



Square Feet:

6,906 - 8,485



2 GO Transit Stops Nearby



Highway 403 Exposure

[View Website](#)

For Lease | 3183, 3185, 3187 Harvester Road, Burlington, ON

Brand New Flex Office Development with Highway QEW Exposure **for Lease**

Various unit sizes available offering approximately 19' clear height to under roof deck - providing lots of natural light. Excellent access to transit with Appleby & Burlington GO Stations only minutes away.

Adam Dauphinee **

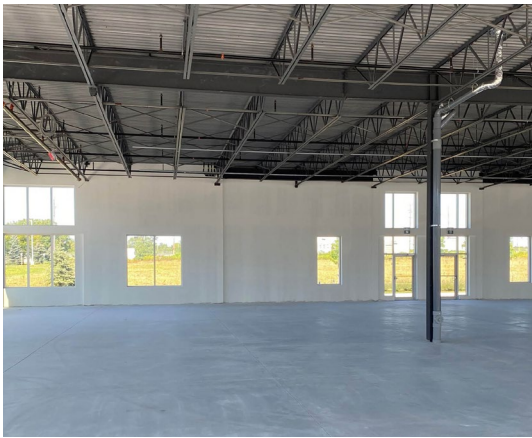
Senior Vice President, Broker, LEED, AP
+1 416 620 2872
adam.dauphinee@colliers.com

Chris Burans *

Senior Vice President
+1 416 620 2866
chris.burans@colliers.com

Property Overview

Address	3183, 3185 & 3187 Harvester Road, Burlington	
Location	Located on Harvester Road east of Guelph Line & QEW interchange	
Available	Immediately	
Lease Type	Head Lease	
Parking	Unreserved Surface Parking 4.05 per 1,000 SF	
Rentable Suite Options:	Building A	6,906 SF
	Suite B2	4,918 SF
	Suite B4	8,485 SF
	Suite B6	8,461 SF
Net Rent	\$21.00 PSF	
Additional Rent	\$8.25 PSF	



