

**NEW TENANT INCENTIVE AVAILABLE!!**



**FOR LEASE**

# 460 BRANT STREET

*BURLINGTON, ONTARIO*

**INCENTIVE DETAILS:** Landlord is NOW offering a six-month net rent-free period for a minimum 5-year term lease of unit 212.

**Contact listing agents for more details.**

**JUSTIN H. BATES\***

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**MEGAN KAVANAGH\***

Real Estate Services Coordinator  
416 798 6261

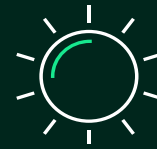
[Megan.Kavanagh@cbre.com](mailto:Megan.Kavanagh@cbre.com)

**CBRE**

# PROPERTY

## DETAILS

| SUITE #                 | SQ. FOOTAGE | ASKING RATE                | T.M.I.                 |
|-------------------------|-------------|----------------------------|------------------------|
| 212<br>(2nd Floor)      | 3,263       | \$11.00<br>Net Per Sq. Ft. | \$16.50<br>Per Sq. Ft. |
| 26<br>(Ground Floor)    | 4,385       | \$11.00<br>Net Per Sq. Ft. | \$16.50<br>Per Sq. Ft. |
| 13-14<br>(Ground Floor) | 2,474       | \$11.00<br>Net Per Sq. Ft. | \$16.50<br>Per Sq. Ft. |
| 18<br>(Ground Floor)    | 1,253       | \$11.00<br>Net Per Sq. Ft. | \$16.50<br>Per Sq. Ft. |



**NATURAL**  
LIGHT



**EXCELLENT**  
LOCATION



**WHEELCHAIR**  
ACCESSIBLE

- Multiple size configurations available for lease in the heart of downtown Burlington!
- Spacious and well maintained ground floor suites.
- Second floor unit with a rare **outdoor patio!**
- The building is steps away from amenities, public transit and the gorgeous Burlington beach front.
- Less than 2 kilometers from the QEW, with convenient parking nearby.

