

1100 BURLOAK DRIVE

BURLINGTON

PENTHOUSE SUITE - 9,299 SF

\$10.00 PSF GROSS!!

OFFICE

FOR
SUBLEASE



CUSHMAN &
WAKEFIELD



1100 BURLOAK DRIVE

BURLINGTON

HIGHLIGHTS

- ▶ Penthouse suite with stunning views, featuring high-end finishes, abundant natural light, and extensive use of glass throughout
- ▶ Located in the Class “A” office community of the Burloak Towers
- ▶ Some existing furniture may be made available
- ▶ On-site amenities including a restaurant and daycare
- ▶ A brand-new fitness centre, proposed padel court and golf simulator in the complex

DETAILS

Area	Suite 700: 9,299 SF
Gross Rent	\$10.00 psf
Sublease Term	Until June 29, 2027 (Extended Lease Term Possible)
Other Options	Suite 700A: 6,230 SF Suite 700B: 3,069 SF Please call listing agents for pricing



QEW/HWY 403 FRONTAGE

P AMPLE FREE SURFACE PARKING AVAILABLE

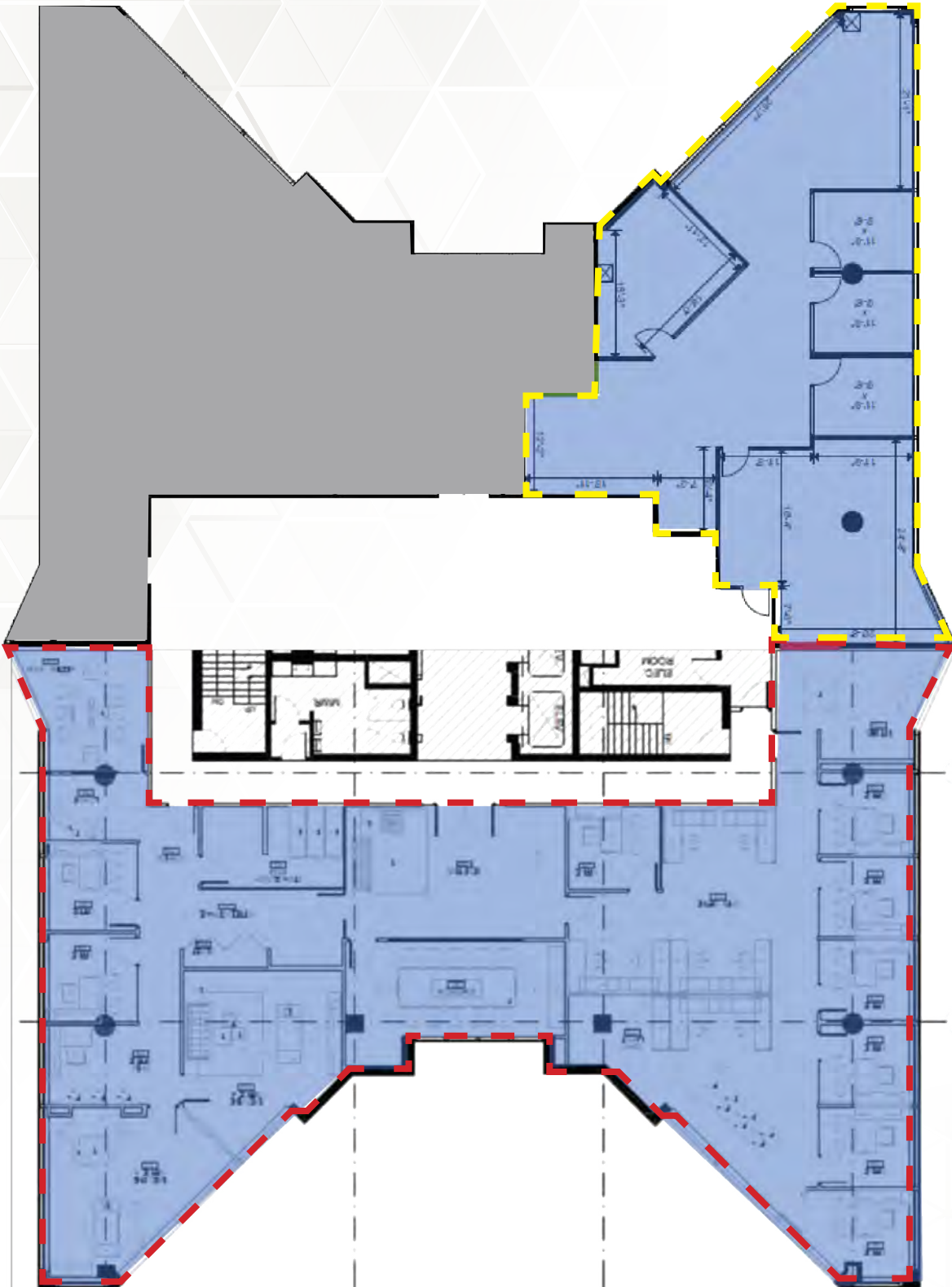


7 MIN DRIVE TO BRONTE GO STATION
8 MIN DRIVE TO APPLEBY GO STATION



FLOORPLAN

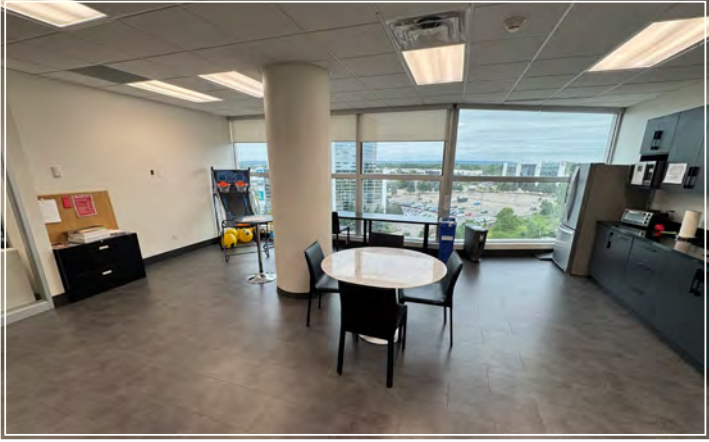
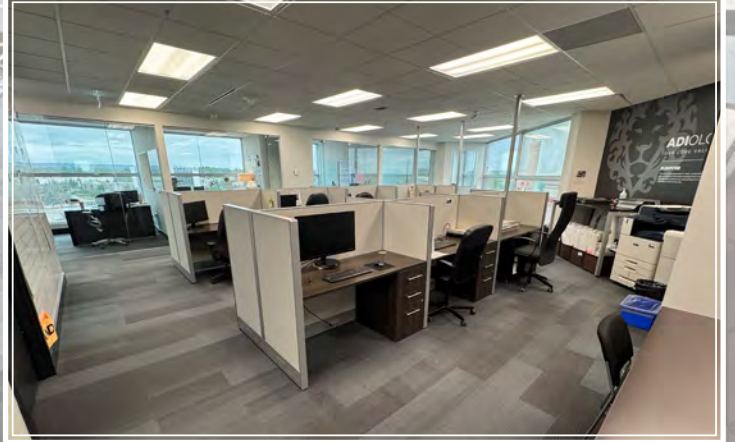
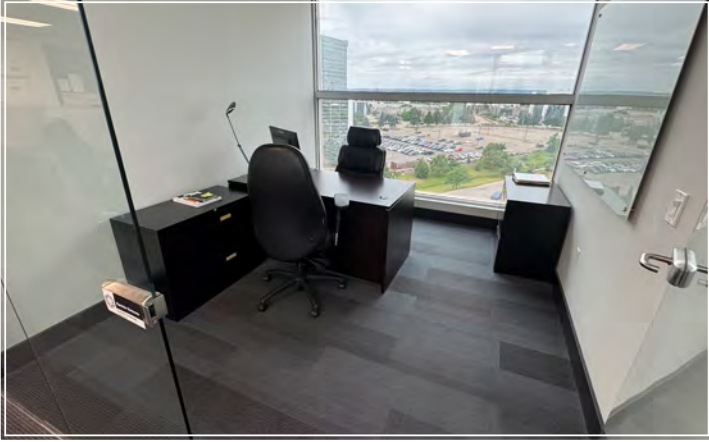
SUITE 700: 9,299 SF



