

**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 | **&** | **4145**
CHAMPLAIN AVENUE | NORTH SERVICE ROAD
BURLINGTON, ON

WELCOME
TO THE
NEW ▶
CHAMPLAIN
OFFICE CAMPUS



1001 CHAMPLAIN AVE & 4145 NORTH SERVICE ROAD

ASKING RENT:

\$18.00 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 Sept 1st, 2026

SUITE 203: 2,816 sf

Model Suite Available Immediately

SUITE 204: 2,368 sf



CLICK FOR VIRTUAL TOUR

4145 NORTH SERVICE ROAD

SUITE 100: 3,954 sf

Model Suite Available Immediately



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SUITE 306: 2,655 sf

Model Suite Available July 1st, 2026

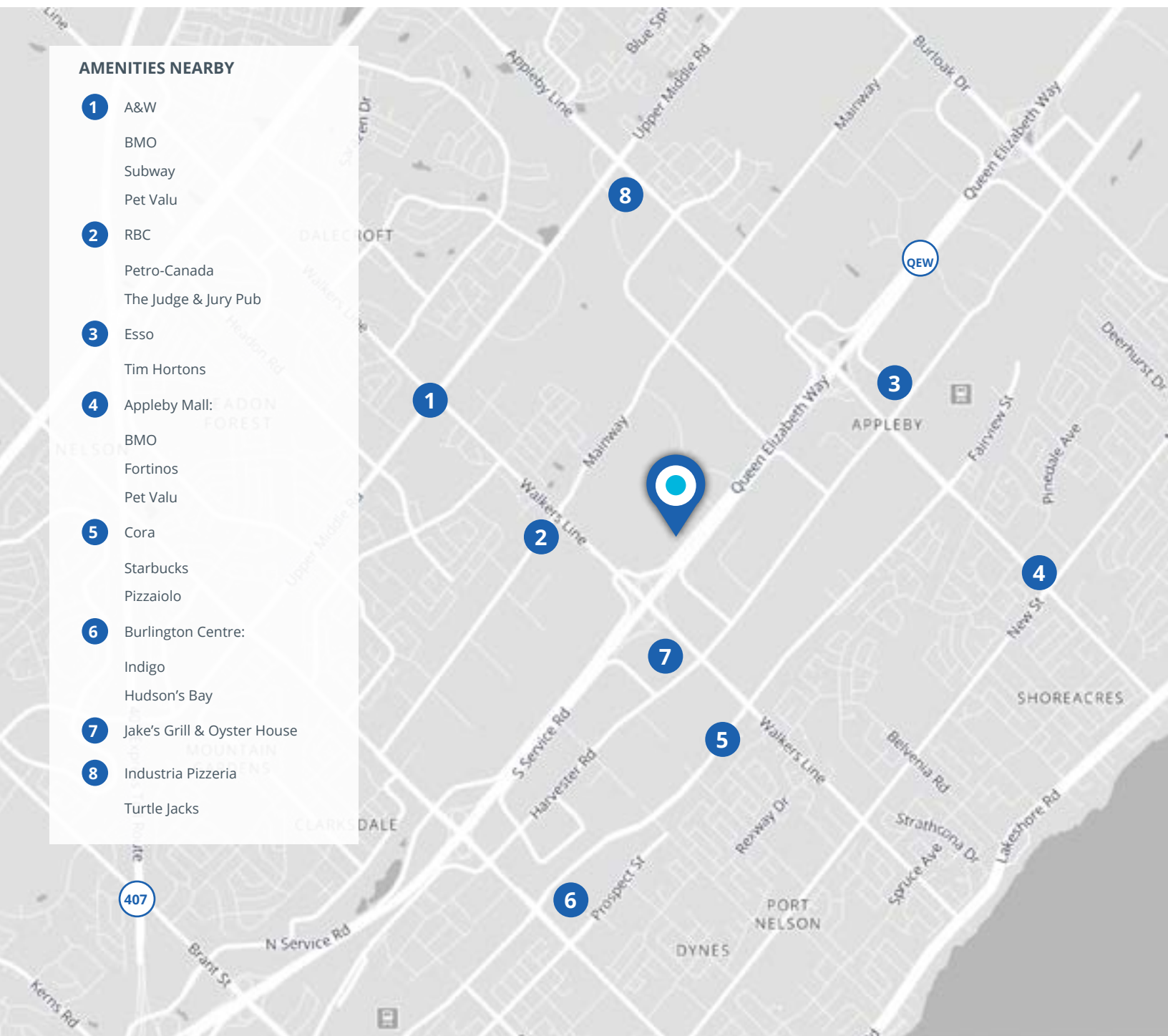
SUITE 403: 1,563 sf

Model Suite Available Immediately



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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