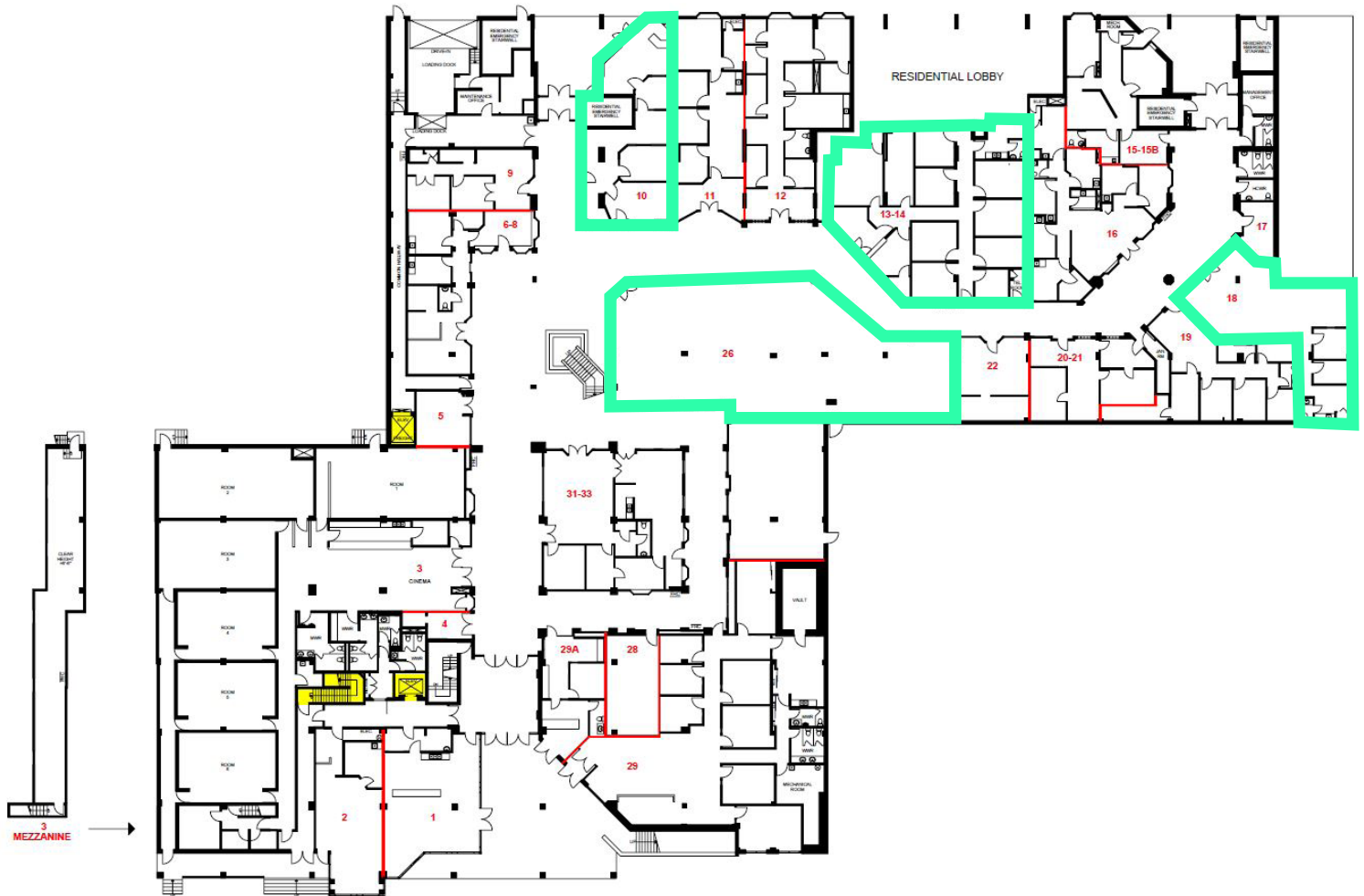
# FLOOR PLAN

## SUITE 212



# FLOOR PLAN

## GROUND FLOOR SUITES



**ONLY SERVICE COMMERCIAL AND RETAIL USES ARE PERMITTED ON THE GROUND FLOOR**

### Permitted Uses Include:

- Department Store
- Flea Market
- Large Furniture and Appliance Store
- Supermarket/Grocery Store
- Convenience/Specialty Food Store
- Farmers Market
- Other Retail Stores
- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant
- Terrace Patio
- Funeral Home
- Elevated Parking Facility
- Veterinary Services
- Other Service Commercial Uses
- Clothing Store
- Jewelry Stores
- Home Décor Store
- Nail Salon
- Barber
- Hairdresser
- Tattoo Parlor

