

950

**SYSCON
ROAD**
BURLINGTON



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



**CUSHMAN &
WAKEFIELD**



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:

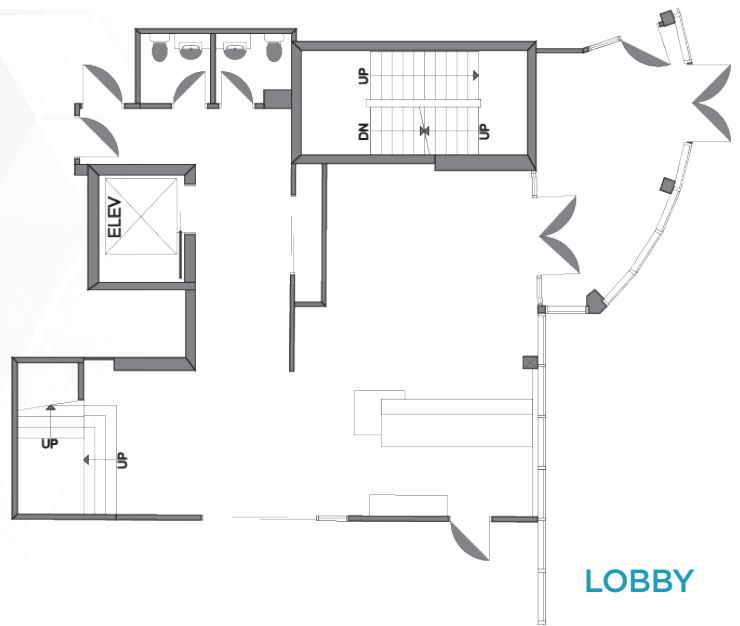
1,300 SF Rentable

2nd Floor:

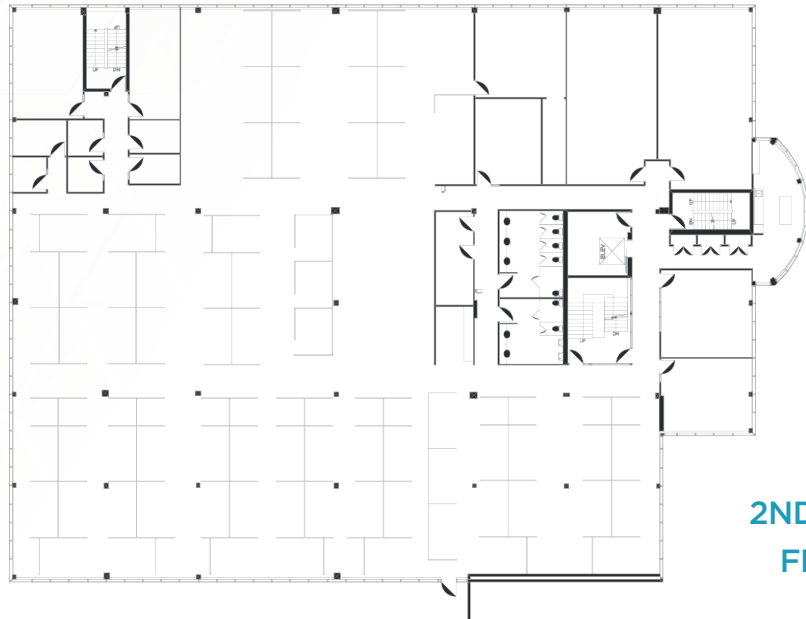
21,631 SF Rentable

3rd Floor:

