

**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 - \$18.50 psf Net Year 1

ADDITIONAL RENT:

\$14.50 (2025 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 90 to 120 Days

SUITE 104: 889 sf

Model Suite
Available Nov 1st, 2025

SUITE 106: 755 sf

4145 NORTH SERVICE ROAD

SUITE 100: 3,954 sf

.....Available Immediately



[CLICK FOR VIRTUAL TOUR](#)

SUITE 108: 2,537 sf

.....Available Immediately



[CLICK FOR VIRTUAL TOUR](#)

SUITE 100/108: 6,491 sf

.....Available Immediately



[CLICK FOR VIRTUAL TOUR](#)

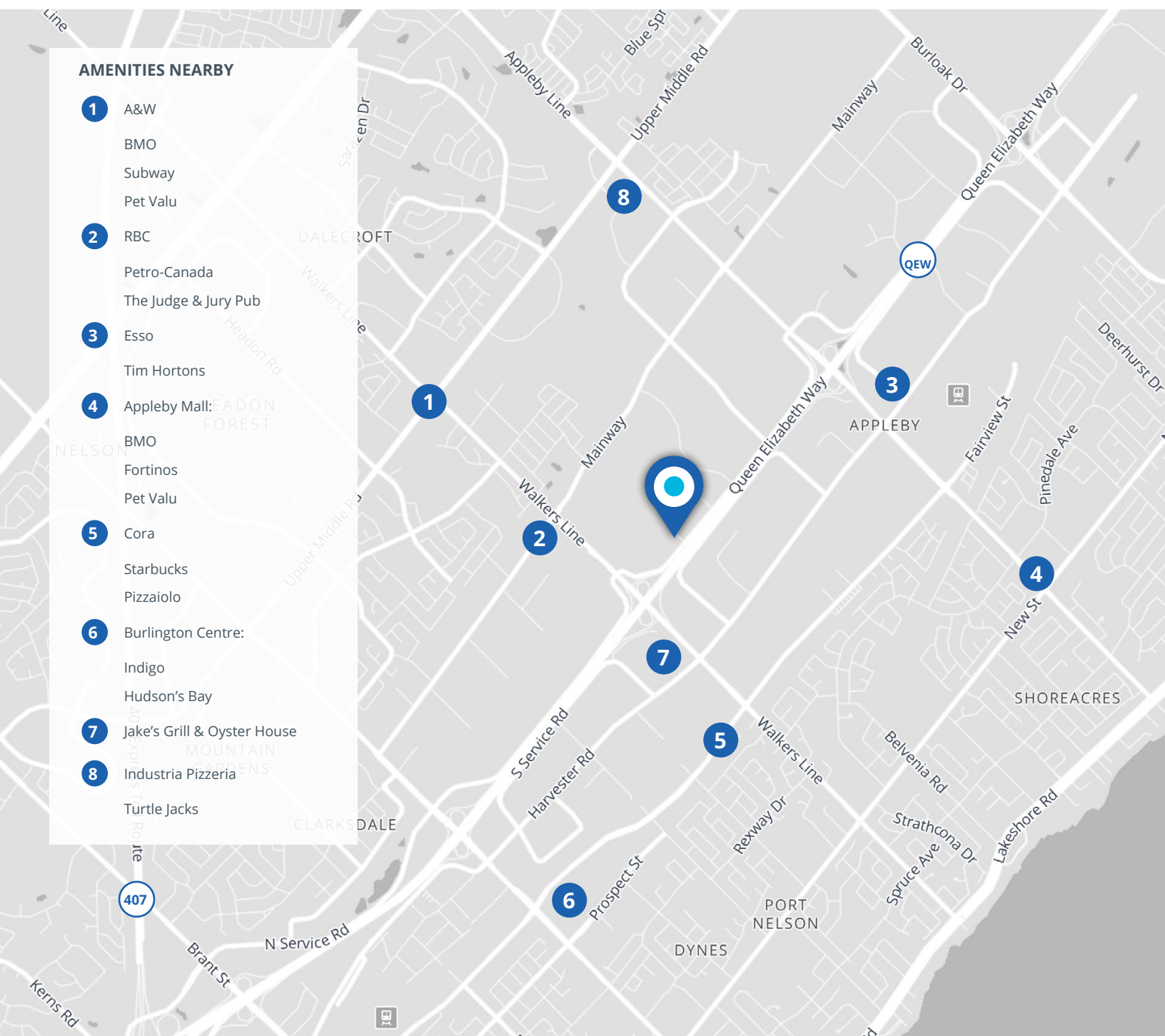
SUITE 403: 1,563 sf

.....Model Suite
Available Immediately



[CLICK FOR VIRTUAL TOUR](#)





