

950

**SYSCON
ROAD**
BURLINGTON



**OFFICE SPACE
FOR LEASE**
UP TO 43,112 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**

July 2023



950 SYSCON ROAD BURLINGTON

HIGHLIGHTS

- ▶ Plug and Play with Furniture Available
- ▶ Abundant Amenities in the Immediate Area
- ▶ Signage Opportunity
- ▶ New Interior Finishes
- ▶ Great Highway and Transit Accessibility

DETAILS

Lobby:	1,300	SF Rentable
2nd Floor:	21,631	SF Rentable
3rd Floor:	20,181	SF Rentable
Total:	43,112	SF Rentable

Gross Rent: From \$28.00 PSF

Availability: Immediate

Term: 3 - 10 Years



QEW/HWY 403 FRONTAGE AND CLOSE
PROXIMITY TO HWY 407

P ABUNDANT SURFACE PARKING
AVAILABLE



3 MIN DRIVE TO APPLEBY GO TRAIN STATION
12 MIN DRIVE TO BURLINGTON GO TRAIN STATION



LOBBY

2ND

3RD

FLOOR

► 43,112 SF RENTABLE

Divisible to:

Lobby:

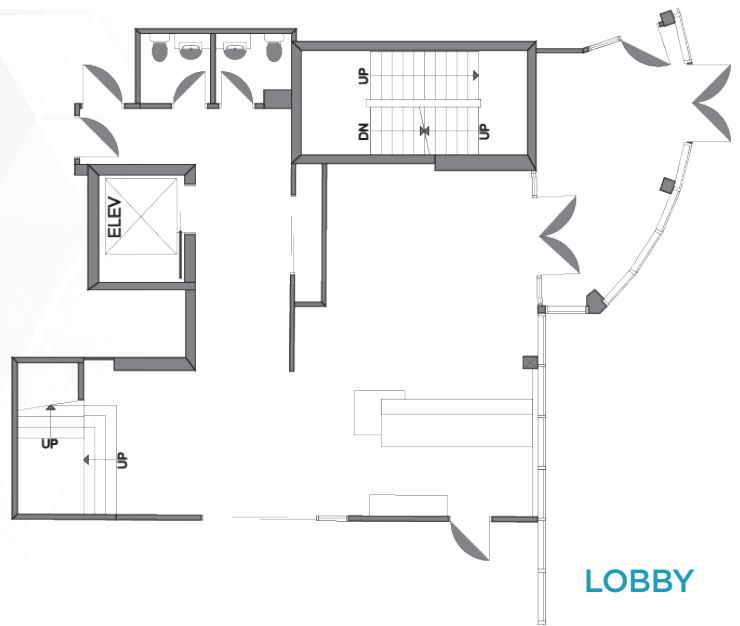
1,300 SF Rentable

2nd Floor:

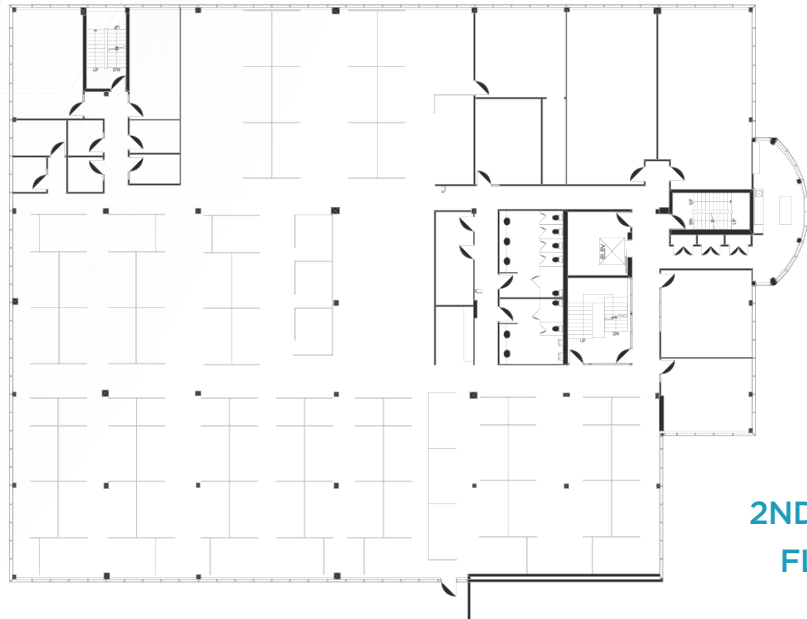
21,631 SF Rentable

3rd Floor:

