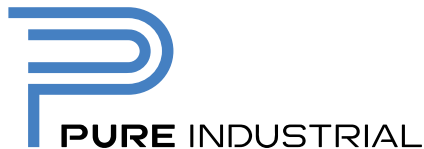


Flex Office For Lease


3450 HARVESTER ROAD


Burlington, ON

Multiple configurations up to 61,475 sf



PROPERTY HIGHLIGHTS

 **ASKING RATE**
\$13.95 (net psf)

 **TMI (2026)**
\$5.71 psf*
*Including management fees,
excluding utilities.







 **POSSESSION DATE**
Immediate

 **ZONING**
GE1

Flex Office For Lease





3450 HARVESTER ROAD

Burlington, ON

-  Turnkey office space built out with meeting rooms, kitchenette, ensuite washrooms, private offices, open work area and lots of natural light
-  Abundance of parking
-  Building signage available
-  Ability to lease warehouse and manufacturing space with truck level and drive-in shipping
-  Located near the intersection of QEW and Walkers Line
-  Proximity to a wide selection of amenities, Appleby and Burlington GO train station



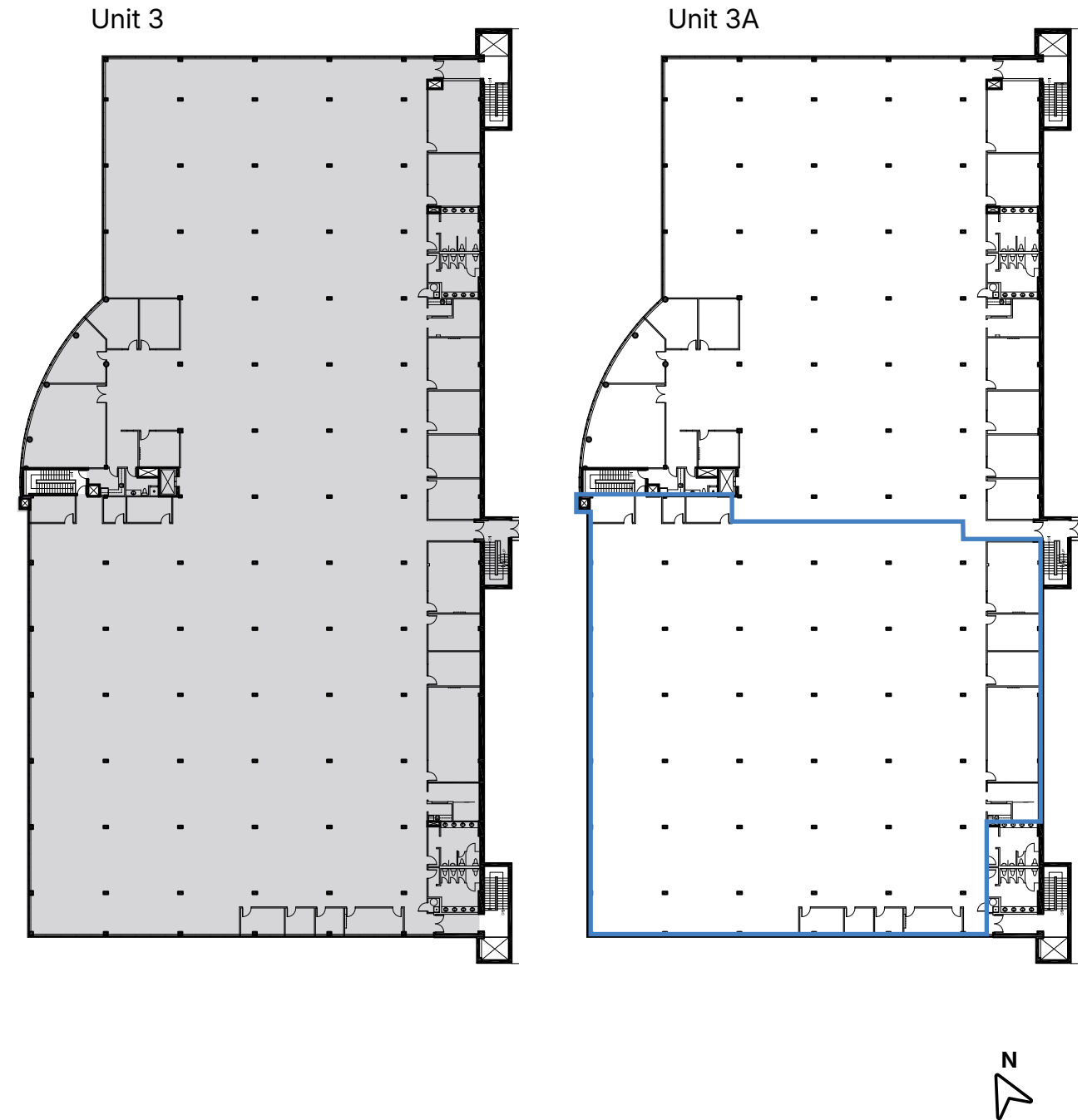
FLOOR PLANS

| | | |
|---|------------|-----------|
|  | Unit 2 | 14,419 sf |
|  | Unit 3 | 47,056 sf |
|  | Unit 3A | 23,130 sf |
|  | Unit 2 + 3 | 61,472 sf |

GROUND FLOOR



SECOND FLOOR





AMENITIES + TRANSIT



**3450
Harvester
Road**

TRAIN

BURLINGTON TRANSIT

- 25 Walkers
- 50 Burlington South