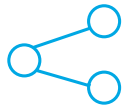
Key Highlights



GO Transit
5 Mins Away



Numerous
Amenities
Nearby



High Speed
Fibre

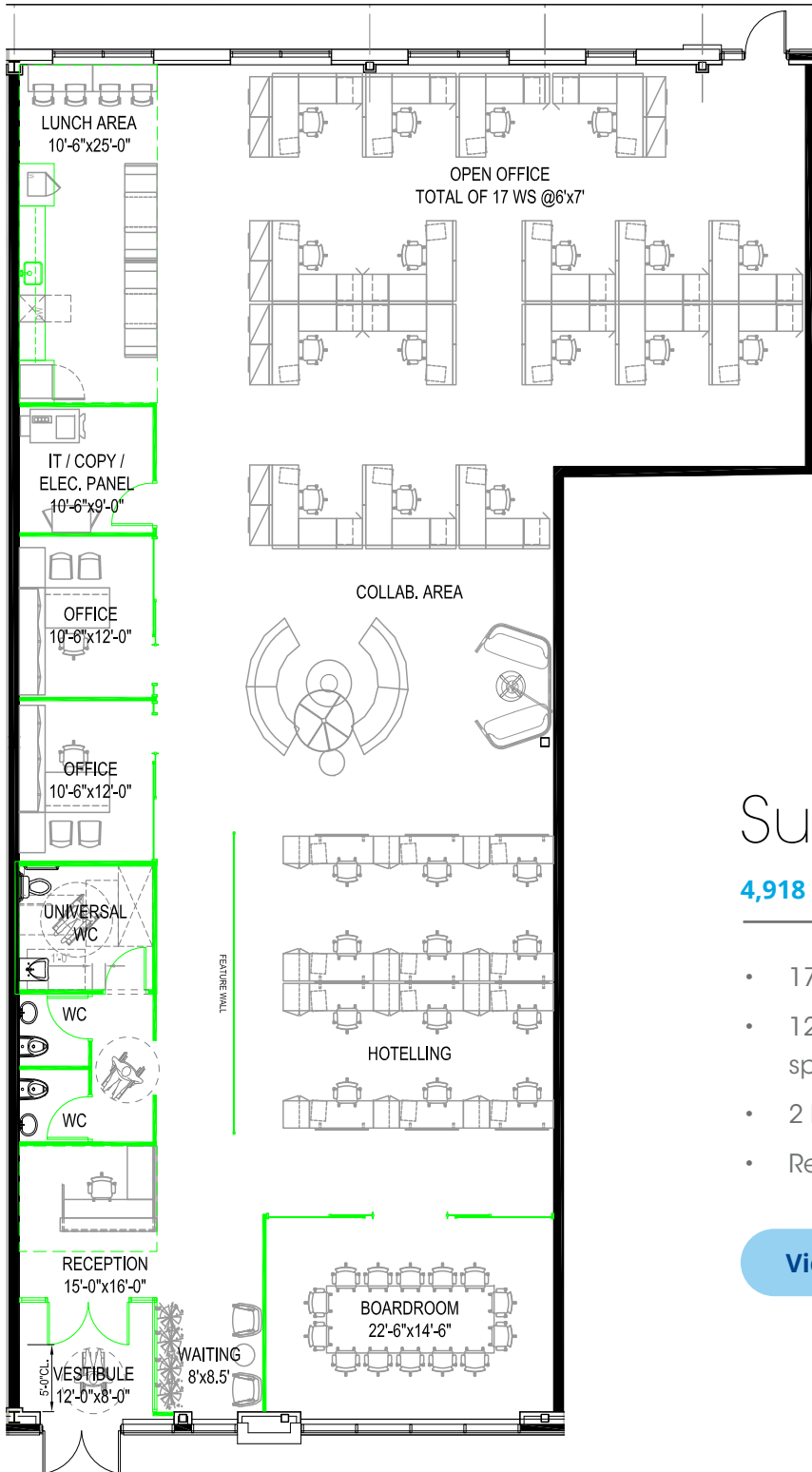


Direct Exposure
on the QEW

Site Plan Overview



Model Suite Floor Plan



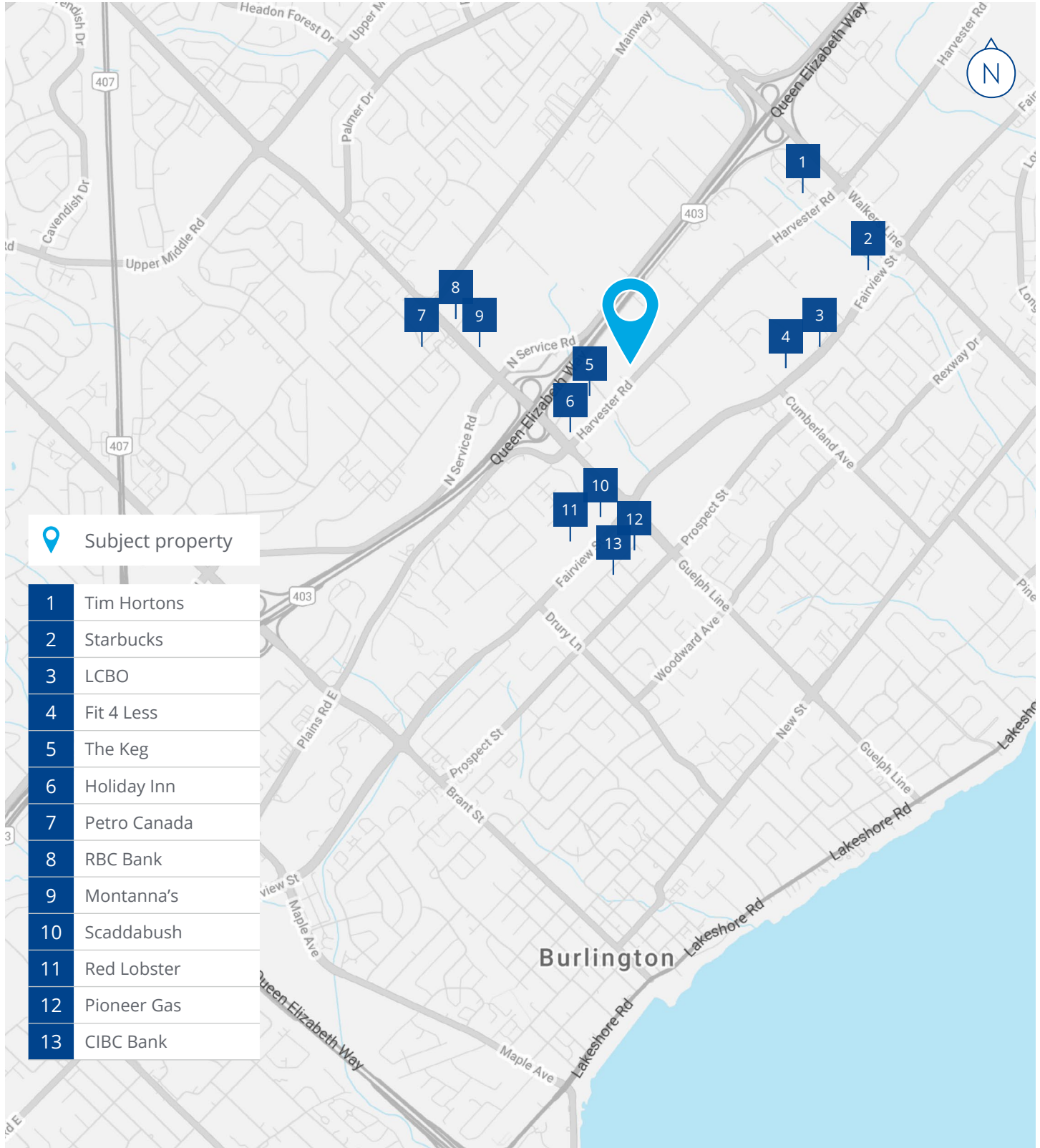
Suite B2

4,918 SF

- 17 Workstations
- 12 Hotelling spaces
- 2 Private offices
- Reception
- Lunch room
- Boardroom
- 3 washrooms
- Open space

[View Virtual Tour](#)

Surrounding Amenities





[View Online Listing](#)

3183, 3185 & 3187 Harvester Road, Burlington, ON

Adam Dauphinee **

Senior Vice President, Broker, LEED, AP
+1 416 620 2872
+1 416 505 4828
adam.dauphinee@colliers.com

Chris Burans *

Senior Vice President
+1 416 620 2866
+1 416 258 9845
chris.burans@colliers.com

* Sales Representative ** Broker

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage