

1100 BURLOAK DRIVE

BURLINGTON

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 gym and padel court are coming soon

DETAILS

Area	9,299 SF
Net Rent	Contact Listing Agents
Additional Rent	\$18.48 psf (est. 2025)
Sublease Term	Until June 29, 2027



QEW/HWY 403 FRONTAGE

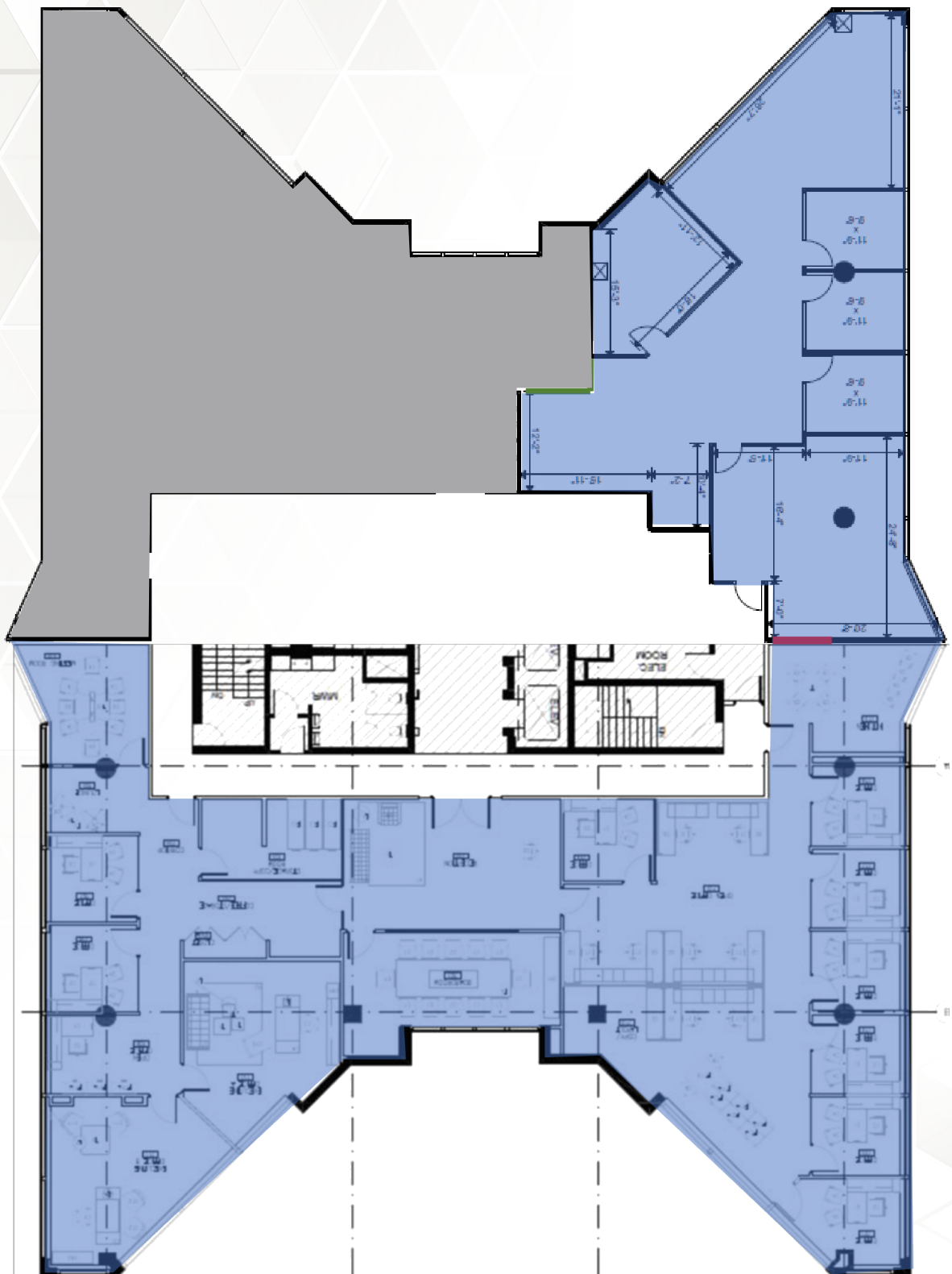
PAMPLE FREE SURFACE
PARKING AVAILABLE



