

**AVISON
YOUNG**

Listed by:



**LANDECK PROPERTIES
INC.**

Developed by:

▶  **CLICK TO VIEW
PROPERTY WEBSITE**



1001 Champlain Avenue and 4145 North Service Road newly renovated to include many updated features and on-site amenities.

This transformative rejuvenation has created a vibrant and exciting opportunity in the Burlington QEW corridor.

We can turnkey a space for you.

1001

CHAMPLAIN AVENUE

| & |

4145

NORTH SERVICE ROAD

BURLINGTON, ON

WELCOME
TO THE
NEW ▶
CHAMPLAIN
OFFICE CAMPUS



1001 CHAMPLAIN AVE & 4145 NORTH SERVICE ROAD

ASKING RENT:

\$18.00 - \$19.00 psf Net Year 1

ADDITIONAL RENT:

\$14.75 (2026 est.)

Includes: Full service janitorial, utilities, administrative fees and on-site management

TENANT OCCUPANCY:

Immediate

PARKING:

3.2 spaces per 1,000 sf

BUILDING DETAILS

COMMENTS:

- › Awarded Best Practices
Achieved BOMA Best® Gold
- › Recently updated landscaping with a newly built pavilion has created a beautiful outdoor lunch or event space
- › Updated Lobbies, Common Corridors, and Bathrooms
- › Model Suites in 1001 Champlain Avenue and 4145 North Service Road have been newly renovated to create a tech-loft atmosphere. Ceilings have been opened to create better light movement throughout
- › New outdoor Gazebo Environment
- › Come see the difference of modern work space
- › Providing the Best in workplace experience



AVAILABILITIES

1001 CHAMPLAIN AVENUE

Model Suite
Available Feb 1st, 2027

SUITE 200: 2,713 sf

Model Suite
Available Immediately

SUITE 204: 2,368 sf



CLICK FOR VIRTUAL TOUR

Model Suite
Available July 1st, 2027

SUITE 400: 16,155 sf

4145 NORTH SERVICE ROAD

SUITE 100: 3,954 sf



CLICK FOR VIRTUAL TOUR

Model Suite
Available Immediately

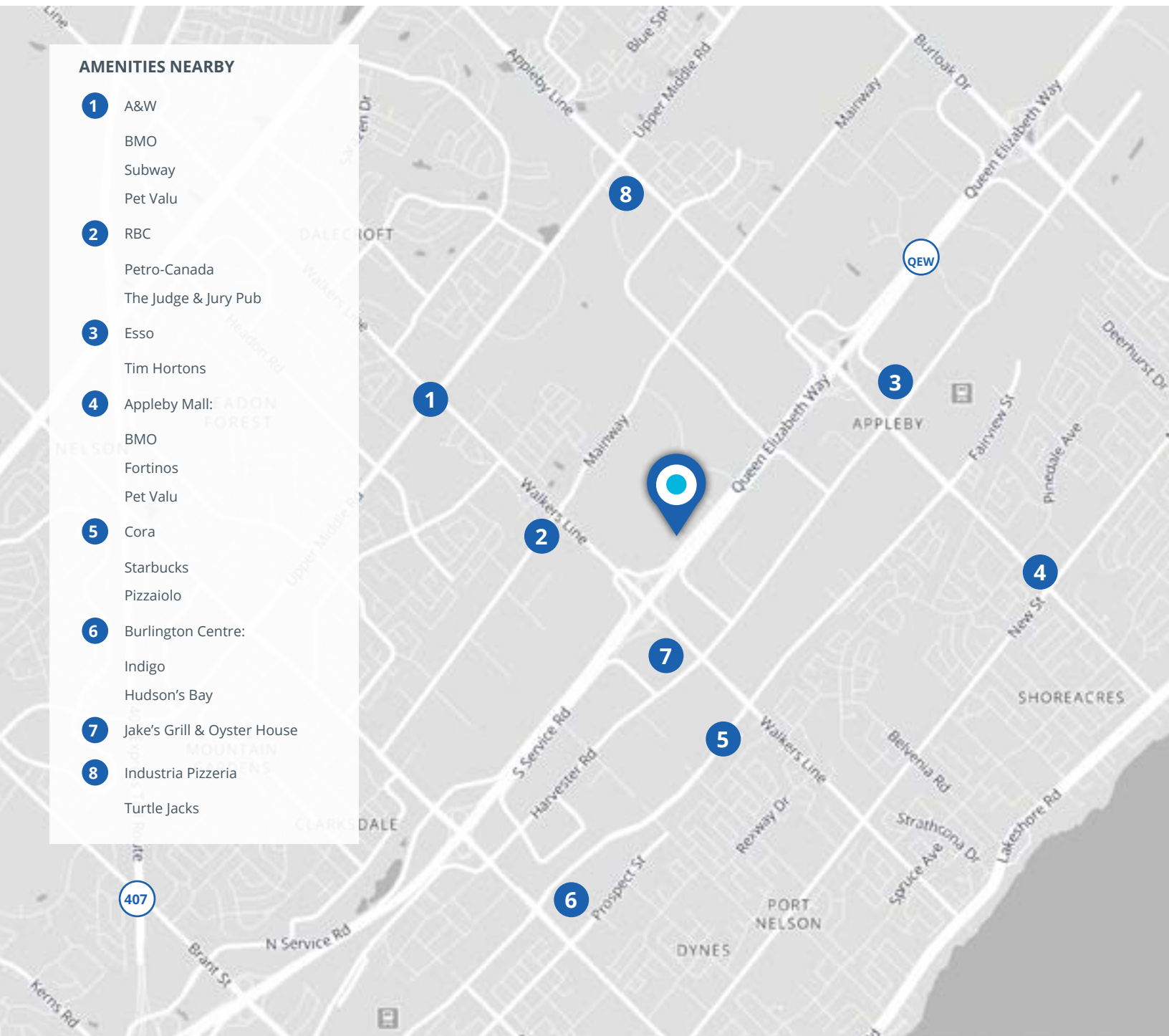
SUITE 306: 2,655 sf

Model Suite
Available Immediately



AMENITIES NEARBY

- 1 A&W
BMO
Subway
Pet Valu
- 2 RBC
Petro-Canada
The Judge & Jury Pub
- 3 Esso
Tim Hortons
- 4 Appleby Mall:
BMO
Fortinos
Pet Valu
- 5 Cora
Starbucks
Pizzaiolo
- 6 Burlington Centre:
Indigo
Hudson's Bay
- 7 Jake's Grill & Oyster House
- 8 Industria Pizzeria
Turtle Jacks

