



PREMIER SINGLE TENANT SALE-LEASEBACK



FOR SALE

649 NORTH SERVICE ROAD, BURLINGTON, ON



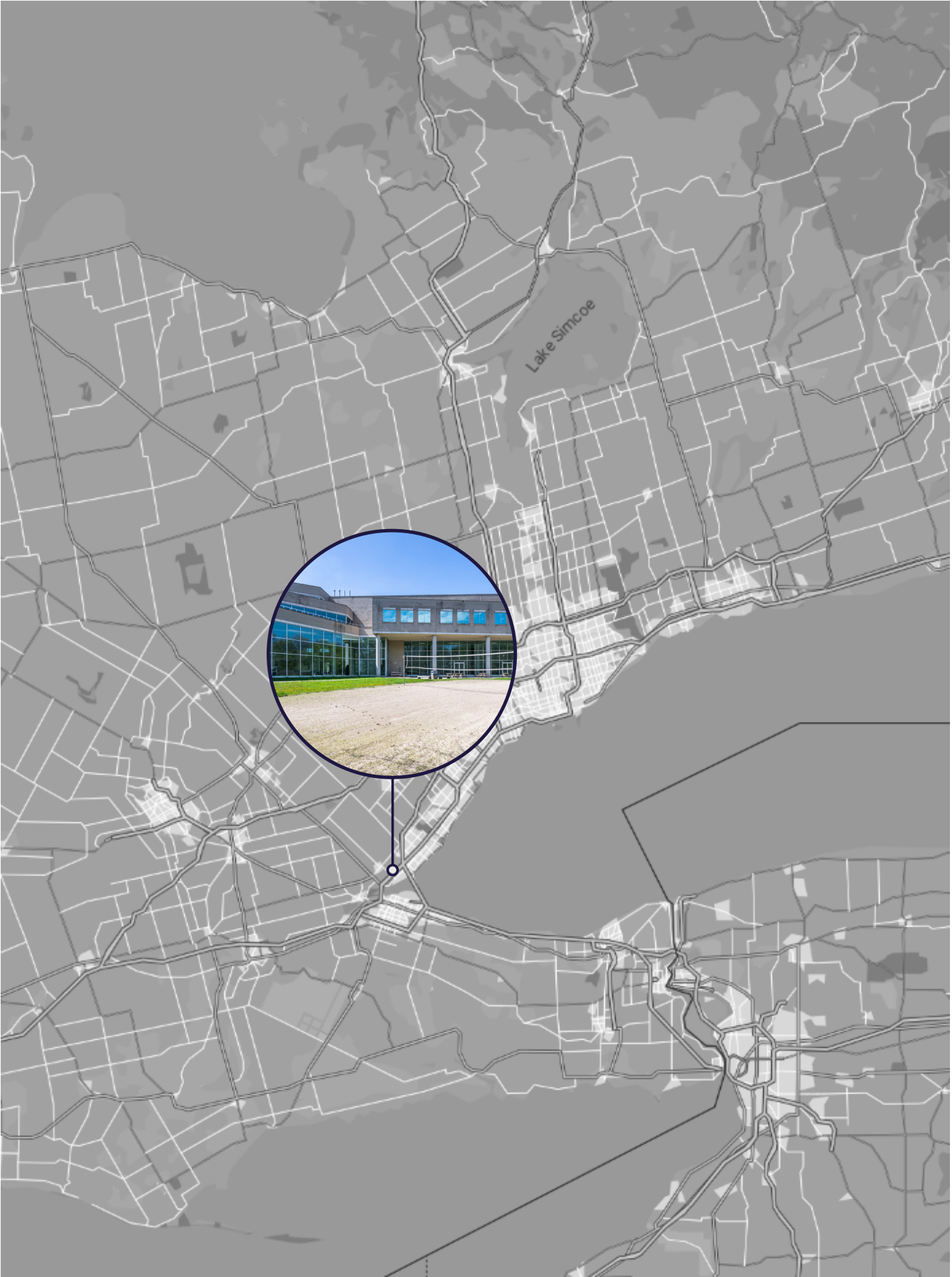
OFFERING AT A GLANCE

Cushman & Wakefield ULC is pleased to offer for sale and leaseback 649 North Service Road, Burlington, ON (the “Property”). The Property is laid out as a research and development facility with office, lab and assembly spaces in a campus like setting. The leaseback will be to The Cultivated B (“TCB”), a leading bioengineer company focused on alternative protein production. The leaseback will be for 10 years and providing long term control of the space while creating capital to continue to grow the business. TCB will enter into a leaseback for all or part of the Property depending on the needs of a potential purchaser.

The property is improved with a 117,547 sf building on 21.43 acres located in an employment catchment that has a highly educated workforce along and being easily accessible by the major highway networks. The zoning of the property allows for a wide array of employment uses and offers the opportunity to acquire a stabilized investment with a Property that will have long-term utility in the future.

PROPERTY OVERVIEW

Address	649 North Service Road, Burlington, Ontario, Canada
PIN:	71270273
Legal Description:	PCL 1-5 , SEC EF-1 ; PT LT 1 , CON 1 , PART 3,4 , 20R10021 , T/W PT LT 1 CON 1 , PTS 6,7 20R10021 AS IN H468156;T/W PT LT 1 CON 1 , PTS 2,3,4,6,7,8 20R10025 AS IN H491636; T/W PT LT 1 CON 1 , PTS 3,5,6,8,9,10 20R10025 AS IN 491636; S/T EASEMENT IN FAVOUR OF PT LT 1 CON 1, PTS 1,2,5 20R10021 OVER PT LT 1 CON 1 PT 1 20R10025 AS IN H491636 ; S/T H468155 BURLINGTON/E FLAM TWP
Land Area:	21.43 acres
Building Area:	117,547 sf
Shipping Doors:	1 Drive-In / 1 Truck Level
Car Parking:	517 space (4.2 per 1,000 sf)
Zoning:	BC2
Additional Rent:	\$6.50 psf (TBC)





INVESTMENT HIGHLIGHTS



Strategic Location

The Property is located on the north side of North Service Road, one kilometer west of the Highway 403-Queen Elizabeth Way-Highway 407 interchange and approximately 2.5 kilometers from the Aldershot GO station, facilitating easy commuter access throughout the Greater Toronto Area. For businesses, Burlington is a 45-minute drive to downtown Toronto and the U.S. border, as well as being a short distance to CN's largest intermodal yard and Pearson International Airport, handling One million metric tonnes of cargo per year. The City of Burlington also offers employers access to a labour pool of 4.5 million highly educated residents within commuting distance.



Well-maintained, Heavily Built Out R&D Facility

The subject Property is a well-maintained, heavily built-out Research and Development facility in a campus-style setting. Featuring an extensive office buildout, dedicated lab space, and ample storage and shipping areas, the Property is ideally suited for innovation-driven businesses seeking a robust and versatile space. Reinforced floors have been engineered to carry extra load capacity, ideal for specialized equipment as well as having convenient access through multiple loading doors. The Property benefits from both a ravine setting as well as highway exposure and visibility on Highway 403. The building also has ample onsite parking at a ratio of 4.2 spaces per 1,000 sf.



Long-Term Leaseback with Landlord Flexibility

This offering includes a long-term leaseback to The Cultivated B (TCB), a leading innovator in the cultivated protein and biotechnology sector. TCB has a strong heritage with InFamilyFoods (IFF), a family-owned European food manufacturer with an annual turnover of around \$1B USD who is focused on processed meats and alternative proteins. In the event a purchaser would like to utilize or rent out part of the space, TCB is open to entering into modified leaseback terms.



Flexible Zoning

The property benefits from a flexible BC2 zoning designation that permits a broad range of employment-related uses as-of-right, including research and development, light manufacturing, warehousing, and office operations. This allows the tenant's business to continue to evolve onsite, as well as enhancing the asset's long-term value by appealing to a wide variety of tenants and business types.

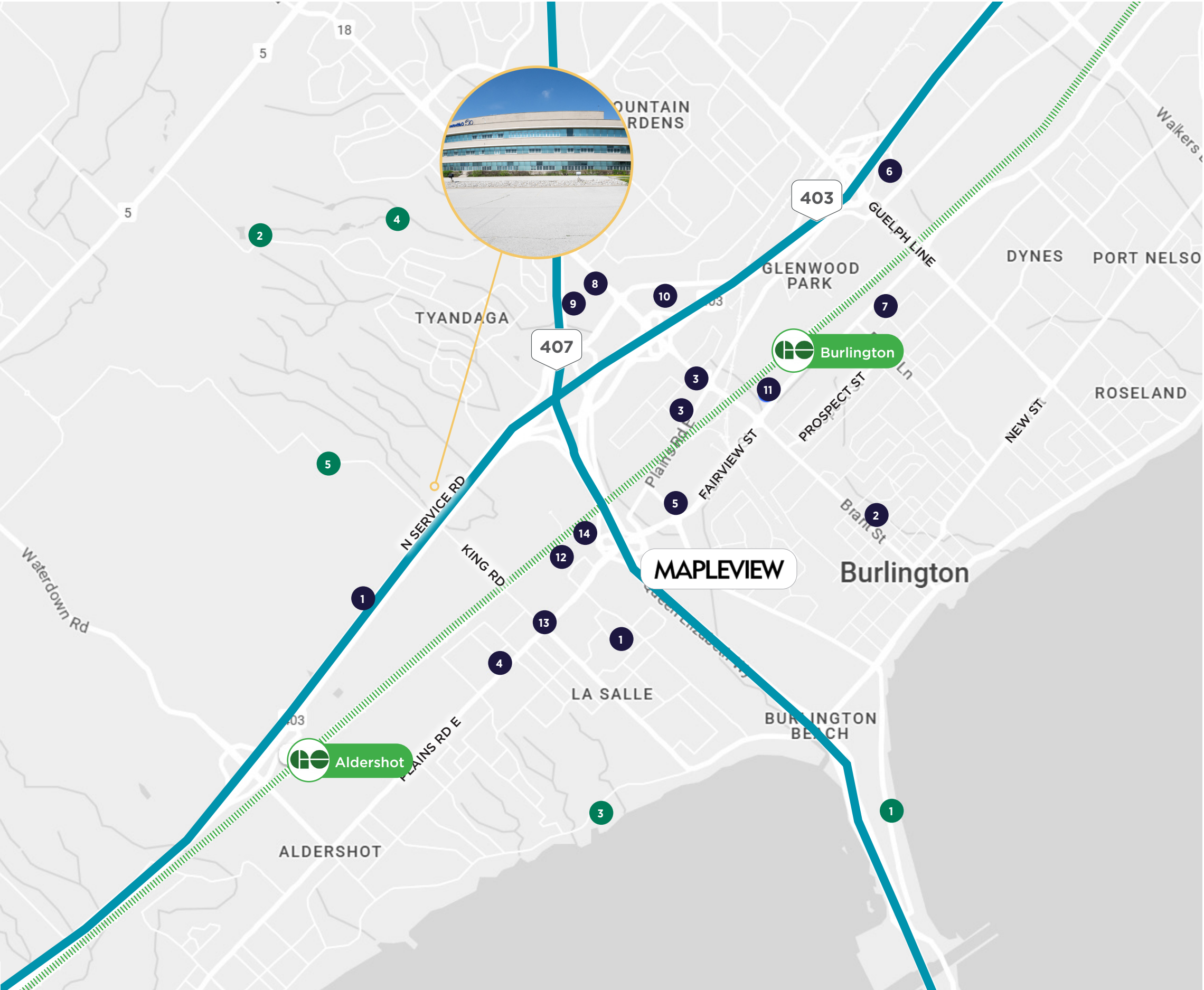
NEARBY AMENITIES

LOCAL AMENITIES

1	Mercedes-Benz
2	Daniel's NOFRILLS
3	MEC
4	Shoppers Drug Mart
5	Starbucks
6	Holiday Inn
7	Value Village
8	LA Fitness
9	SilverCity
10	Costco Wholesale
11	Walmart Supercentre
12	Fortinos Burlington Plains
13	McDonald's
14	IKEA

PARKS & LEISURE

1	Beachway Park - Burlington Beach
2	Kerncliff Park
3	Burlington Golf & Country Club
4	Tyandaga Golf Course
5	Bayview Park



NATIONAL CAPITAL MARKETS GROUP

SUBMISSION GUIDELINES

Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield for consideration of the Vendor.

Cushman & Wakefield with the Vendor will review offers as they are submitted. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser's ability and timeliness of closing, and proposed conditions, if any.

PRICE

The Property is offered on an **unpriced** basis. Interested purchasers will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving the information on the Offering. Submission of offers will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance. All inquiries and offers should be addressed to the attention of **Jesse Micak, Aaron Enriquez, Amir Nourbakhsh, Jesse Roth** or **Matthew Rakhit**.

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