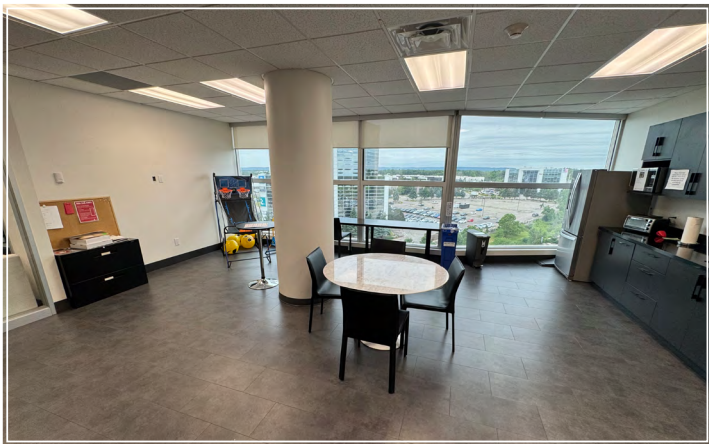
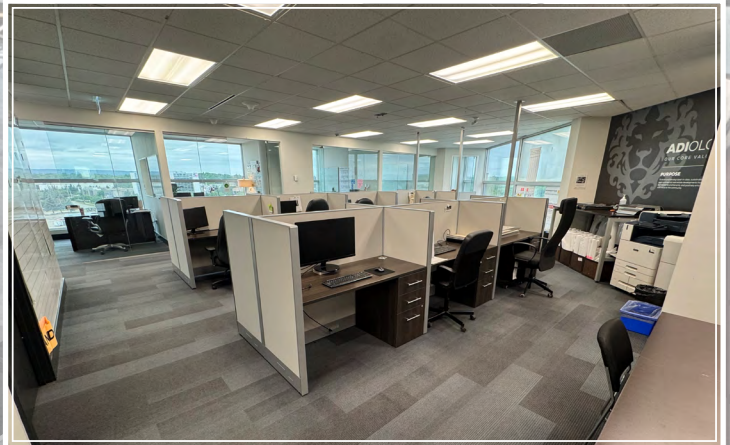
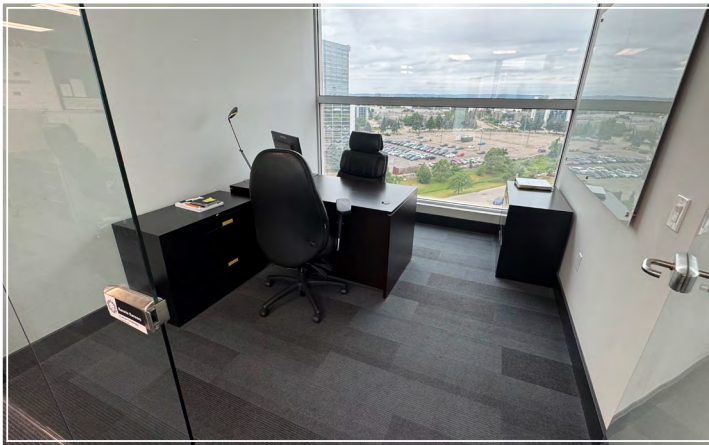
7 MIN DRIVE TO BRONTE GO STATION
8 MIN DRIVE TO APPLEBY GO STATION



9,299 SF



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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

BURLOAK DRIVE BURLINGTON

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