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

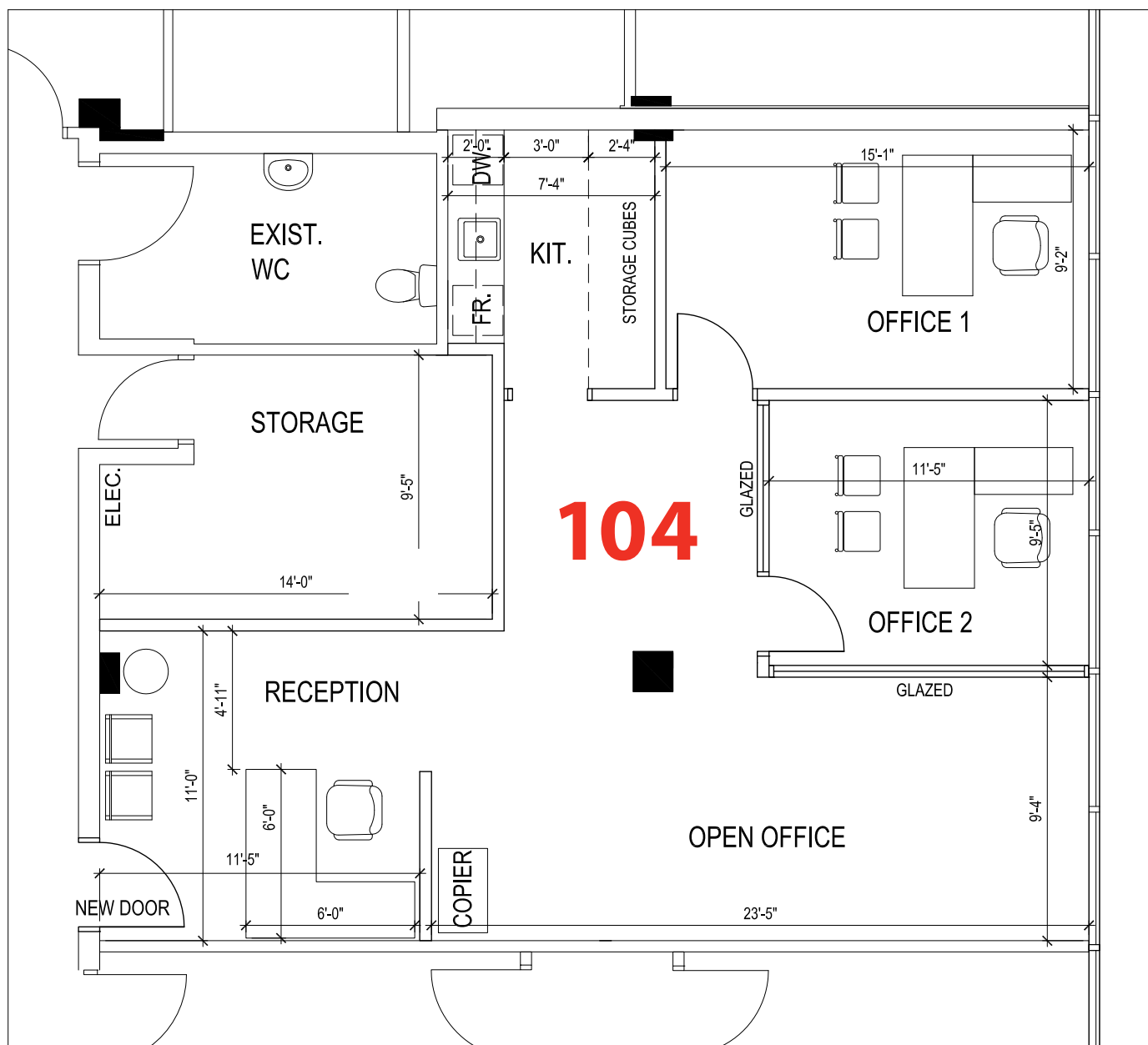
- › Located in the Burlington QEW corridor
- › Direct Burlington Public Transit access

