



777 Guelph Line, Unit 212, Burlington

Rare 856 SF Office Unit Opportunity in Burlington Centre

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Property Overview

A rare opportunity to lease 856 SF of office space on the second floor of Burlington Centre, located at the busy intersection of Guelph Line and Fairview Street.

Address	777 Guelph Line
Location	Burlington
Unit	212 - 856 SF
Zoning	CR-336
Possession	November 30, 2025 (possibility to be sooner)

Notes

- Excellent condition, fully wheelchair-accessible unit
- Located within a 738,000 SF shopping centre
- Anchored by top national retailers: Indigo, Winners, Sport Chek, GoodLife Fitness
- Ample free parking available
- Strong foot traffic throughout the centre
- Easy access via transit and major roadways
- Ideal for professional or medical office use

Lease Price:

\$17.00 Net PSF

TMI (2025):

\$10.26 PSF



Gallery



Why Lease at Burlington Centre?

Prime location: off the QEW with high visibility and easy access.

Strong traffic drivers: national retailers (Homesense, Old Navy, Winners), professional offices, and the long-running Farmers' Market.

Daily-needs tenants (grocery, services, fitness, health) keep the centre busy beyond peak weekend hours.

Convenience: 4,600 free parking spaces and direct bus connections.

Community hub: 55+ years serving Burlington's growing, affluent population.

Future growth: Proposed redevelopment with 3,400+ residential units will add a built-in customer base.



Location Overview



Burlington
9 mins

Toronto
50 mins

Niagara Falls
50 mins

QEW
5 mins

US Border
56 mins





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