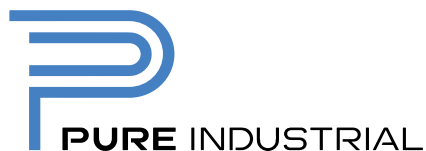


Flex Office For Lease

3450 HARVESTER ROAD

Burlington, ON

Multiple configurations up to 61,475 sf



PROPERTY HIGHLIGHTS



ASKING RATE
\$13.95 (net psf)



TMI (2025)
\$6.89 psf



POSSESSION DATE
July 1, 2025 (Unit 2: 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

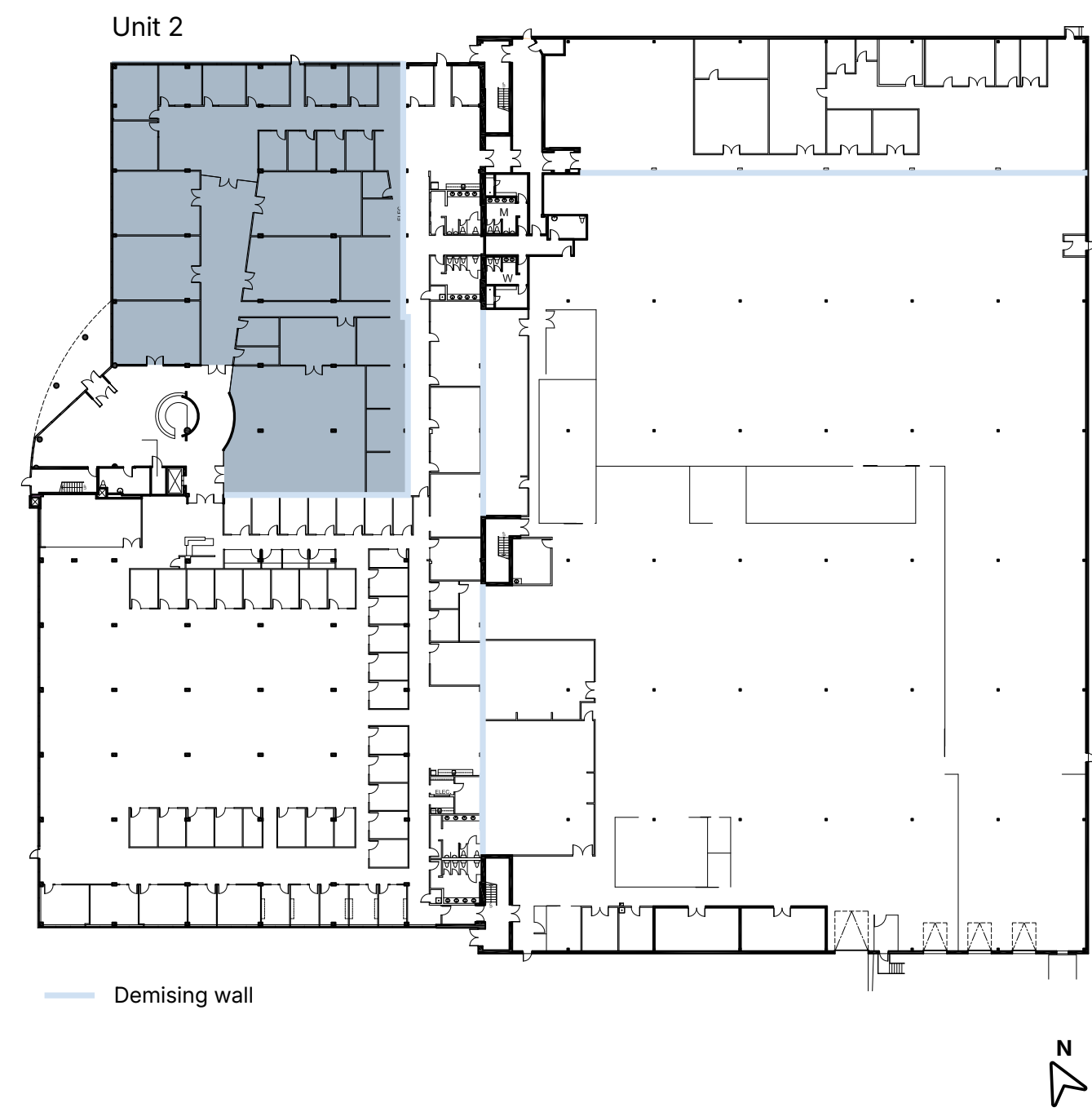


Proximity to a wide selection of amenities, Appleby and Burlington GO Train Station

