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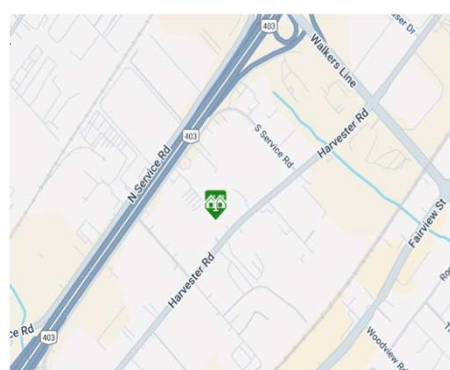
RAY LOYA

905.906.5692
www.rayloya.com



Office/Service Commercial Space for Lease

3325 Harvester Rd. Unit 1, Burlington



- LEASE RATE:** \$15.95/PSF
- TMI:** \$8.62 (2025) *see second last bullet
- TAXES:** Included in TMI
- UTILITIES:** Tenant pays separately metered
- 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.
- Each unit has its own kitchenette, washroom, HVAC, excellent signage & exterior entrance.
- Great common areas: terrific rooftop, breakout room with kitchen and outdoor patio, elevator & wheelchair accessible washrooms.
- Easy access to public transit, highways and ample parking.
- Pylon signage available.
- TMI includes HVAC coverage and Major Expense coverage = Worry-Free Tenancy.
- Available January 1st, 2026.
- Front corner unit with maximum street visibility and great access to visitor parking

Unit #	Size sq ft	Net Rent (plus annual increases over term)	TMI	Total / month (plus utilities and HST)
1	3,037	\$4,036.68	\$2,181.58	\$6,218.26

YouTube Link:

<https://youtu.be/u8eJQF7z7H0>

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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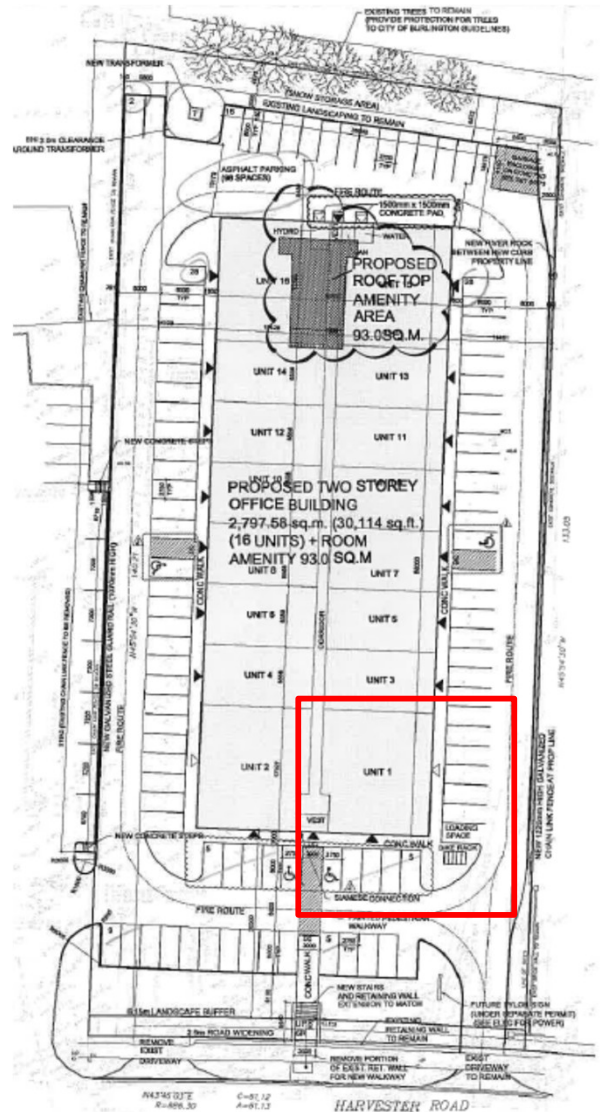
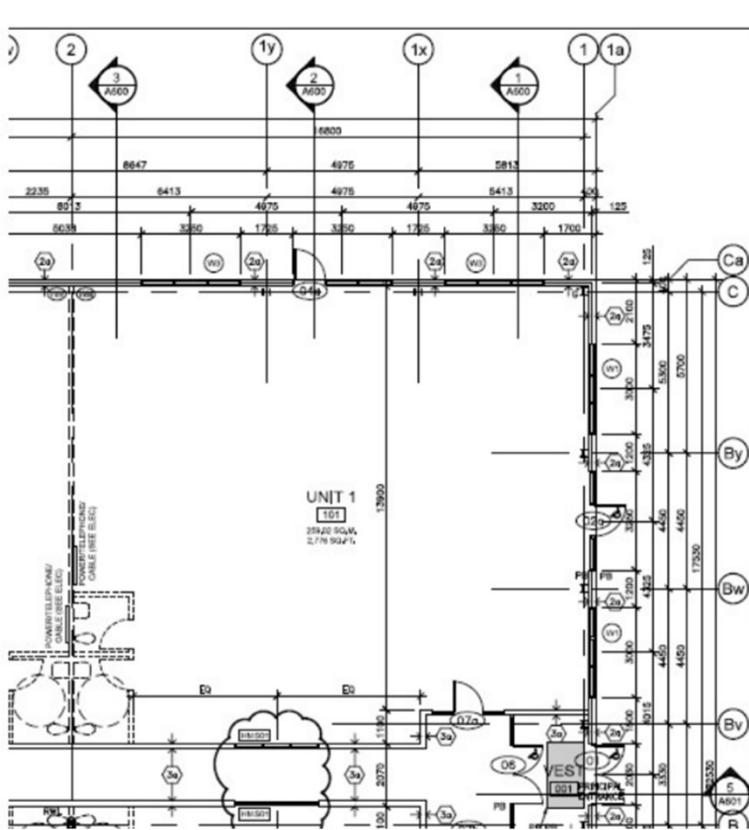
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Office/Flex for Lease

Site Plan

Floor Plan



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