20,181 SF Rentable



LOBBY

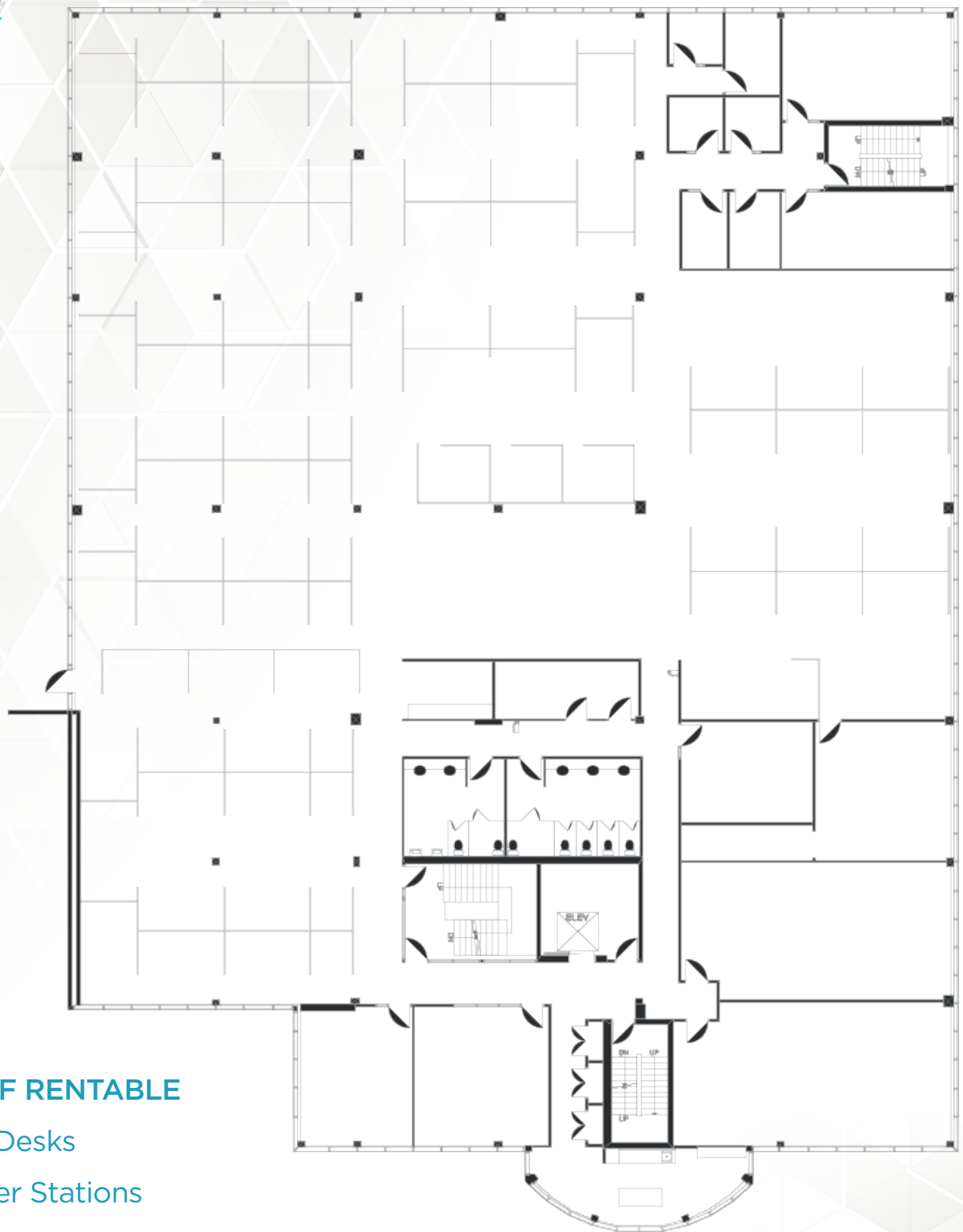


2ND
FLOOR



3RD
FLOOR

2ND FLOOR



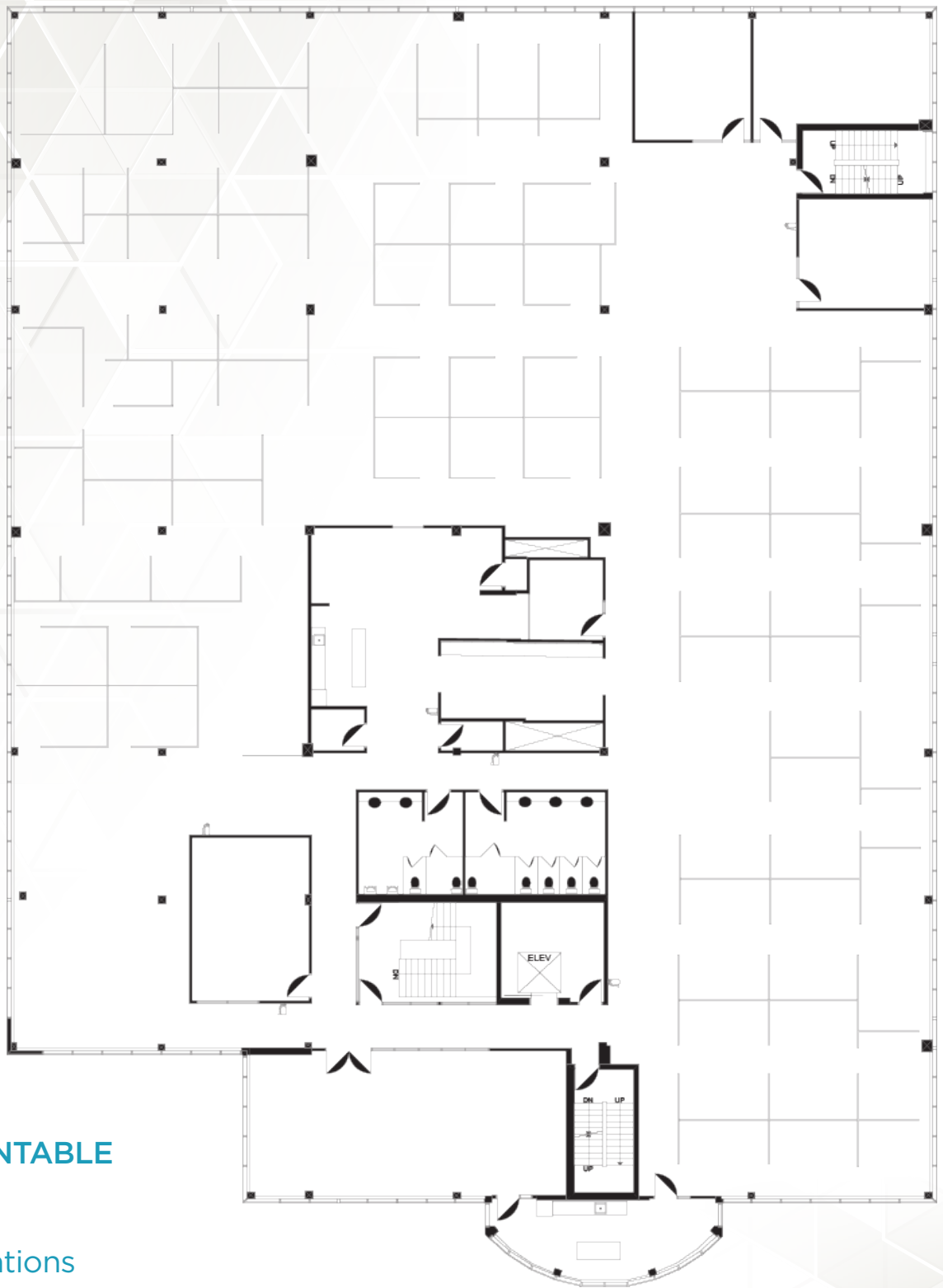