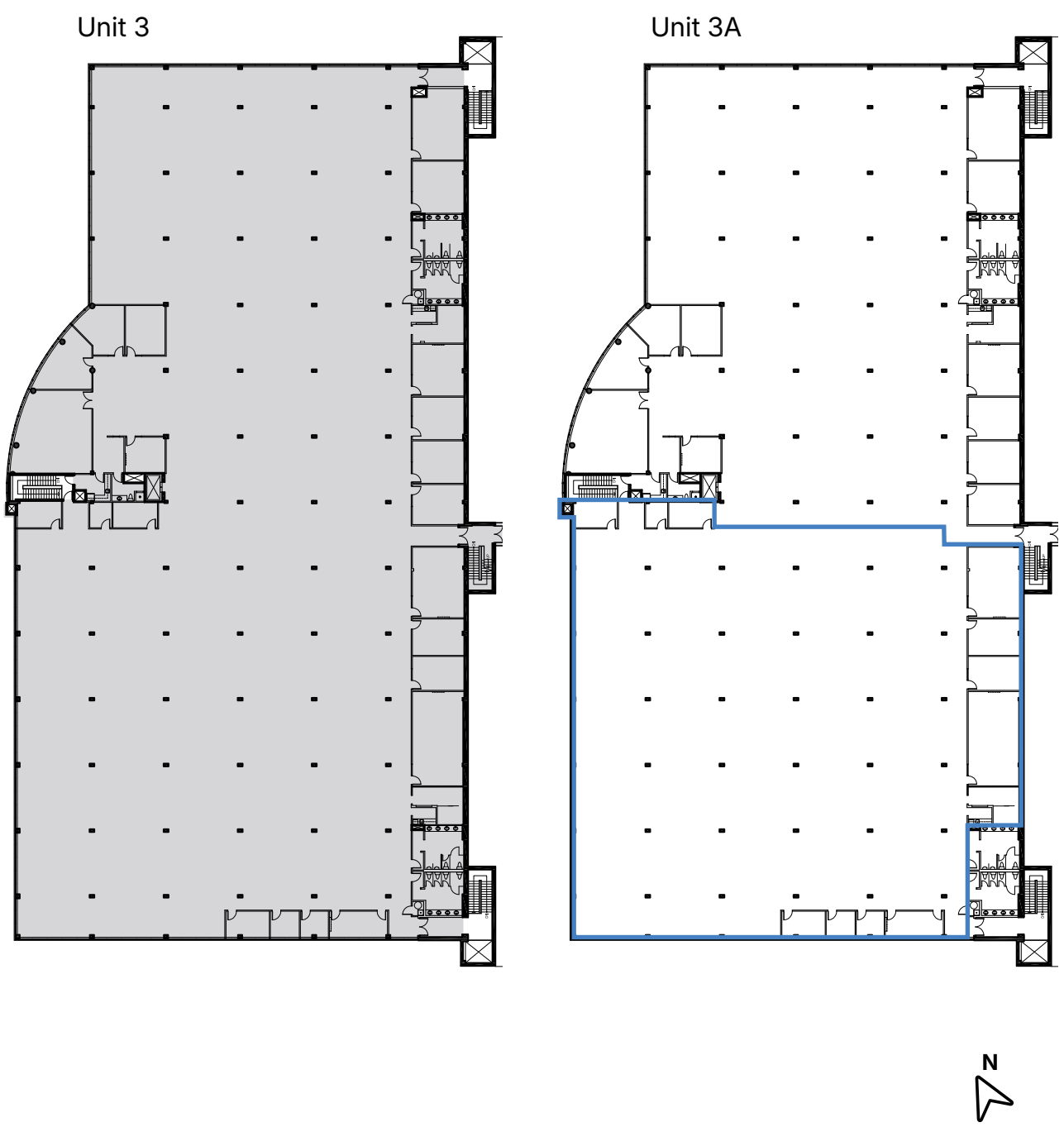


FLOOR PLANS

GROUND FLOOR



SECOND FLOOR



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





AMENITIES + TRANSIT

- 1

SmartCentres Burlington North Appleby Crossing
Walmart
Burrito Boyz
Boston Pizza
Petro
Fortinos
Winners/Homesense
Goodlife
RBC
Starbucks
Chick-fil-A
- 2

Tim Hortons
Popeyes
Starbucks
Movati
LCBO
Metro
TD
McDonald's
- 3

Petro
Freshco
Shoppers Drug Mart
Tim Hortons
Pizza Pizza
Little Caesars
A&W
BMO
St. Louis Bar & Grill
- 4

Fortinos
Petro
CIBC
LCBO
Shoppers Drug Mart
Starbucks
McDonald's
Rexall
- 5

The Brick
Chrysler
Honda
Ford
Petro
Tim Hortons
Jake's Grill
Admiral Inn
- 6

Burlington Centre
Starbucks
Canadian Tire
Winners
Pizza Pizza
Indigo
TD
KFC
Burger King
Kelseys
Subway
- 7