### LEGEND

AVAILABLE

460 BRANT STREET | **FOR LEASE**

# PHOTOS

## SUITE 212



# PHOTOS

## GROUND FLOOR SUITES

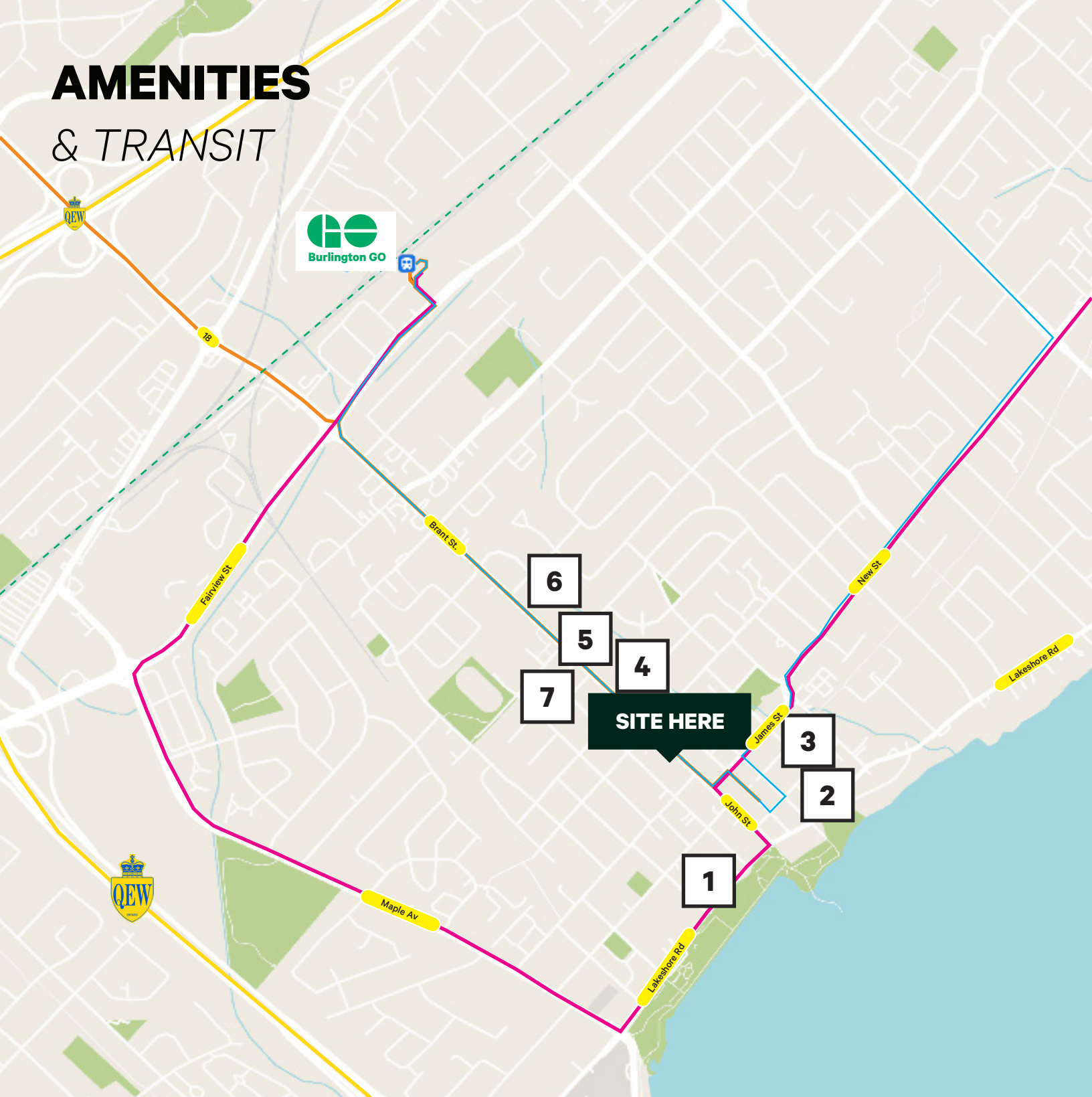
SUITE 13-14



SUITE 18



# AMENITIES & TRANSIT



## BURLINGTON ROUTES

BUS ROUTE 10 - NEW MAPLE

ROUTE 2 - BRANT

ROUTE 52 - BURLINGTON NORTHWEST

## LOCAL AMENITIES

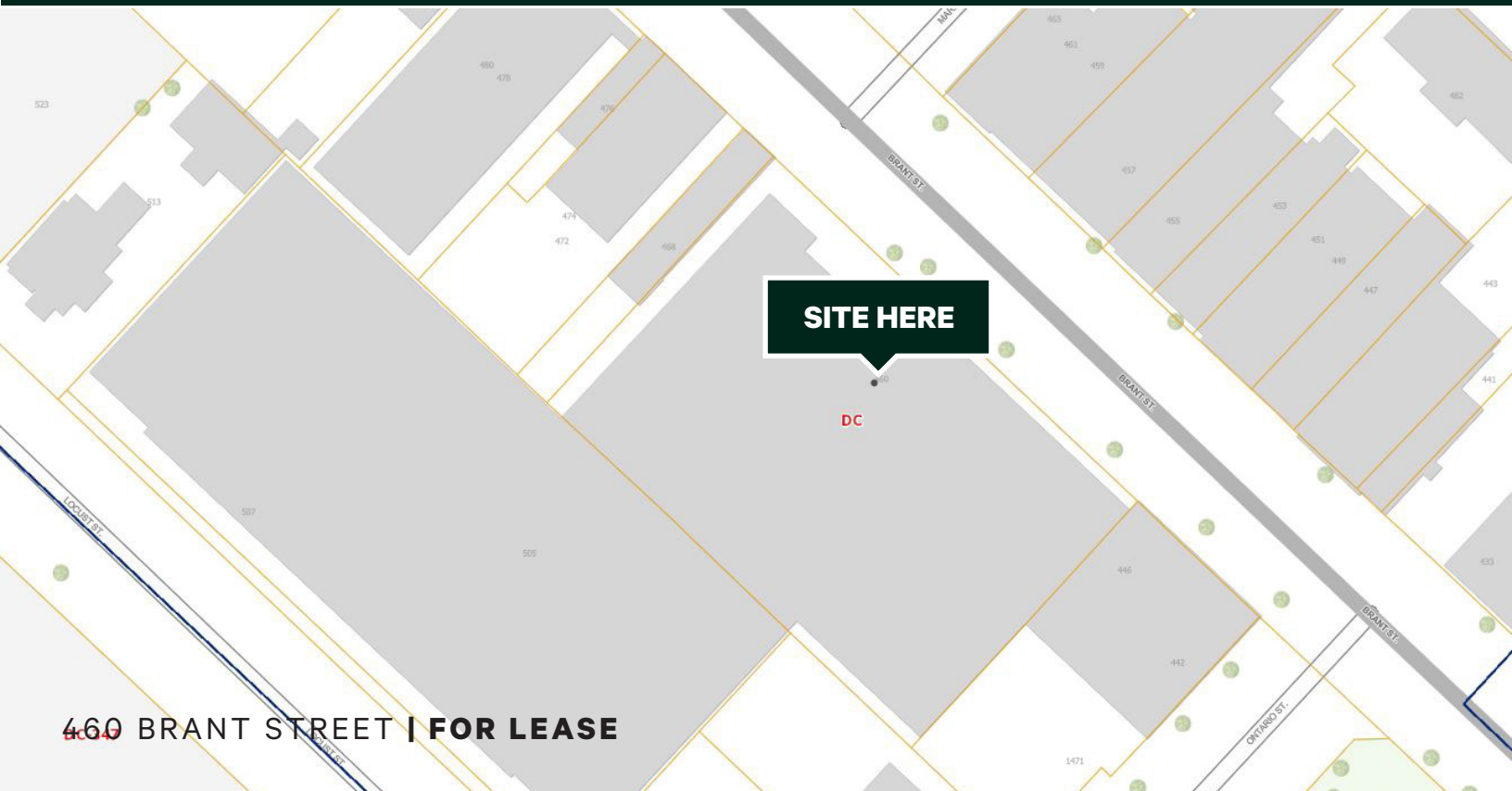
- |                              |                                                              |                  |
|------------------------------|--------------------------------------------------------------|------------------|
| <b>1</b> Tim Hortons<br>Esso | <b>4</b> Starbucks<br>Subway                                 | <b>7</b> TD Bank |
| <b>2</b> RBC                 | <b>5</b> BMO                                                 |                  |
| <b>3</b> LCBO<br>BMO         | <b>6</b> No Frills<br>Tim Hortons<br>Scotiabank<br>Dollarama |                  |

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# ZONING: DC

## PERMITTED USES

- Department Store
- Flea Market
- Large Furniture and Appliance Store
- Supermarket/Grocery Store
- Convenience/Specialty Food Store
- Farmers Market
- Other Retail Stores
- Standard Restaurant
- Standard Restaurant with Dance Floor
- Fast Food Restaurant
- Convenience Restaurant
- Terrace Patio
- Funeral Home
- Elevated Parking Facility
- Veterinary Services
- Other Service Commercial Uses
- Community Institution
- All Office Uses
- Hotel
- Convention/Conference Centre
- Banquet Centre
- Caterer