- › Easily accessible from Highways 403 and QEW
- › On-site property management office

- › Excellent labor pool draw from Mohawk College and McMaster University

1001 CHAMPLAIN AVENUE

AVAILABLE IN 90 - 120 DAYS
NEW MODEL SUITE - GROUND FLOOR
SUITE 104: 889 SF

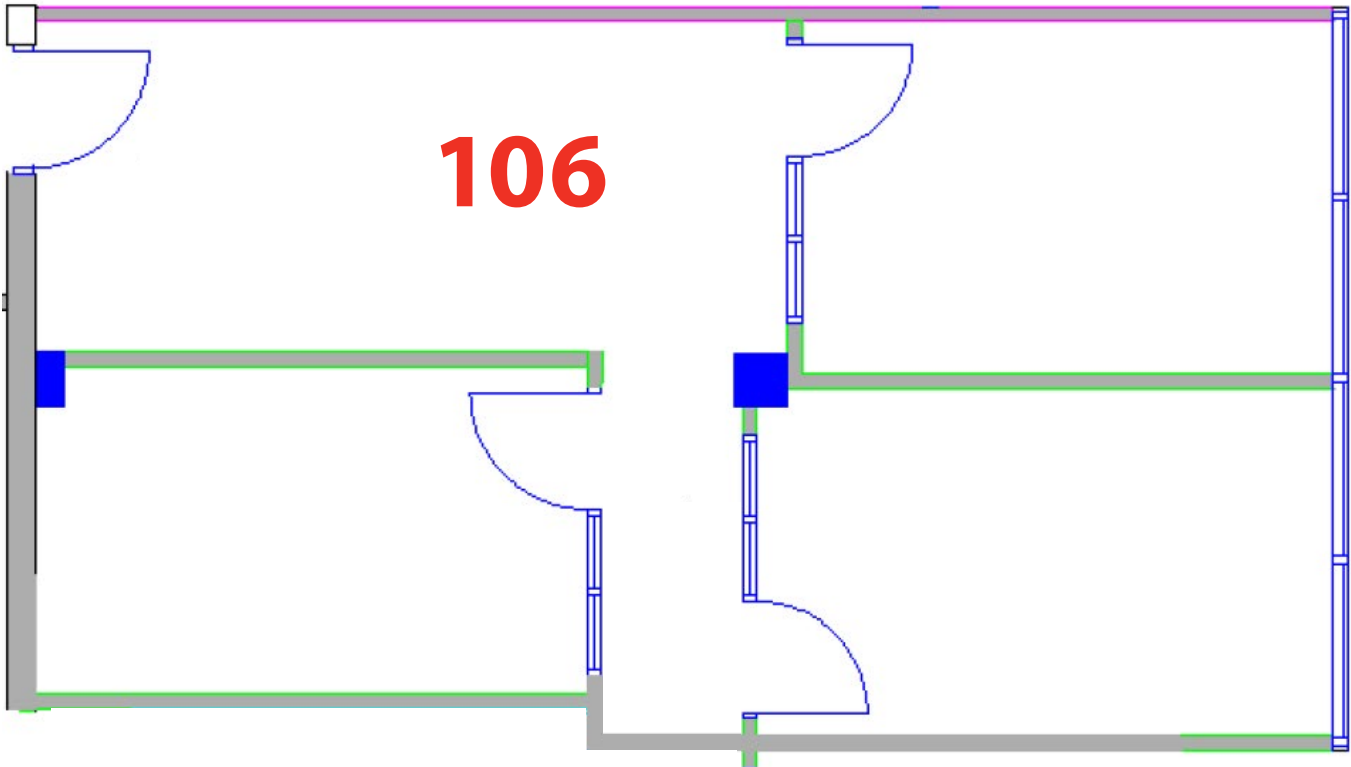