► **21,631 SF RENTABLE**

143 Staff Desks

12 Manager Stations

3 Senior/Director Cubes

3RD FLOOR



► 20,181 SF RENTABLE

92 Staff Desks

10 Manager Stations

21 Senior/Director Cubes

950 SYSCON ROAD

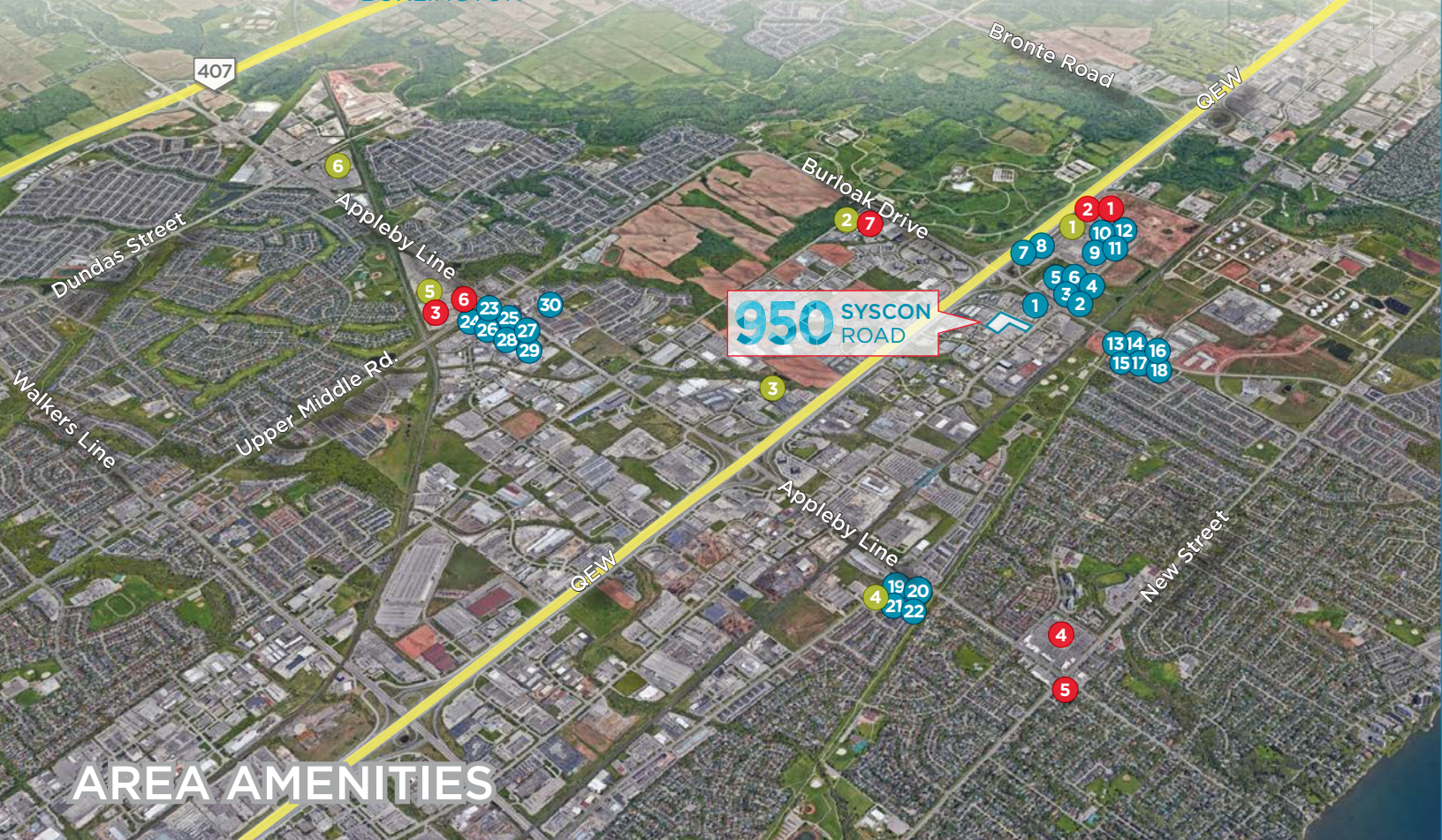
BURLINGTON

► [CLICK HERE FOR VIDEO TOUR](#)



