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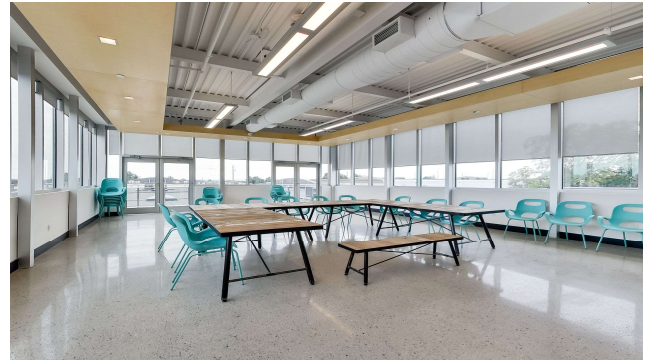
RAY LOYA

905.906.5692  
www.rayloya.com



# Office/Flex Space for Lease

## 3325 Harvester Rd. Unit 7, Burlington



**LEASE RATE:** \$15.95/PSF  
**TMI:** \$9.57 (est. 2026) \* see second last bullet  
**SIZE:** 1,607 SF  
**UTILITIES:** Tenant pays separately metered  
**TAXES:** Included in TMI  
**ZONING:** BC1-46  
**PARKING:** 98 spots in-common & unreserved

**COMMENTS:**

- Modern, open concept office building with 18 ft ceilings, polished floors, LED lighting and tons of natural light!
- This unit has a bright entry with wall-to-wall windows for great natural light, its own kitchenette, washroom, HVAC, & outside entrance.
- Great common areas: terrific rooftop, breakout room with kitchen & outdoor patio, elevator and wheelchair accessible washrooms.
- Easy access to public transit, highways, ample parking
- Separate entrance for easy access or curbside pick-up.
- Pylon signage available.
- TMI includes HVAC coverage and Major Expense coverage = Worry-Free Tenancy!
- **Available immediatly**

Unit	Size sq ft	Net Rent (plus annual increases over term)	TMI	Total / month (plus utilities and HST)
7	1,607	\$2,135.97	\$1,281.58	\$3,417.55

**Virtual Tour Link:**

<https://real.vision/3325-harvester-rd>

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The information contained herein was obtained from the seller. Although deemed reliable, the information is not guaranteed by Remax Escarpment Realty Inc., Brokerage. All room measurements are approximate.



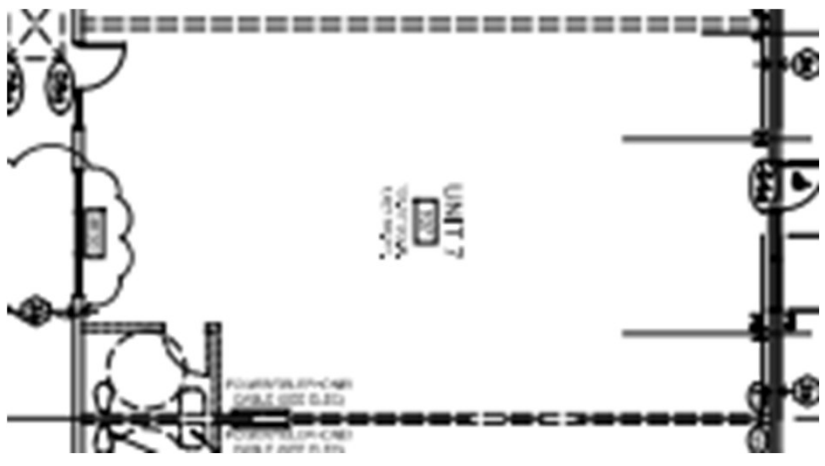
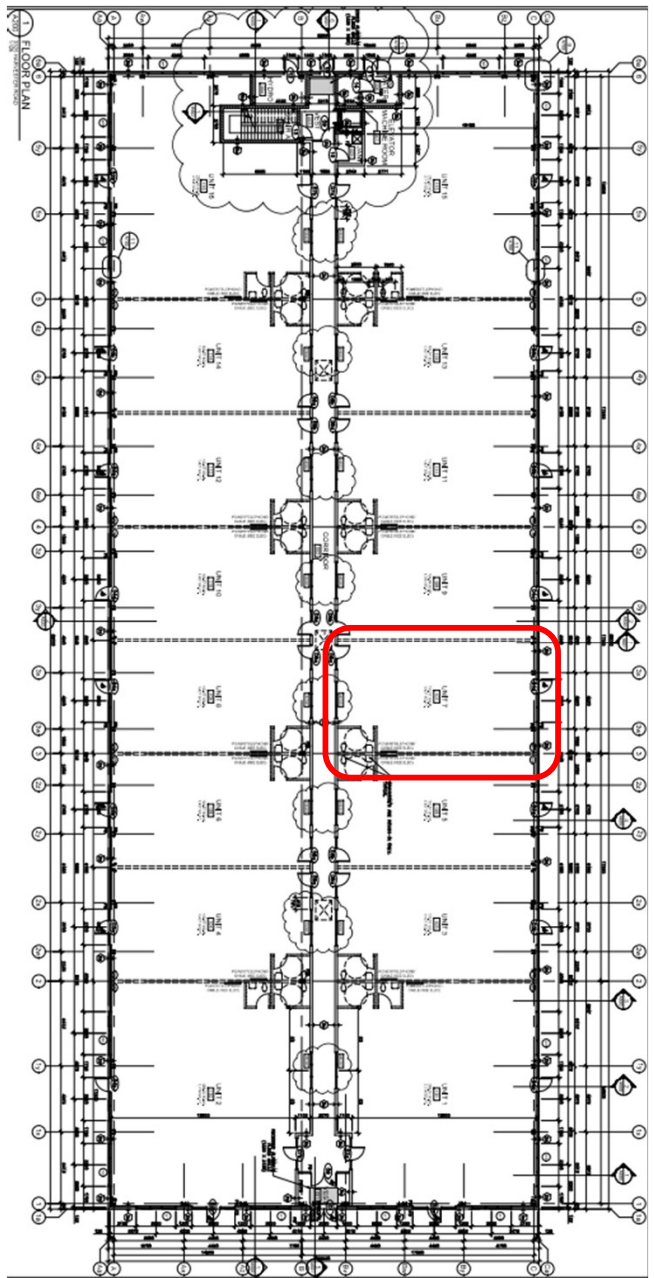
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# Floor Plan and Site Plan



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