20,181 SF Rentable



LOBBY

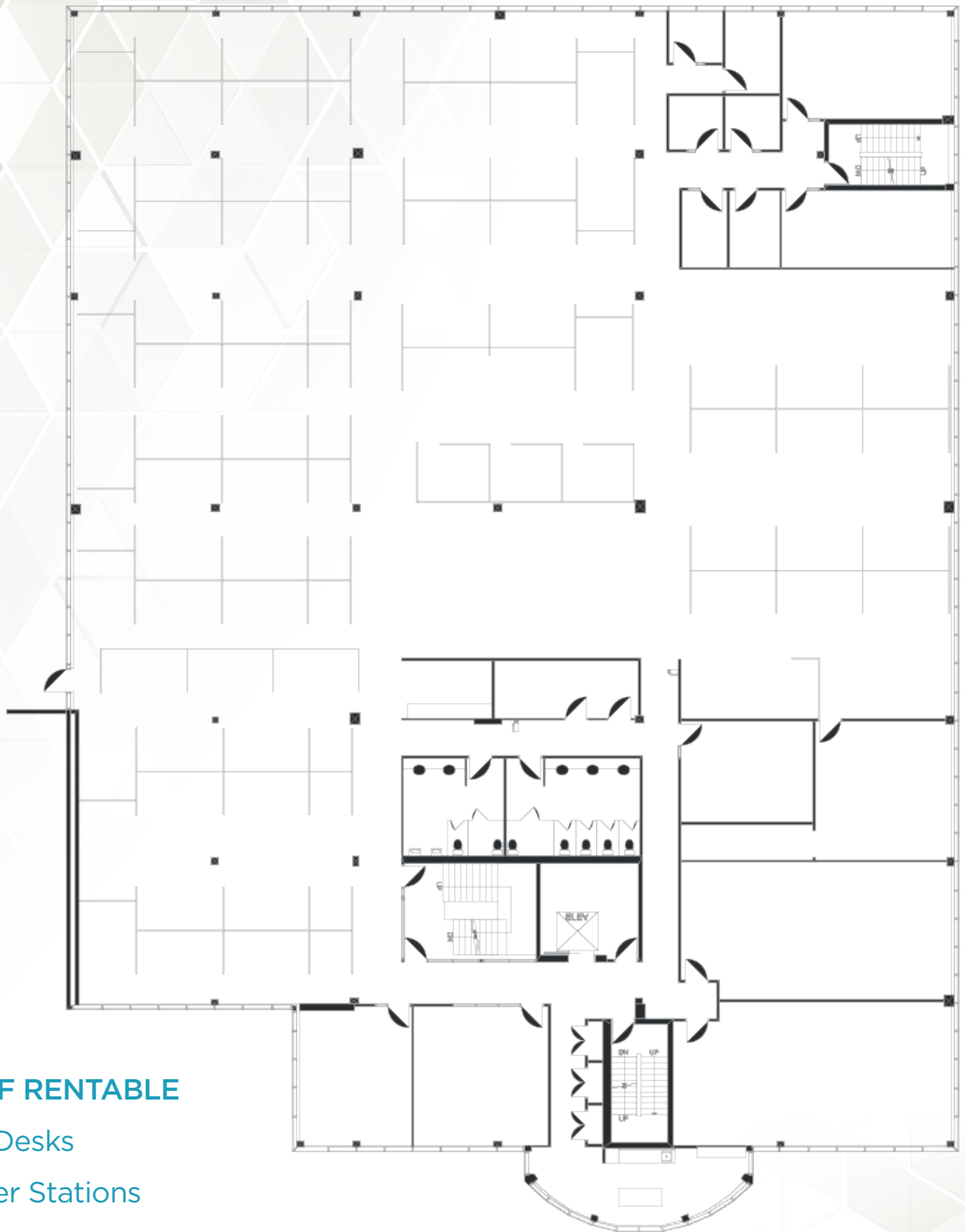


2ND
FLOOR



3RD
FLOOR

2ND FLOOR