FLOOR PLANS



1001 CHAMPLAIN AVENUE

AVAILABLE - NOVEMBER 1ST, 2025
MODEL SUITE - GROUND FLOOR
SUITE 106: 755 SF



FLOOR PLANS

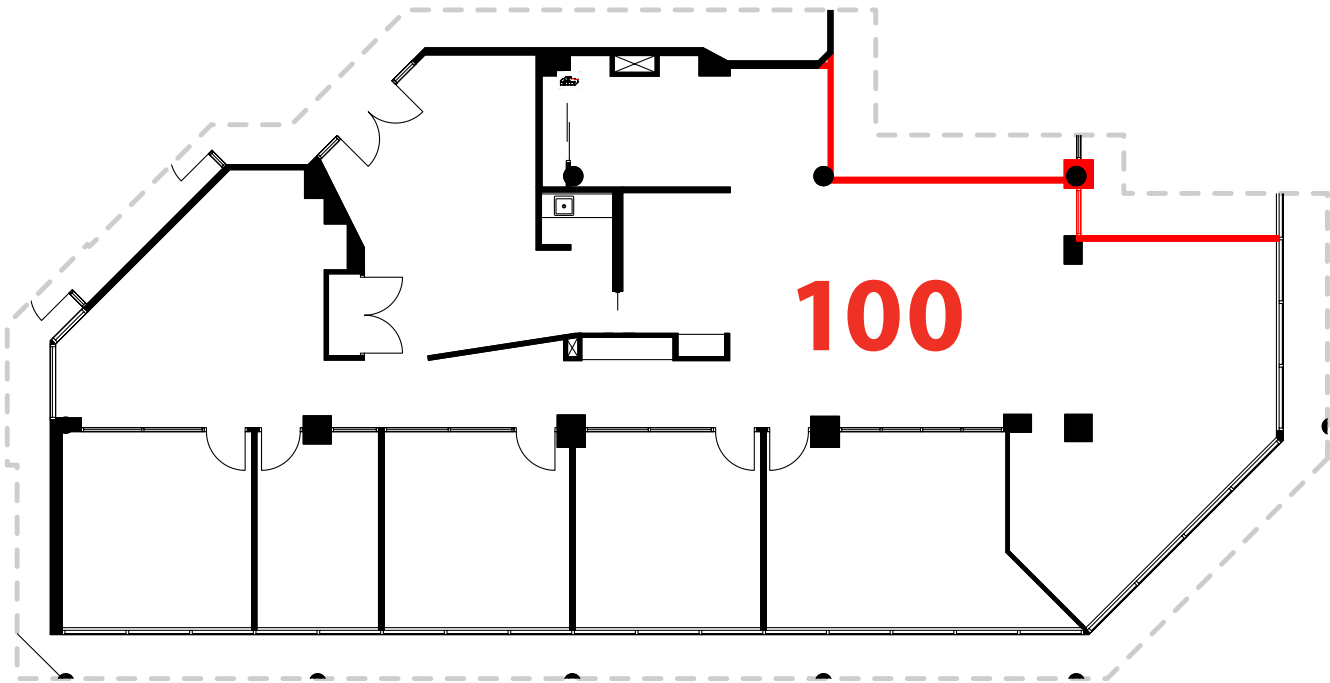


4145 NORTH SERVICE ROAD

AVAILABLE IMMEDIATELY
GROUND FLOOR
SUITE 100: 3,954 SF



CLICK FOR VIRTUAL TOUR