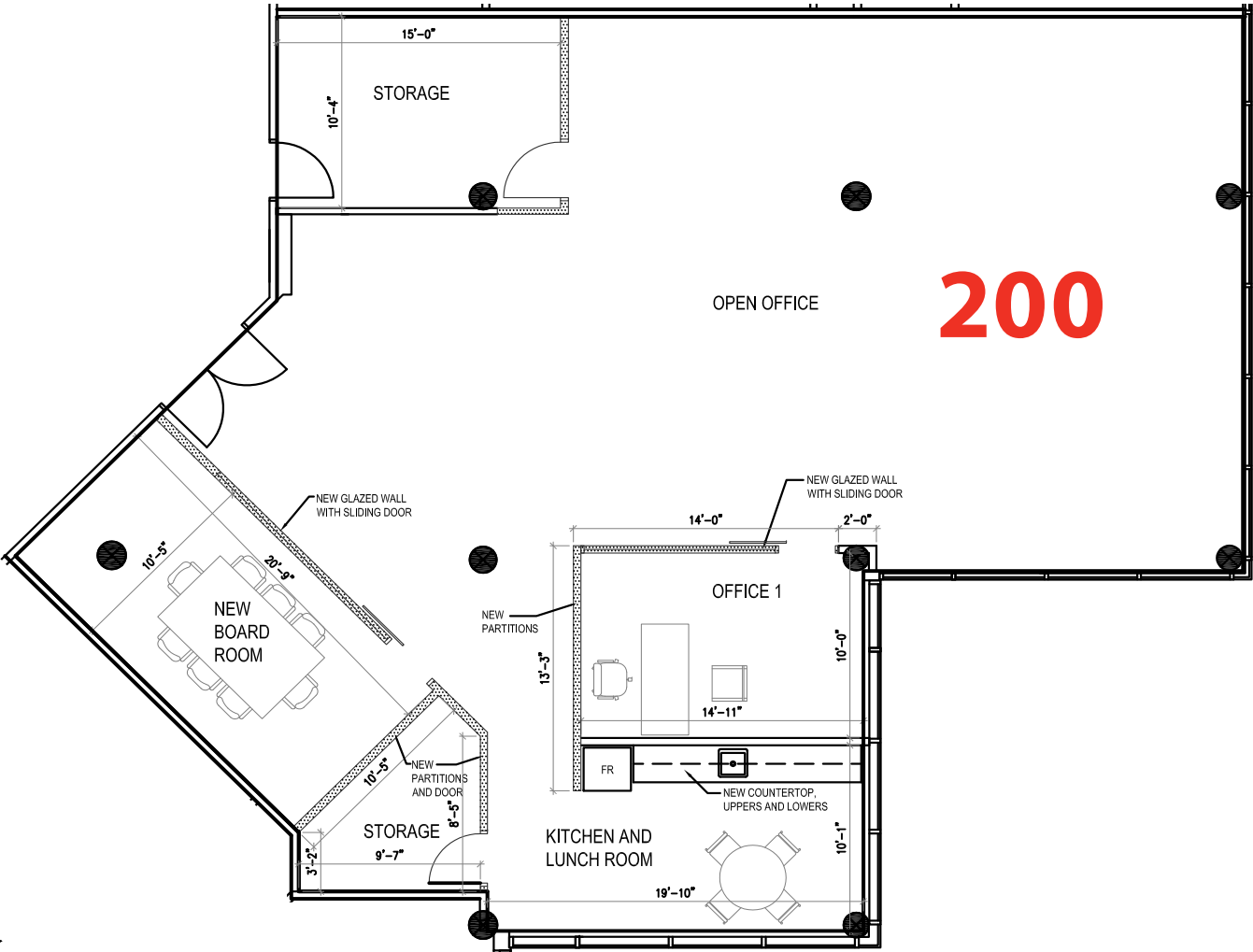


- › Located in the Burlington QEW corridor
- › Direct Burlington Public Transit access
- › Easily accessible from Highways 403 and QEW
- › On-site property management office
- › Excellent labor pool draw from Mohawk College and McMaster University

