

**\$2.00 PSF Cash back to Tenant & \$2.00 PSF Bonus Commission**

See disclaimer for more details



**3425 Harvester Rd, Burlington**

# Multiple office units for lease



**TEAM MURRAY  
& FALDOWSKI**



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# Property Overview

## Key Features

- Well maintained multi-tenant, two-storey building
- Excellent location in close proximity to the QEW/ Highway 403
- Combination of office and service-related retail
- Common area washrooms on the second floor
- Plenty of surface parking (195 spaces)
- Upgraded HVAC, parking lot and roof
- Many shops, restaurants and other amenities nearby

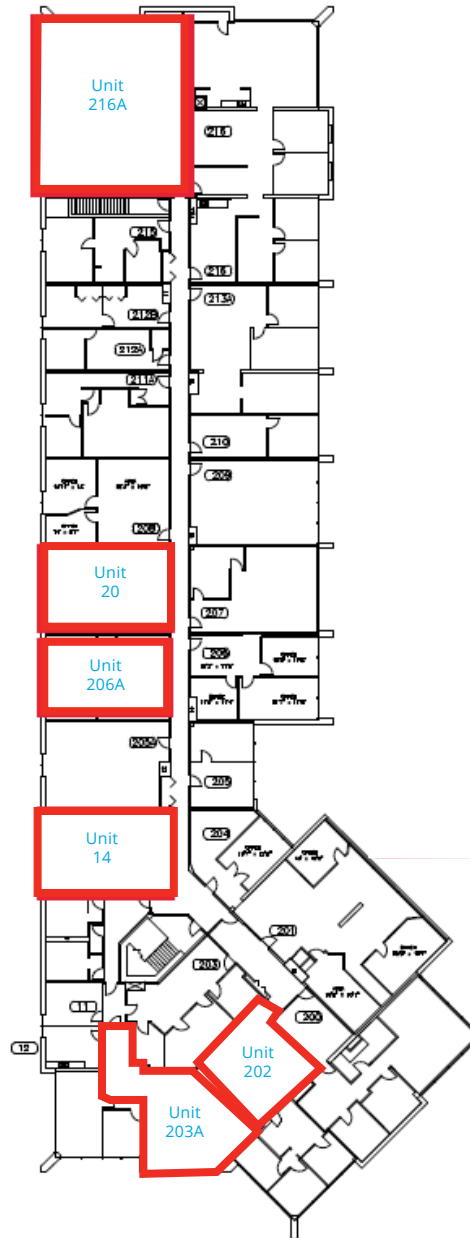
### \*Disclaimer:

**\$2.00 PSF cash back to tenant on occupancy for second floor space. Deal must be over \$10.00 PSF Net, 4% annual net increases on at minimum a 5 year term. No Tenant Improvement Allowance or Landlord work.**

**BONUS COMMISSION: Now \$2.00 PSF PA on a 3+ YR deal only. \$1.20 PSF PA on deals of less than 3 YRS.**



# Second Floor



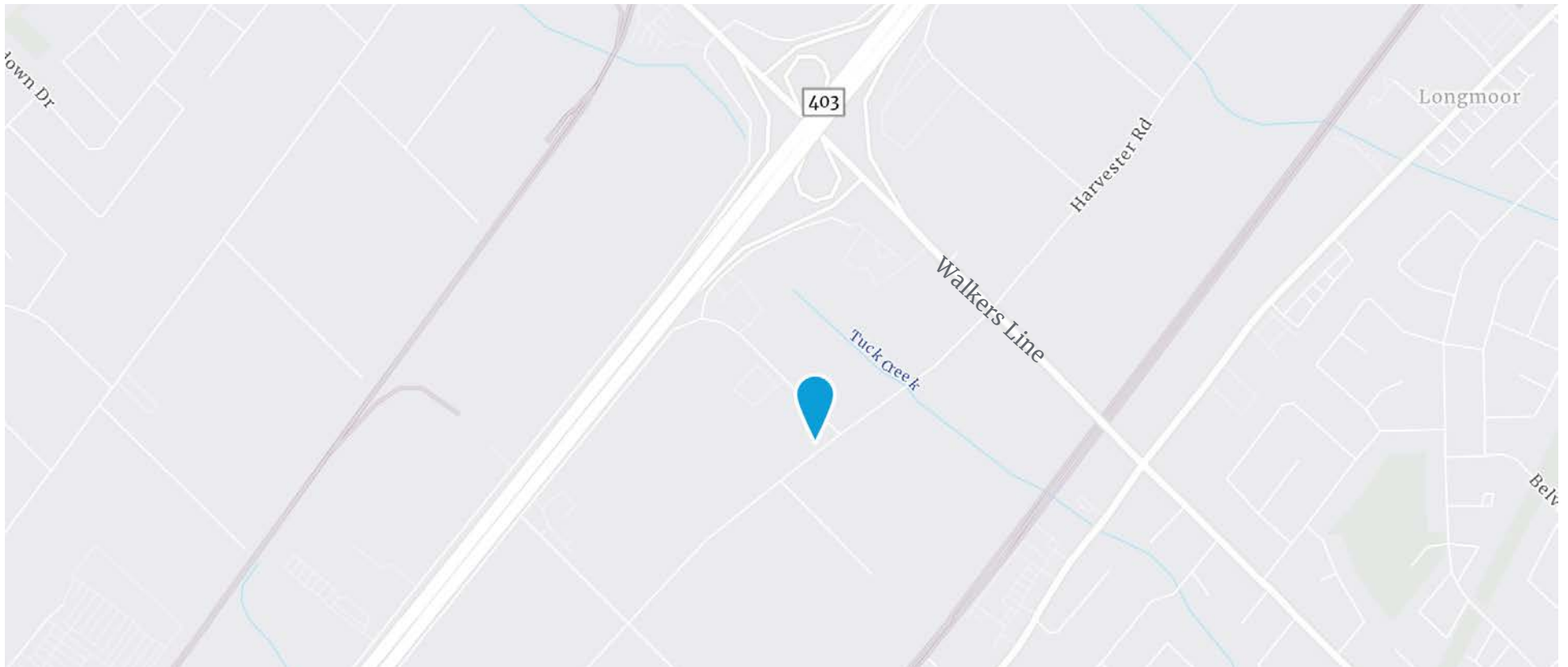
Available Units - Click [Unit](#) for Virtual Tour

Unit #	Size SF	NET Price PSF	TMI PSF
Unit 14	471 SF	\$10.00	\$11.05
Unit 20	824 SF	\$10.00	\$11.05
Unit 202	1,237 SF	\$10.00	\$11.05
Unit 203A	1,717 SF	\$10.00	\$11.05
Unit 202 & 203A	2,954 SF	\$10.00	\$11.05
206A	901 SF	\$10.00	\$11.05
Unit 206A + Unit 20	1,725 SF	\$10.00	\$11.05
<a href="#">Unit 216A</a>	1,999 SF	\$10.00	\$11.05





# Location Overview



## Demographics



Population  
**13,702**  
(2019)



Avg Household Income  
**\$143,637**  
(2019)



Post Secondary Education  
**55%**  
(2019)



Drive Time  
**10 mins**  
to Downtown



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