Suite 100



FLOOR PLANS

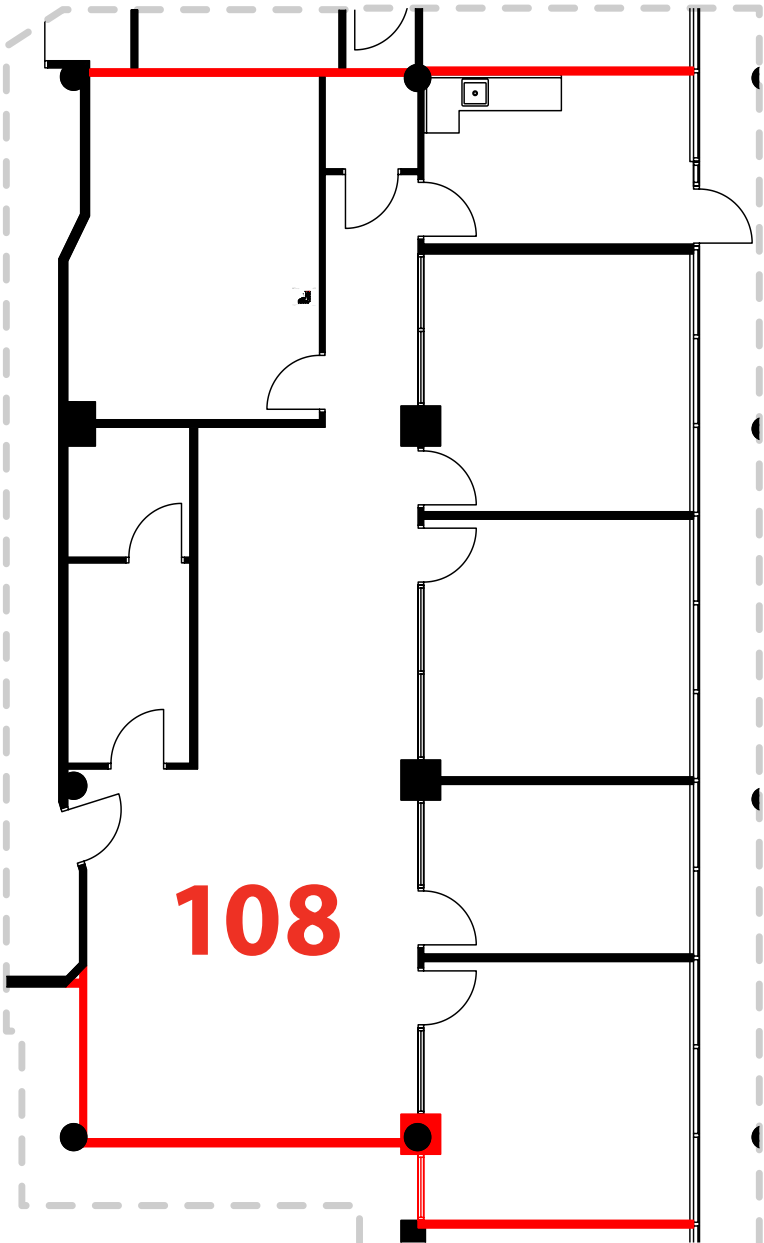


4145 NORTH SERVICE ROAD

AVAILABLE IMMEDIATELY
GROUND FLOOR
SUITE 108: 2,537 SF



CLICK FOR VIRTUAL TOUR
Suite 108



FLOOR PLANS

AVISON
YOUNG

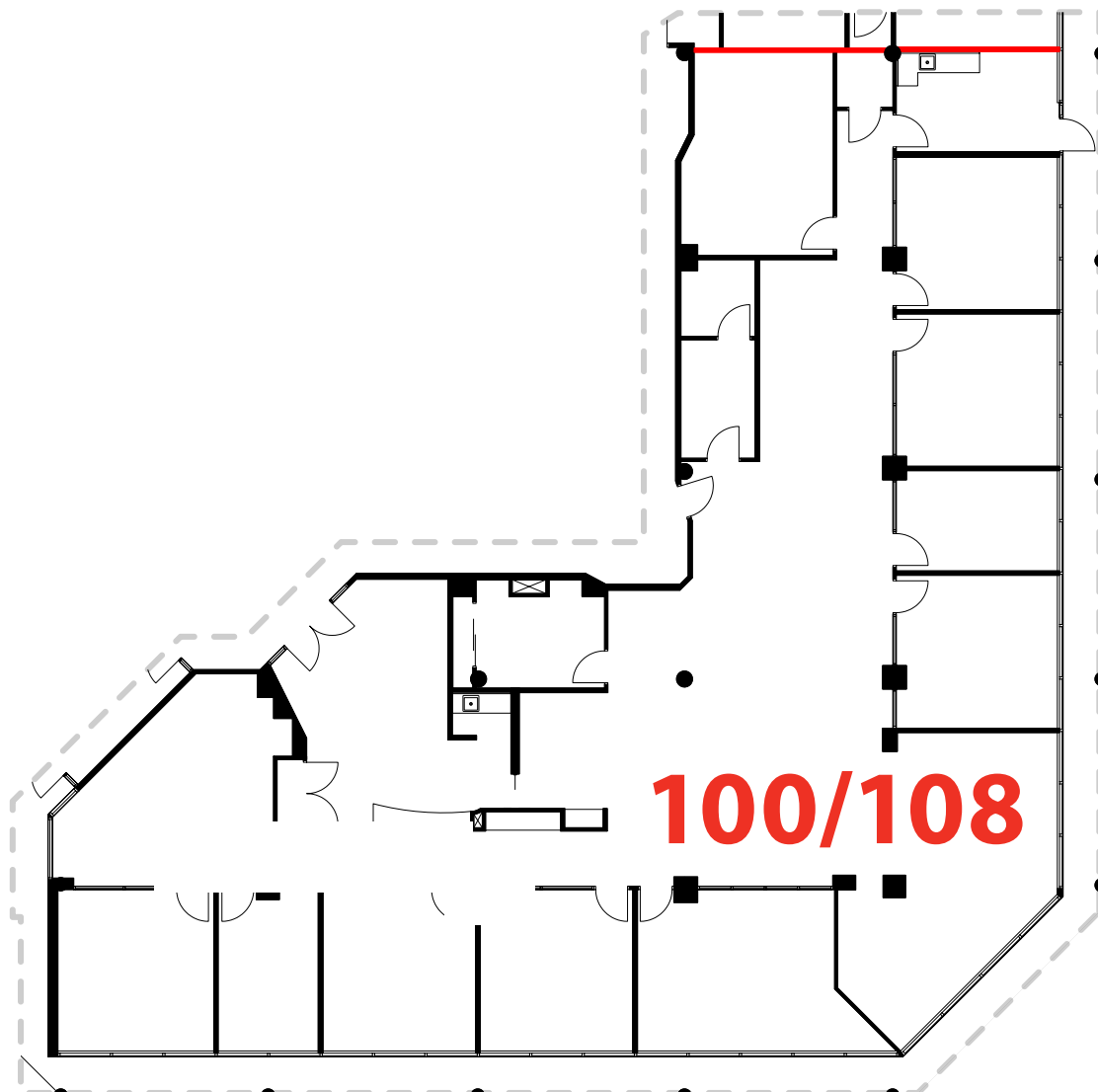
LANDECK PROPERTIES
INC.