FLOOR PLANS

1001 CHAMPLAIN AVENUE

AVAILABLE FEBRUARY 1ST, 2027
MODEL SUITE - SECOND FLOOR
SUITE 200: 2713 SF

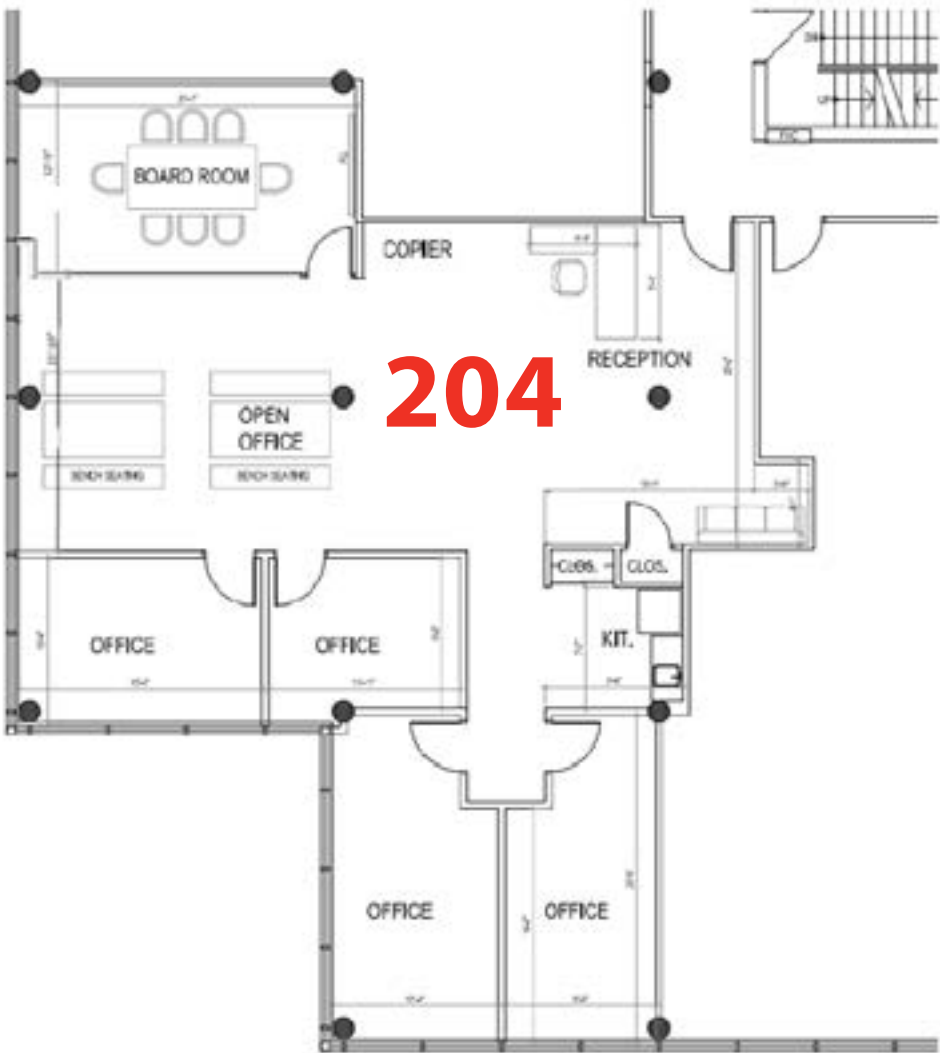


FLOOR PLANS



1001 CHAMPLAIN AVENUE

AVAILABLE: IMMEDIATELY
MODEL SUITE - SECOND FLOOR
SUITE 204: 2,368 SF



FLOOR PLANS



1001 CHAMPLAIN AVENUE

AVAILABLE: JULY 1ST, 2027
MODEL SUITE - FULL FOURTH FLOOR
SUITE 400: 16,155 SF

400

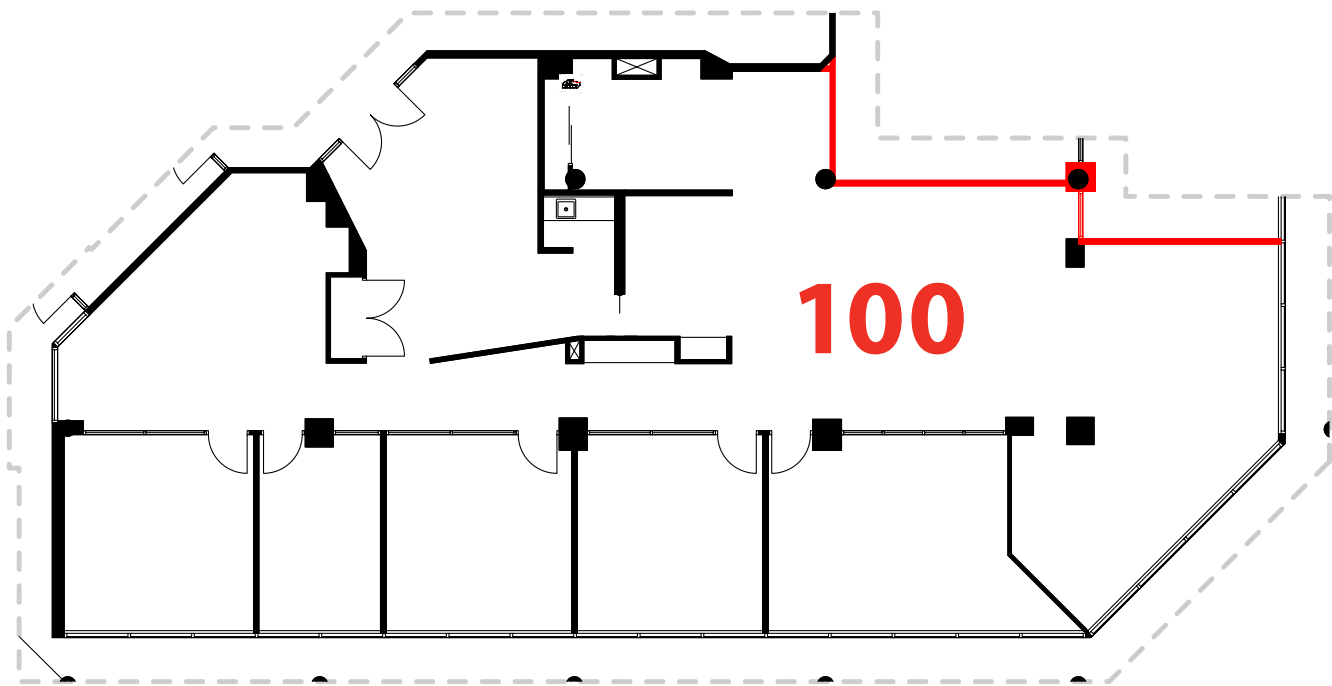


FLOOR PLANS

4145 NORTH SERVICE ROAD

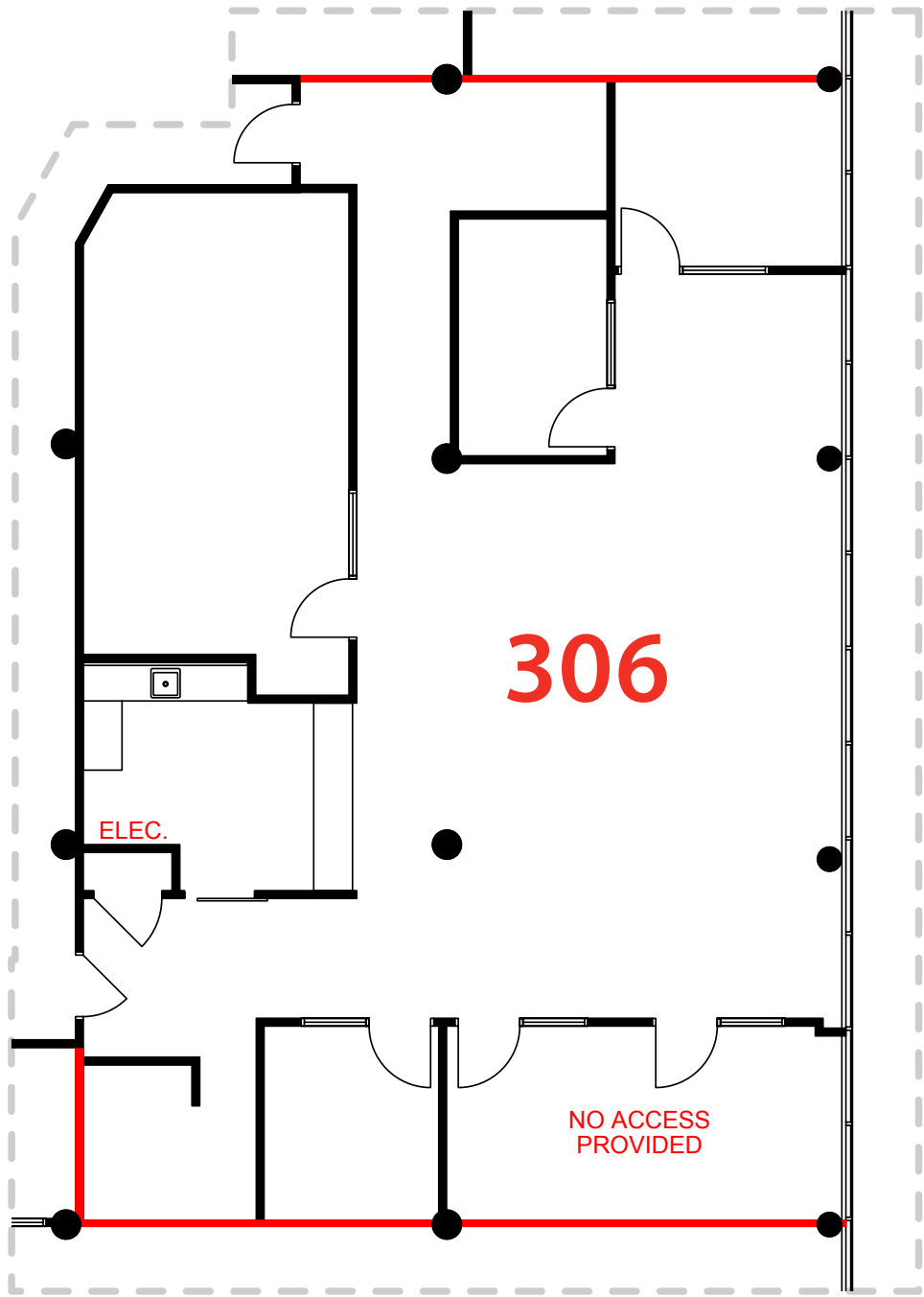
AVAILABLE IMMEDIATELY
MODEL SUITE - GROUND FLOOR
SUITE 100: 3,954 SF

 [CLICK FOR VIRTUAL TOUR](#)
Suite 100



4145 NORTH SERVICE ROAD

AVAILABLE IMMEDIATELY
MODEL SUITE - THIRD FLOOR
SUITE 306: 2,655 SF



PHOTOS

1001 & 4145
CHAMPLAIN AVENUE NORTH SERVICE ROAD





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**AVISON
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1001 | **4145**
CHAMPLAIN AVENUE | NORTH SERVICE ROAD
BURLINGTON, ON

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AVENUE BURLINGTON, ON

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