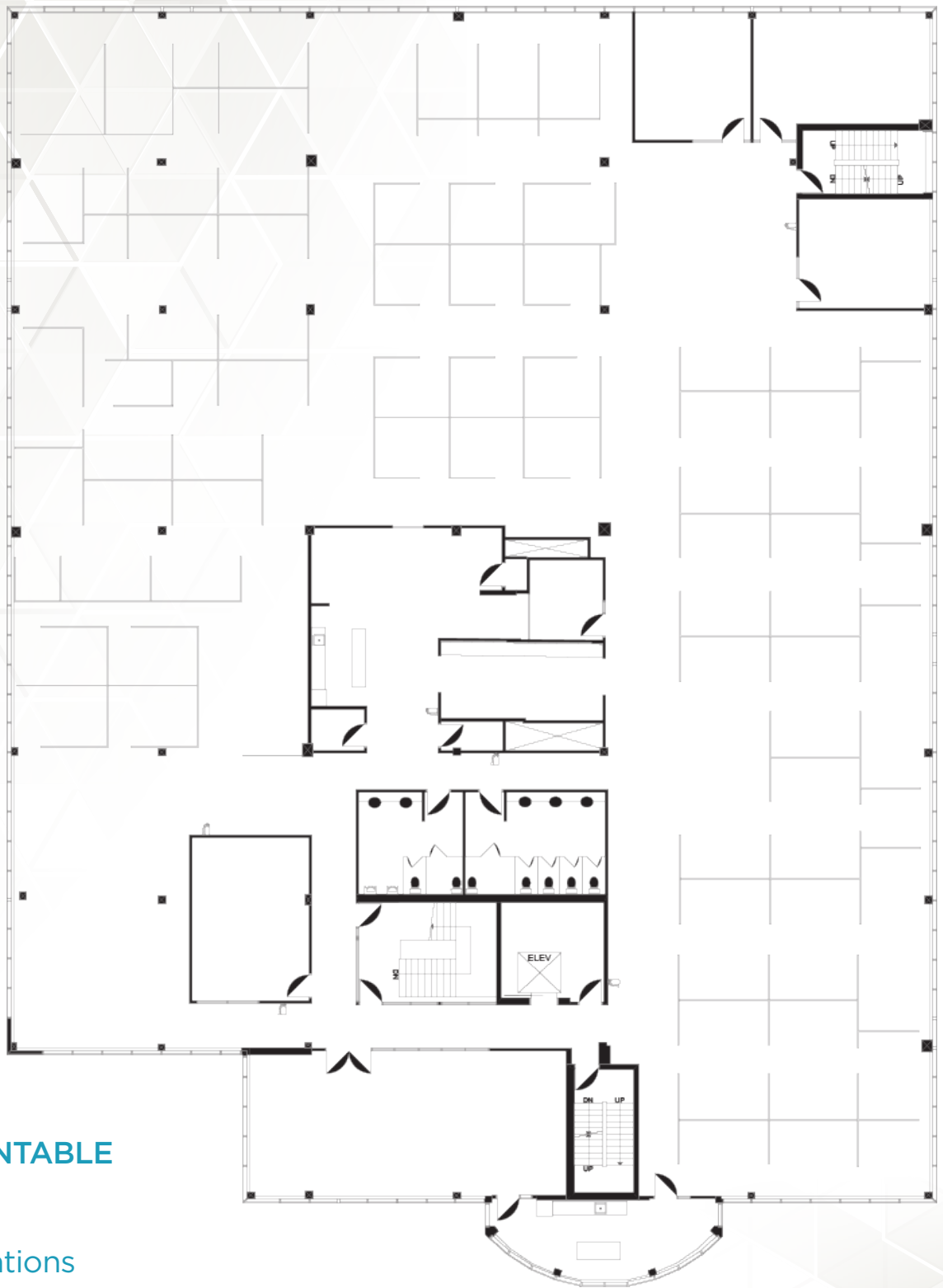
► **21,631 SF RENTABLE**

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

