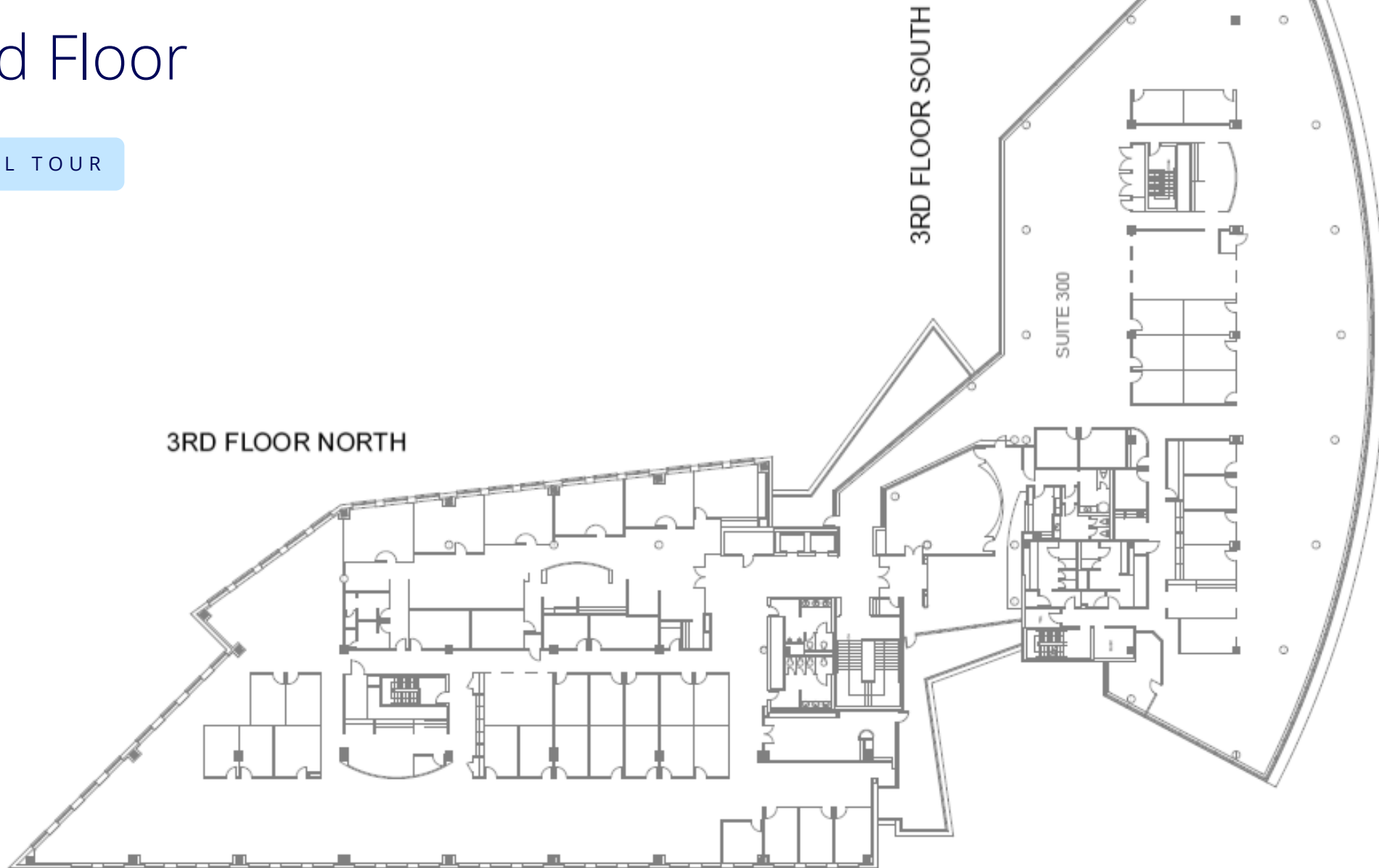
Second Floor

- Approximately 15,000 SF of wet lab space. The lab is BSL 1 (Biosafety Level 1) and does not require annual inspection and certification by outside agencies, rather it is self-declaration by the owner.
- 20 lab workstations. Approximately half of the workstations have sinks and eyewash stations, the rest are working benches
- Lab space features epoxy-coated floors, fume hoods and bio-safety cabinets



Third Floor

VIRTUAL TOUR



General Construction	The building is constructed with a cast-in-place concrete slab-on-grade (i.e., no basement level) with cast-in-place concrete foundation walls. The superstructure is comprised of a reinforced concrete structure (i.e., beams, columns and slabs) supporting concrete roof decks. The exterior walls are clad with brick masonry veneer on all elevations with areas of curtain wall glazing present at the north elevation.
Roof	The roof systems consist of Inverted Roof Membrane Assembly (IRMA) systems consisting of a layer of gravel ballast overlying a layer of rigid thermal insulation atop a primary membrane.
Windows	The window systems consist of fixed Insulated Glass (IG) units set within aluminum frames installed within curtain wall configuration, as noted above, and within punched openings and strip configurations at various elevations. Operable (i.e., horizontally sliding) IG Units within aluminum frames were noted at the strip configuration of windows on the southeast elevation.
Doors	Exterior doors are comprised of IG units set into aluminum frames located at the main entrance at the south portion and at various entrances at the north elevation.
Interior Finishes	The floor finishes within the main entrance and lobby consist of ceramic floor tiles. The floor finishes within the offices and corridors consist of a combination of laminate floor planks, vinyl floor tiles and epoxy coated concrete floor slabs. Ceramic floors in washrooms and the cafeteria. Wall finishes within the electrical and mechanical rooms consist of a combination of painted and exposed concrete block masonry, painted and exposed cast-in-place concrete walls, and painted gypsum board in the office areas. Ceiling finishes throughout the Site Building consist of a combination of suspended ceiling assemblies complete with lay-in tiles, painted gypsum board and exposed concrete floor decks and roof structure/roof decking.
Elevators	Two passenger (16- and 12-person capacity) and one freight (2,270 kg capacity).
Plumbing	Drainage piping within the Site Building consists of Acrylonitrile Butadiene Styrene (ABS) and cast-iron. Where visible, plumbing for the domestic cold and hot water consisted of copper piping.
Electrical	The electrical service for building includes a "Siemens" main switchgear unit with a maximum rating of 1,200 Amperes based on the attached data plate. The building also has a 500 kW "Leroy Somer" diesel fired emergency power generator.
Fire & Life Safety	Fire protection within building is provided by a wet sprinkler system which provides protection throughout all accessed areas. Supplemental fire protection is provided by stand-alone chemically charged fire extinguishers and standpipe cabinets located in strategic locations. The fire alarm system serving building consists of a multi-zone and single stage system complete with an "EST" fire alarm panel. Emergency lighting and illuminated exit signs are located throughout the building and are powered by the emergency generator.
HVAC	Heating, cooling and ventilation throughout the building is provided primarily by natural gas-fired heating and electrically powered cooling, packaged HVAC units and electrically powered condensing units. A detailed summary of equipment is provided in the BCA. Supplemental heating at the ground floor lobby area and cafeteria is provided by electrically powered baseboard heaters. Additionally, supplemental heating at stairwell and secondary exits, and vestibules is provided by electrically powered, wall-mounted, fan-forced heaters.



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