- Recreational Establishment
- Entertainment Establishment
- Night Club
- Dwelling units in a commercial/office building
- Apartment Building
- Retirement Home



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# DOWNTOWN PARKING



## LEGEND



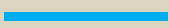
SUBJECT PROPERTY



MUNICIPAL PARKING LOTS



PRIVATE LOTS (RULES VARY)



PAY PARKING AREAS



LOADING ZONES

### On-street (three-hour maximum):

- 6 p.m. – 1 a.m., Monday to Friday
- Saturdays, Sundays and Holidays
- Overnight parking is not allowed between 1 – 6 a.m.

### In municipal parking lots and garage (no time limit):

- 6 p.m. – 9 a.m., Monday to Friday
- Saturdays, Sundays and Holidays

### Free parking is also available for the maximum time allowed with a valid:

- Accessible parking permit
- City-issued veteran permit or veteran plate

### Daily Rates:

- \$1.75/hour
- On-street - 3 hour limit
- Municipal lots and parking garage - no time limit (Monday to Friday 9 a.m. to 6 p.m.)

### Monthly Permits:

- Monthly permits for municipal parking lots and the garage are available.
- Prices range from \$83.00-\$132.00/month
- (Monday-Friday 9:00 A.M. to 6:00 P.M.)

For more information visit: [burlington.ca/parking](http://burlington.ca/parking) or call 905-335-7816.

## FOR MORE INFORMATION CONTACT US

\*Sales Representative

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### MEGAN KAVANAGH\*

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# CBRE

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