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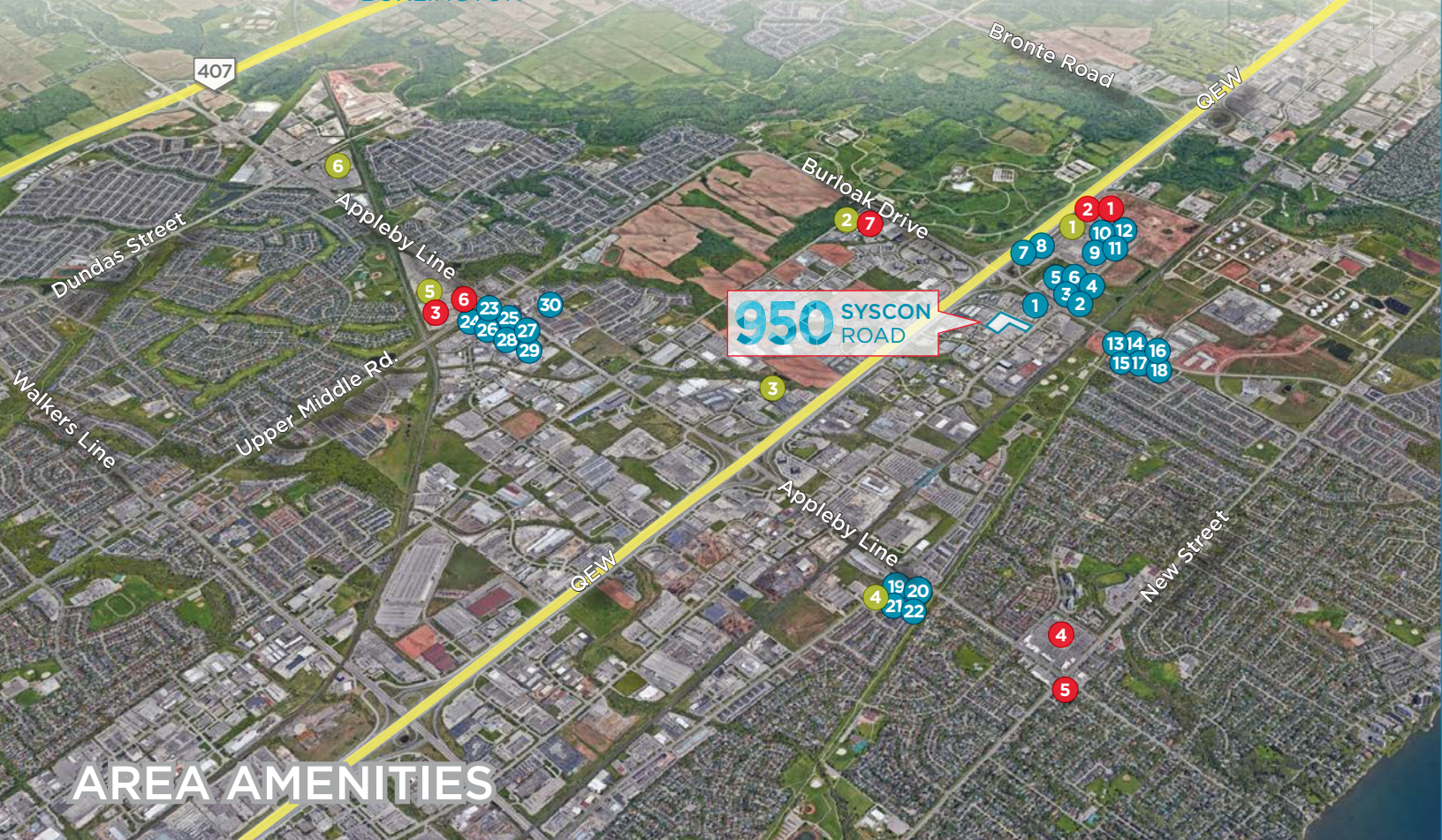
BURLINGTON