- 51 Burlington Northeast
- 80 Harvester

- 1 SmartCentres Burlington North
Appleby Crossing**
 - Walmart
 - Winners/Homesense
 - Burrito Boyz
 - Goodlife
 - Boston Pizza
 - RBC
 - Petro
 - Starbucks
 - Fortinos
 - Chick-fil-A
- 2 Tim Hortons**
 - LCBO
 - Metro
 - Starbucks
 - TD
 - Movati
 - McDonald's
- 3 Petro**
 - Pizza Pizza
 - Little Caesars
 - Freshco
 - A&W
 - Shoppers Drug Mart
 - BMO
 - Tim Hortons
 - St. Louis Bar & Grill
- 4 Fortinos**
 - Shoppers Drug Mart
 - Starbucks
 - Petro
 - McDonald's
 - CIBC
 - Rexall
 - LCBO
- 5 The Brick**
 - Petro
 - Tim Hortons
 - Chrysler
 - Jake's Grill
 - Honda
 - Admiral Inn
 - Ford
- 6 Burlington Centre**
 - Starbucks
 - TD
 - Canadian Tire
 - KFC
 - Winners
 - Burger King
 - Pizza Pizza
 - Kelseys
 - Indigo
 - Subway
- 7 Pioneer**
 - CIBC
 - Chrysler
 - Kia
 - Scaddabush
 - Swiss Chalet
 - Red Lobster
 - Harvey's
- 8 Costco**
 - Best Buy
 - Dollarama
 - Sobeys
 - Marshalls
 - Shell
 - Tim Hortons
 - LA Fitness
 - Best Buy
 - Indigo
- 9 Ikea**
 - Subway
 - McDonald's
 - Fortinos
 - Pizza Pizza
 - JYSK
- 10 Mapleview Shopping Centre**
 - A&W
 - Gap
 - Apple
 - H&M
 - Decathlon
 - Sporting Life
 - Earls
 - Mr. Sub
 - Footlocker
 - Turtle Jack's