950 SYSCON ROAD

BURLINGTON



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

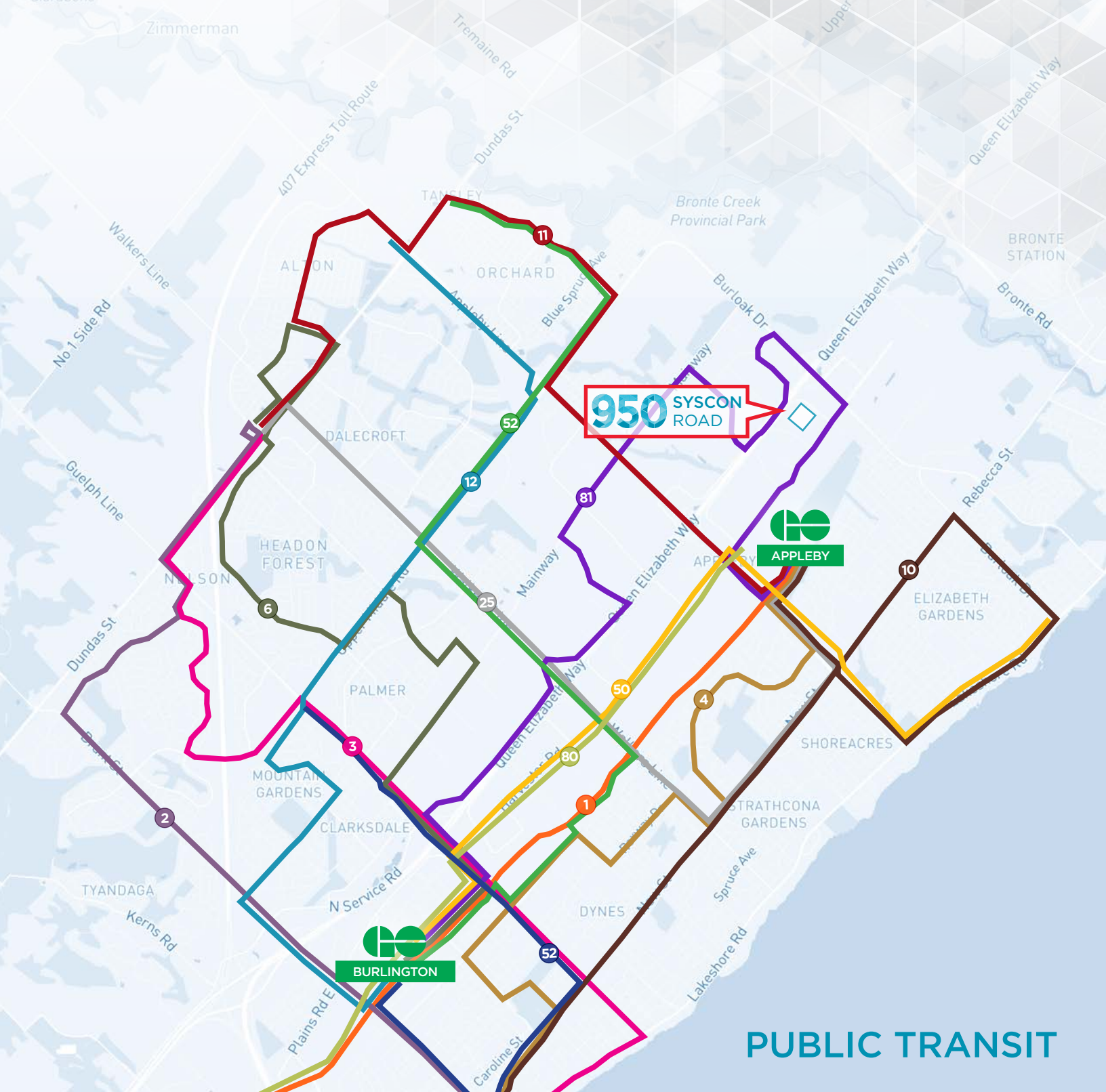
1. Crunch Fitness - Burloak
2. CrossFit COL
3. Pure Muscle + Fitness
4. Vive Fitness 24/7
5. Movati Athletic
6. GoodLife Fitness

SHOPPING

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



OVER 10 HOTELS NEARBY



PUBLIC TRANSIT

Route 1 - Plains-Fairview

Route 2 - Brant

Route 3 - Guelph

Route 4 - Central

Route 6 - Headon

Route 10 - New Maple

Route 11 - Sutton Alton

Route 12 - Upper Middle

Route 25 - Walkers

Route 50 - Burlington South

Route 51 - Burlington Northeast

Route 52 - Burlington Northwest

Route 80 - Harvest

Route 81 - North Service

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