

# 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

5500  
NORTH  
SERVICE  
ROAD

BURLINGTON, ON

# PROPERTY DETAILS

## NET RENT

Call Agents to Discuss

## ADDITIONAL RENT

\$14.95 PSF/YR (2025)

## 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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# 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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# 5500

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## BURLINGTON, ON



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