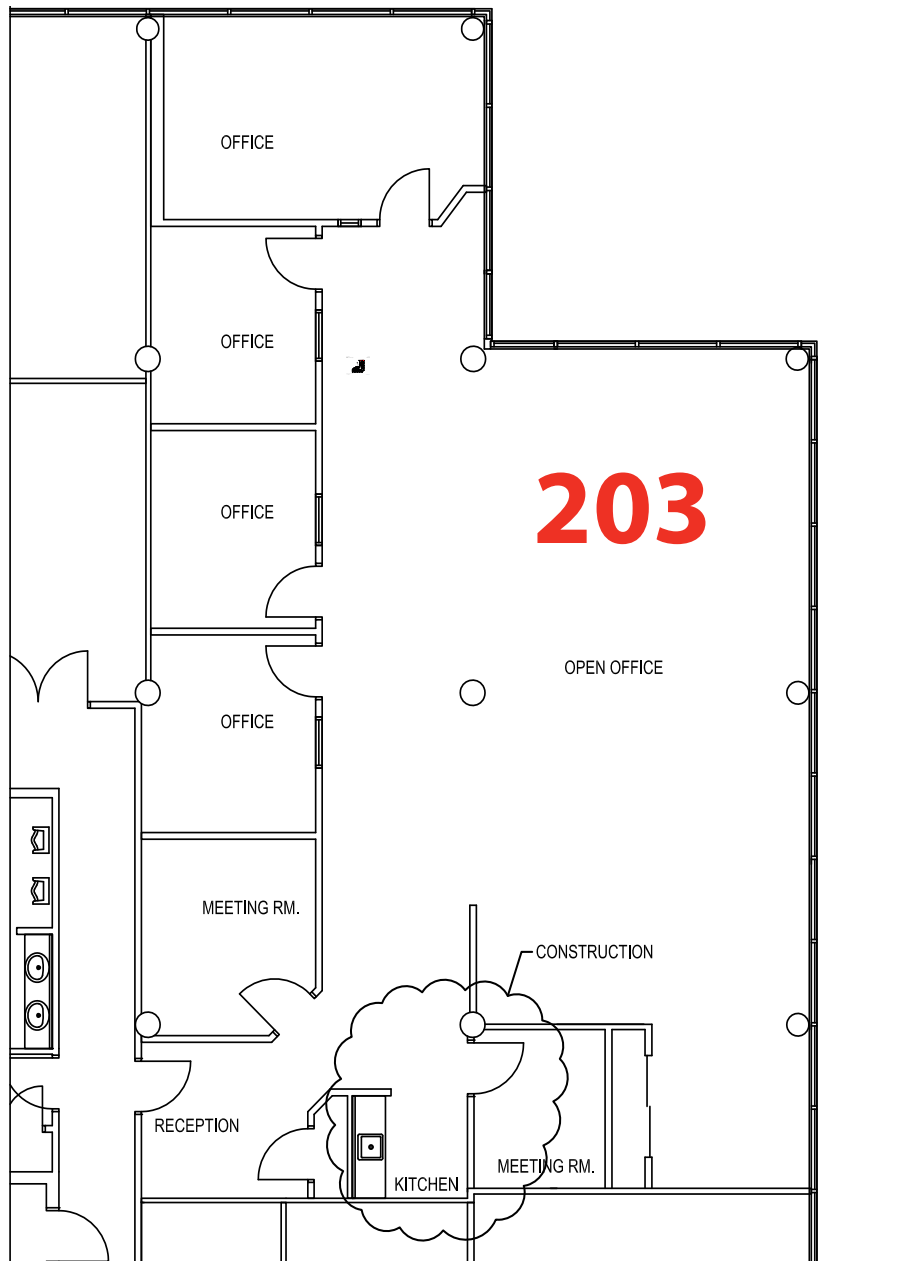
FLOOR PLANS

AVISON
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LANDECK PROPERTIES
INC.