4145 NORTH SERVICE ROAD

AVAILABLE IMMEDIATELY
GROUND FLOOR
SUITE 100/ 108: 6,491 SF



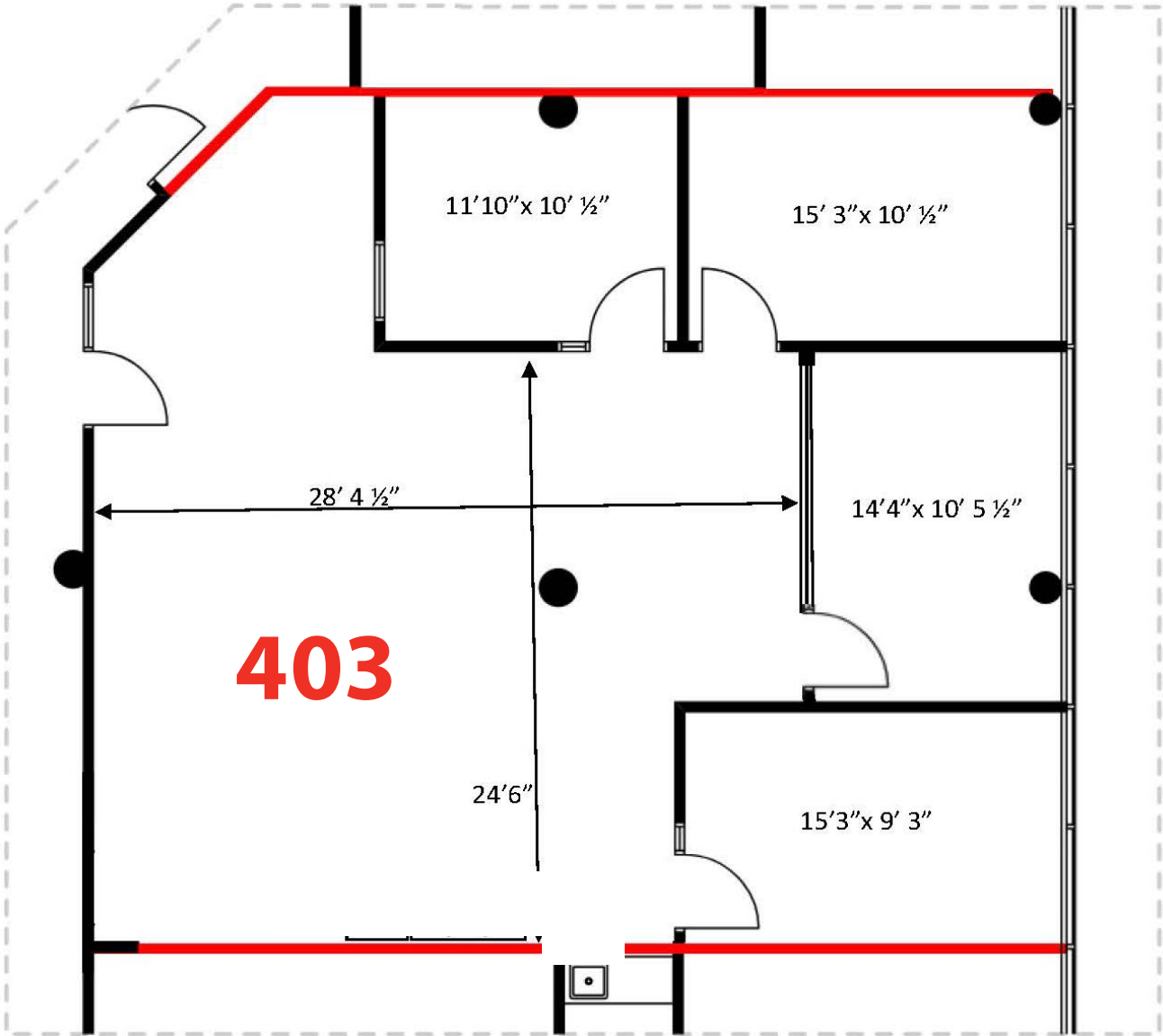
CLICK FOR VIRTUAL TOUR
Suite 100/ 108



4145 NORTH SERVICE ROAD

AVAILABLE IMMEDIATELY
FOURTH FLOOR
SUITE 403: 1,563 SF

 [CLICK FOR VIRTUAL TOUR](#)
Suite 403

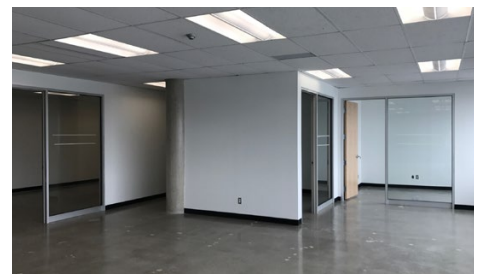
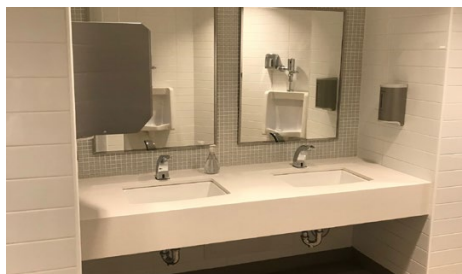
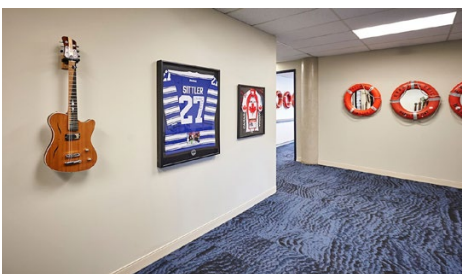
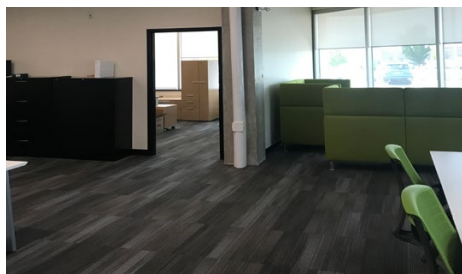


PHOTOS

1001
CHAMPLAIN AVENUE

&

4145
NORTH SERVICE ROAD





For more information, please contact:

Kurt Love, SIOR
Sales Representative, Vice President
416.997.9460
kurt.love@avisonyoung.com

Jeff Flemington, CCIM, SIOR, LEED AP
Broker, Principal, Executive Vice President
905.283.2336
jeff.flemington@avisonyoung.com

**AVISON
YOUNG**



Avison Young Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301 Mississauga, Ontario, Canada L5B 1M5

T 905.712.2100 F 905.712.2937 avisonyoung.com

© 2025, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

1001 & 4145
CHAMPLAIN AVENUE NORTH SERVICE ROAD
BURLINGTON, ON