Pioneer
Kia
Swiss Chalet
Harvey's
CIBC
Chrysler
Scaddabush
Red Lobster
- 8

Costco
Sobeys
Shell
LA Fitness
Indigo
Best Buy
Dollarama
Marshalls
Tim Hortons
Best Buy
- 9

Ikea
Fortinos
JYSK
Subway
McDonald's
Pizza Pizza
- 10

Mapleview Shopping Centre
A&W
Apple
Decathlon
Earls
Footlocker
Gap
H&M
Sporting Life
Mr. Sub
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

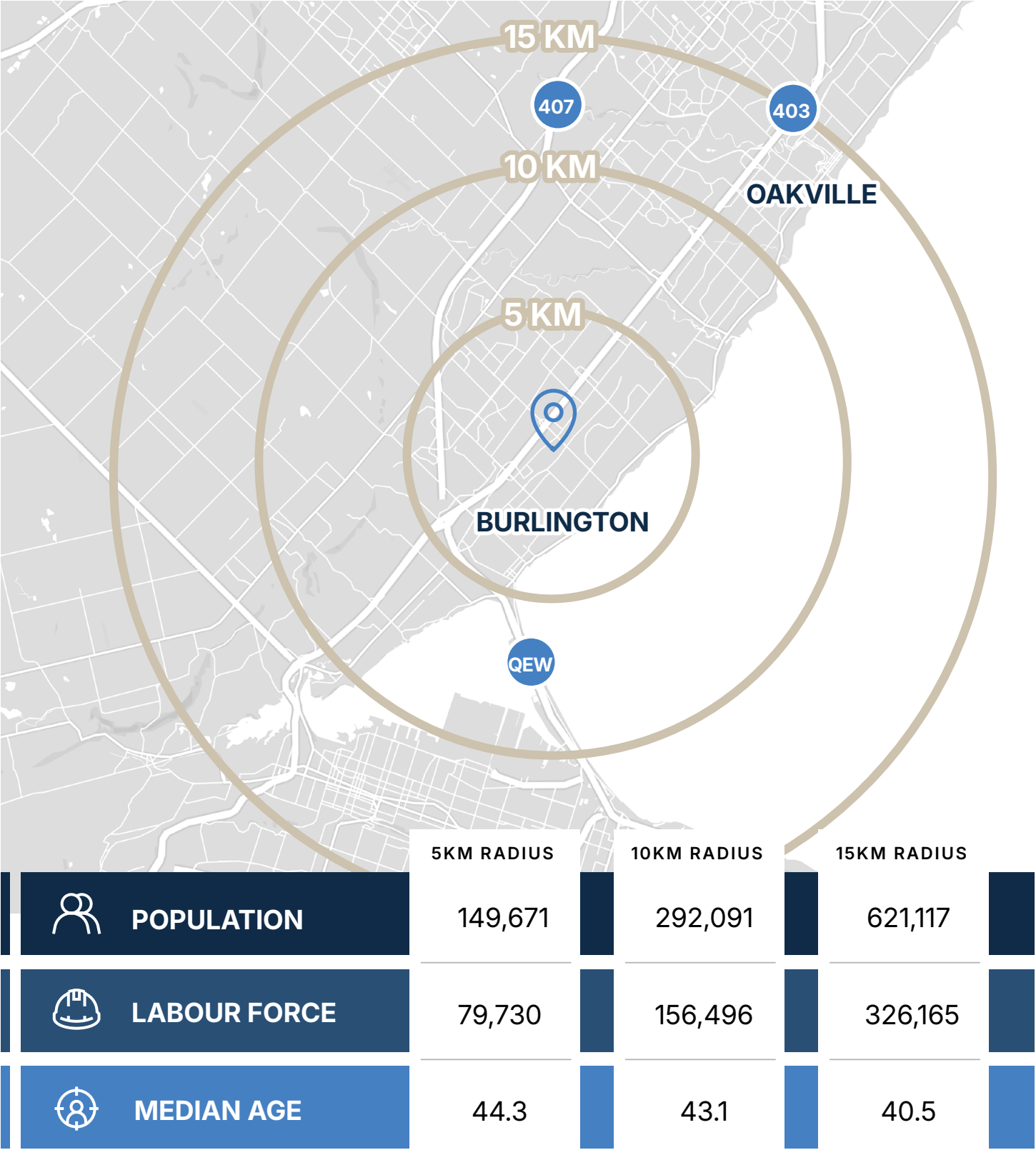
Banks

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



105,761
Labour Force

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

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

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Platinum member