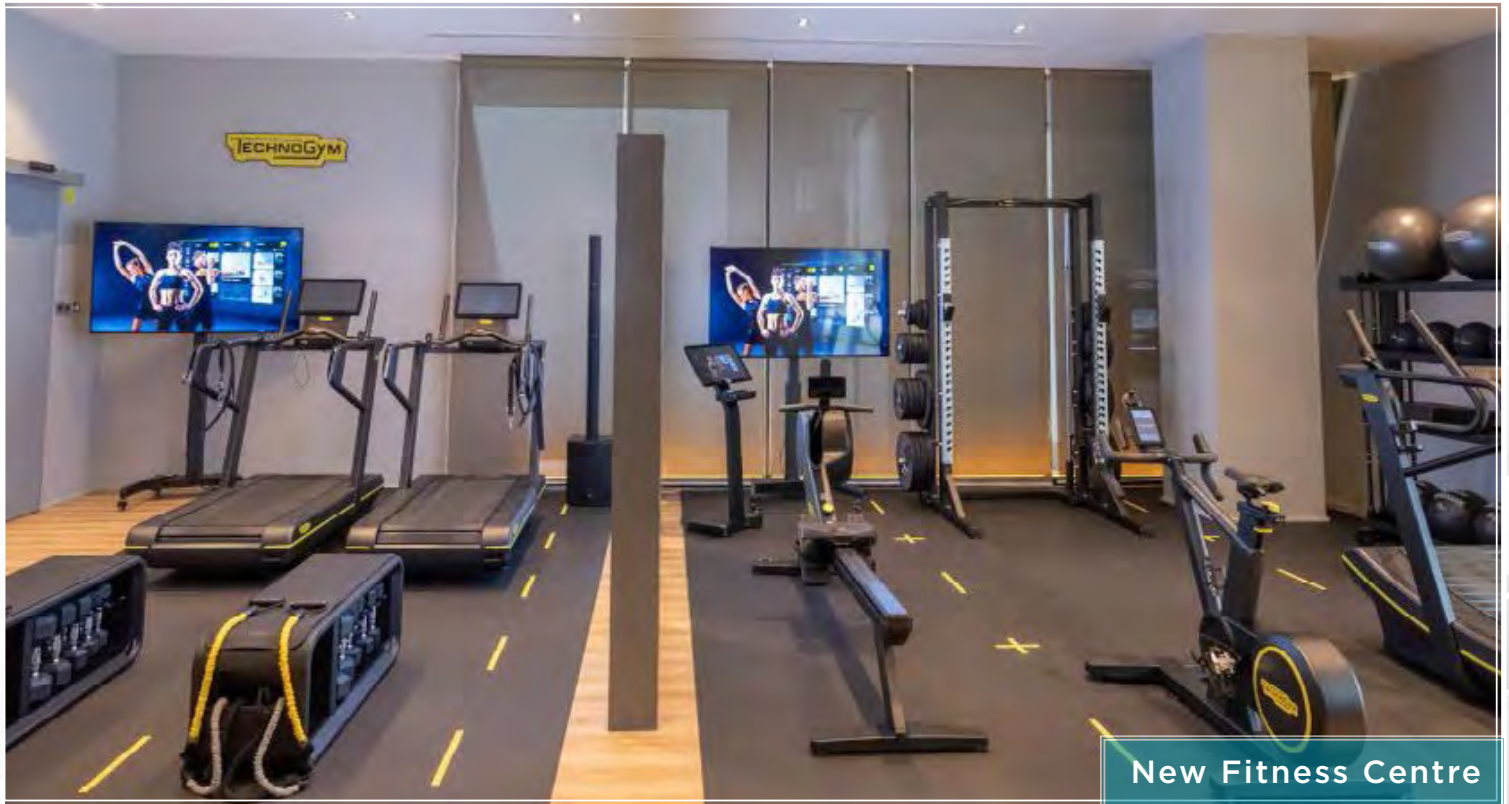
**SUITE 700B:
3,069 SF**

**SUITE 700A:
6,230 SF**

GALLERY



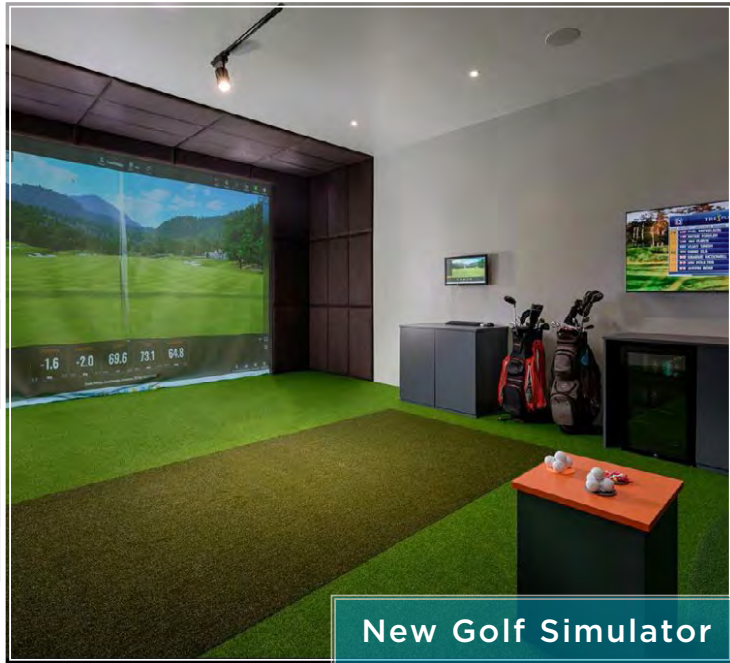
COMPLEX AMENITIES



New Fitness Centre



Proposed New Padel Court



New Golf Simulator

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AREA AMENITIES

RESTAURANTS & BARS

- | | |
|----------------------------------|------------------------------|
| 1. Tim Horton's | 16. Freshii |
| 2. Kelseys Original Roadhouse | 17. Sunset Grill |
| 3. Swiss Chalet | 18. Popeyes |
| 4. Harvey's | 19. Bahn Thai |
| 5. Montana's | 20. Subway |
| 6. Milestones | 21. Quesada Burritos & Tacos |
| 7. Denny's | 22. McDonald's |
| 8. Chop Steakhouse & Bar | 23. Turtle Jack's |
| 9. Teriyaki Experience | 24. Industria Pizzeria + Bar |
| 10. Chorizo Fresh Mex | 25. Applestone Pizzeria |
| 11. Sunrise Caribbean Restaurant | 26. Chuck's Roadhouse |
| 12. Cyphers Cafe & Lounge | 27. El Inka Peruvian Cuisine |
| 13. South St. Burger | 28. Mucho Burrito |
| 14. Montfort Mediterranean | 29. Daytime Grill |
| 15. China Star | 30. Pepe and Lela's Eatery |

HEALTH/FITNESS/RECREATION

1. Crunch Fitness - Burloak
2. CrossFit COL
3. Pure Muscle + Fitness
4. Vive Fitness 24/7
5. Movati Athletic
6. GoodLife Fitness

SHOPPING

1. Longo's
2. RioCan Centre Burloak
3. Metro
4. Fortinos
5. Shoppers Drug Mart
6. LCBO
7. The British Grocer

1100

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