► [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

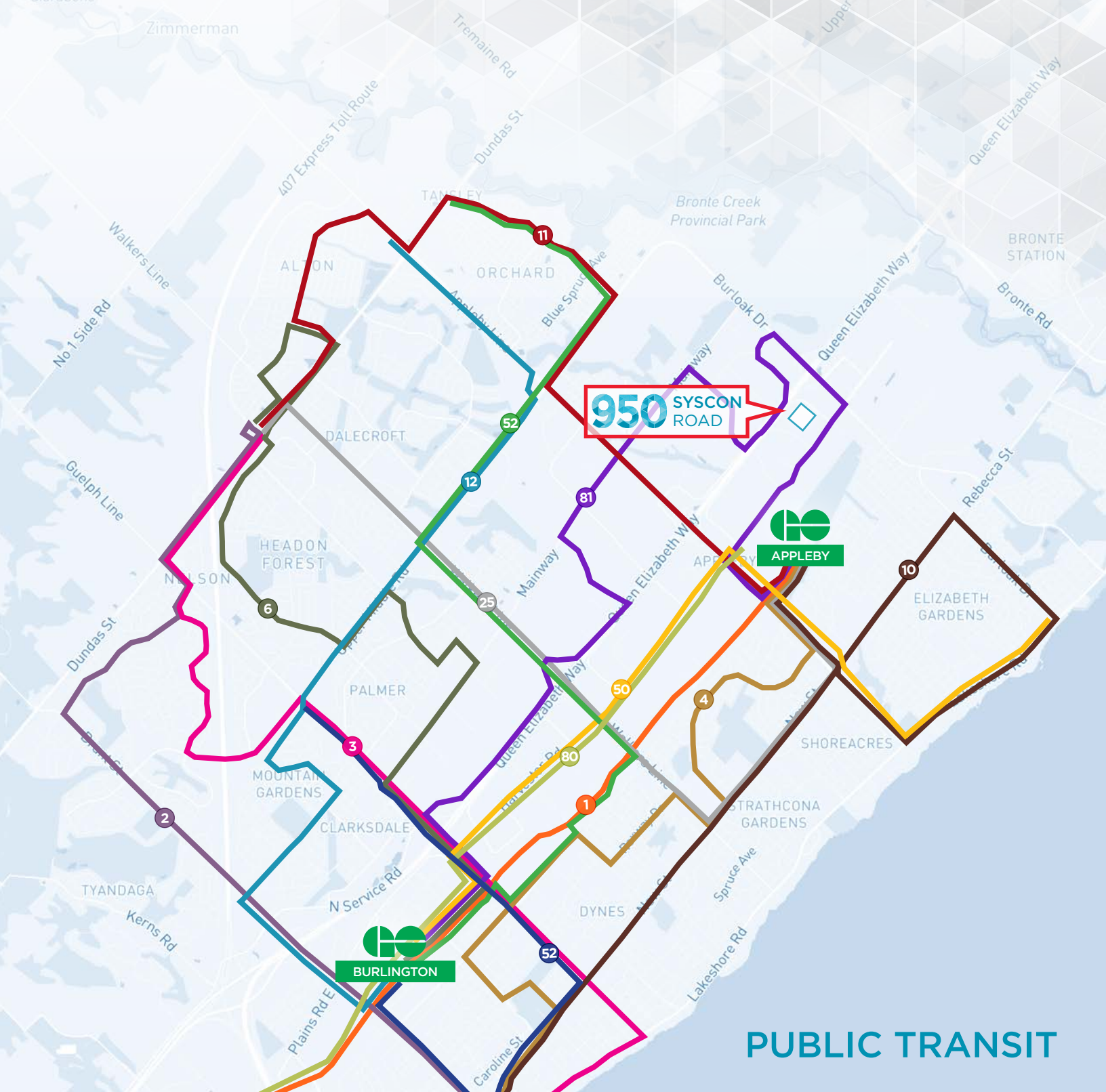
1. Crunch Fitness - Burloak
2. CrossFit COL
3. Pure Muscle + Fitness
4. Vive Fitness 24/7
5. Movati Athletic
6. GoodLife Fitness

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



- **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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