DRIVE TIMES

3 MINS | 2.8 KM
Highway 403

4 MINS | 1.8 KM
Appleby Go Station

39 MINS | 50 KM
Downtown Toronto

AMENITIES WITHIN 5 KM

227

Restaurants

626

Retail

15

Hotels

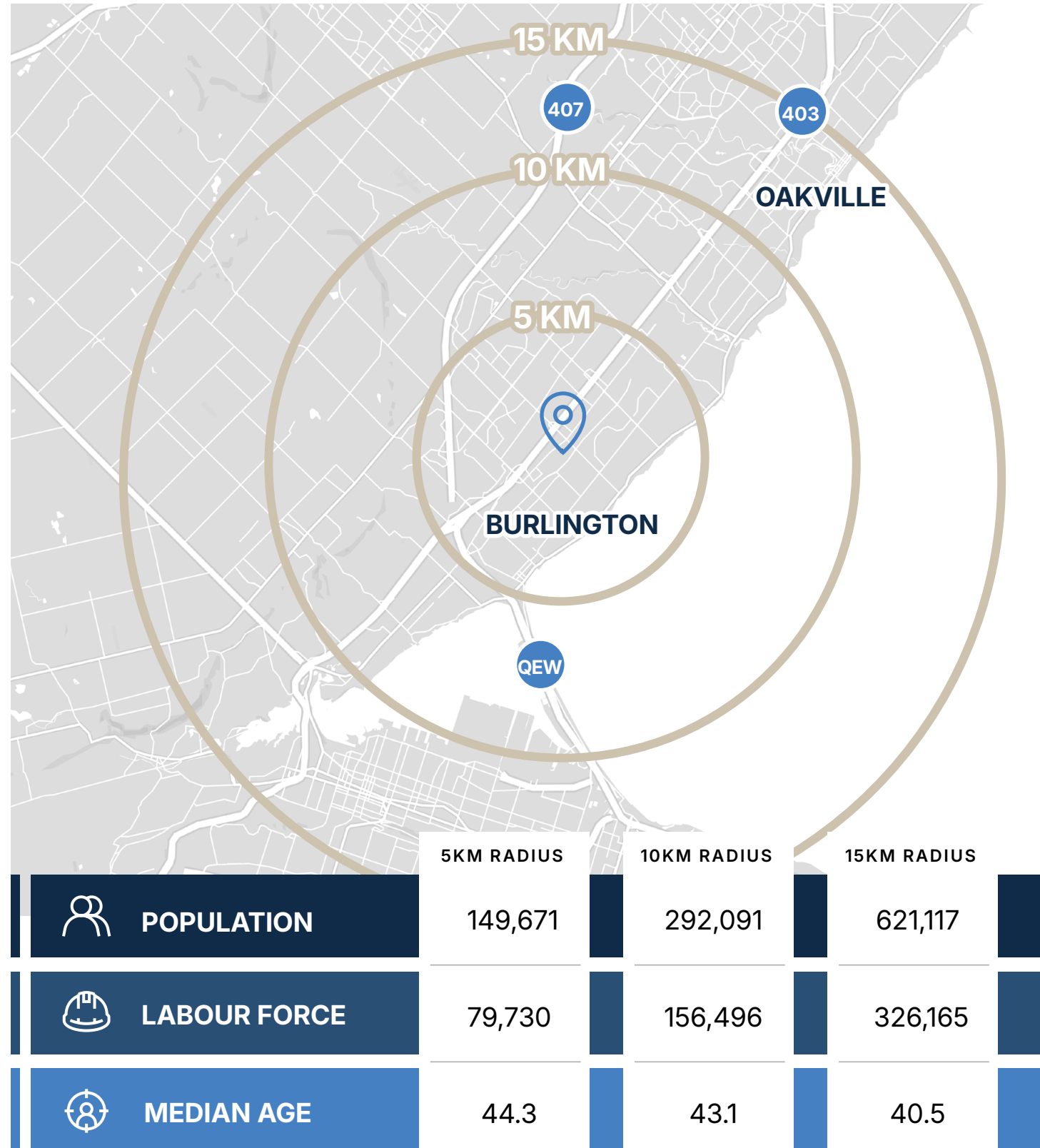
31

Banks

28

Gas Stations

LABOUR FORCE & DEMOGRAPHICS



"Here in Burlington, you'll find a City Hall that's rolling out the red carpet for new and growing businesses by providing strategic insights, assessing your business plan, and introducing you to industry leaders and potential investment partners. The City of Burlington foster's a diverse economy with a focus on knowledge-based, technology intensive industries."

199,484
Total Population

63%
Participation Rate

Robust Workforce -
As part of Halton region, businesses has access to a labour pool of **4.5 million** people within commuting distance.

TechPlace - the city's innovation centre, provides services and mentorship to new and developing technology companies.

Designated partner of the GSS initiative - which helps innovative businesses fill gaps in its workforce from abroad by attracting and expediting the entry of highly skilled and qualified talent in select occupations so that companies can grow and scale here.

76%
Education, Post Secondary

\$166,370
Average Household Income

91%
Employment Rate

44
Average Age

Source: Burlington ECONOMIC DEVELOPMENT

OUR TEAM



Pure Industrial ("Pure") is one of Canada's leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 42+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service.

pureindustrial.ca



Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for our clients. Our longstanding culture of partnership and collaboration helps us see patterns across our clients' business and act nimbly on those opportunities – our people are invested in client success and focused on doing what's right for the long term.

Driven by value, powered for people – we strive to build solutions that create net positive impact for our clients, for communities, for the public, and for our employees.

avisonyoung.ca

Harrison Livermore*
Principal, Executive Vice President
905.283.2387
harrison.livermore@avisonyoung.com

Kurt Love* SIOR
Vice President
416.997.9460
kurt.love@avisonyoung.com

*Sales Representative

Avison Young Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301
Mississauga, Ontario, Canada L5B 1M5
T 905.712.2100 F 905.712.2937
avisonyoung.ca

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Platinum member