1001 CHAMPLAIN AVENUE

AVAILABLE SEPTEMBER 1ST, 2026
MODEL SUITE - SECOND FLOOR
SUITE 203: 2816 SF



FLOOR PLANS

AVISON
YOUNG

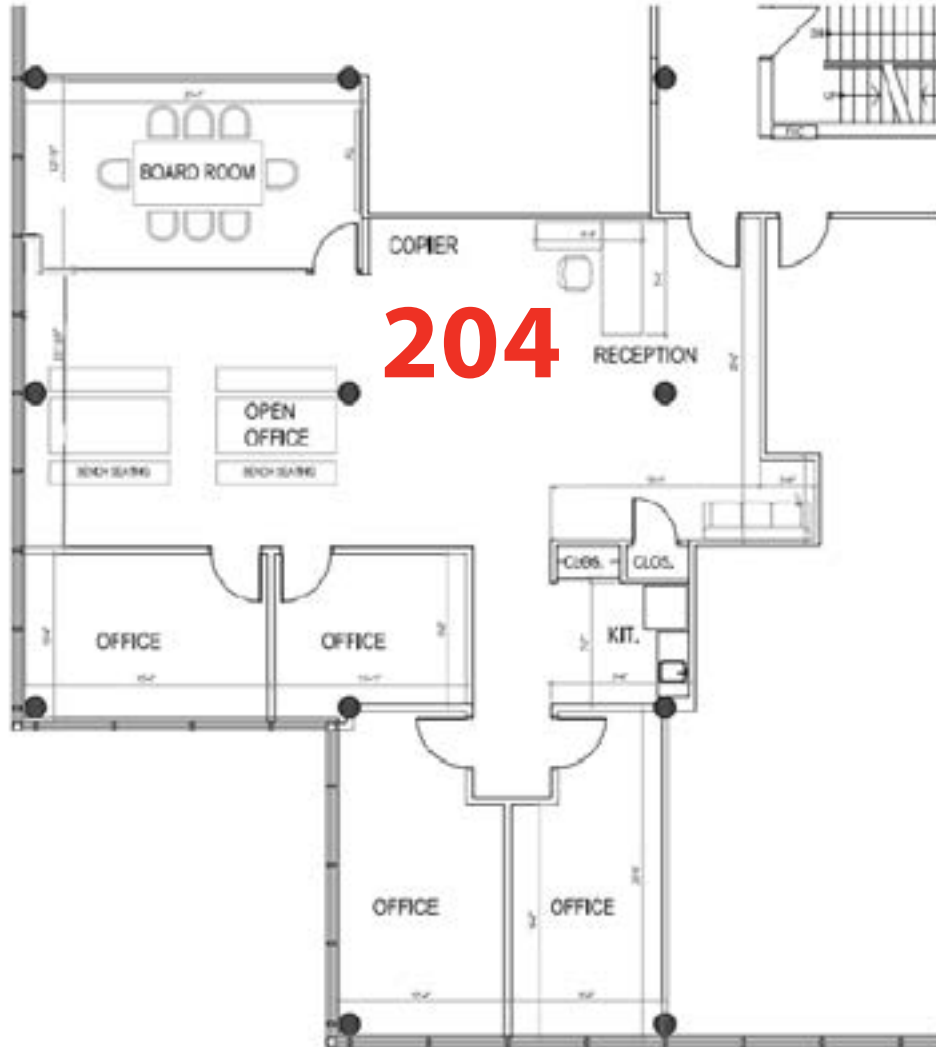
LANDECK PROPERTIES
INC.

1001 CHAMPLAIN AVENUE

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



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FLOOR PLANS

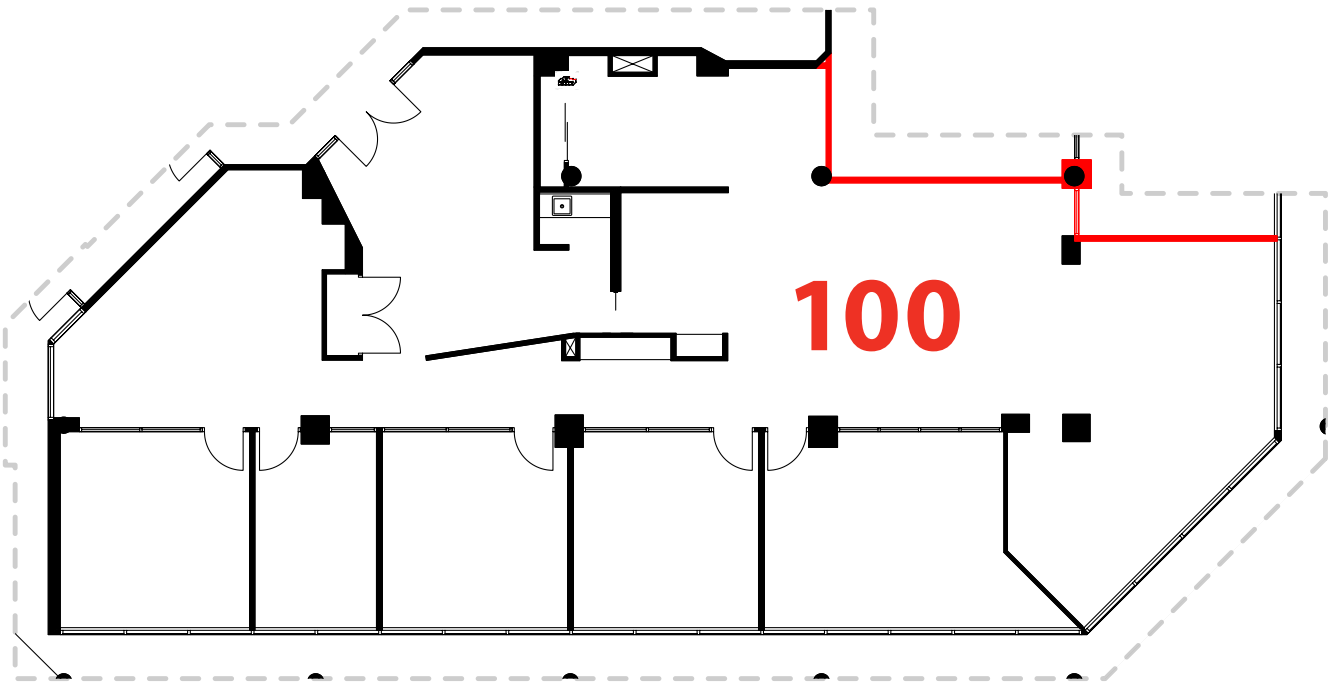
AVISON
YOUNG

LANDECK PROPERTIES
INC.

4145 NORTH SERVICE ROAD

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

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Suite 100



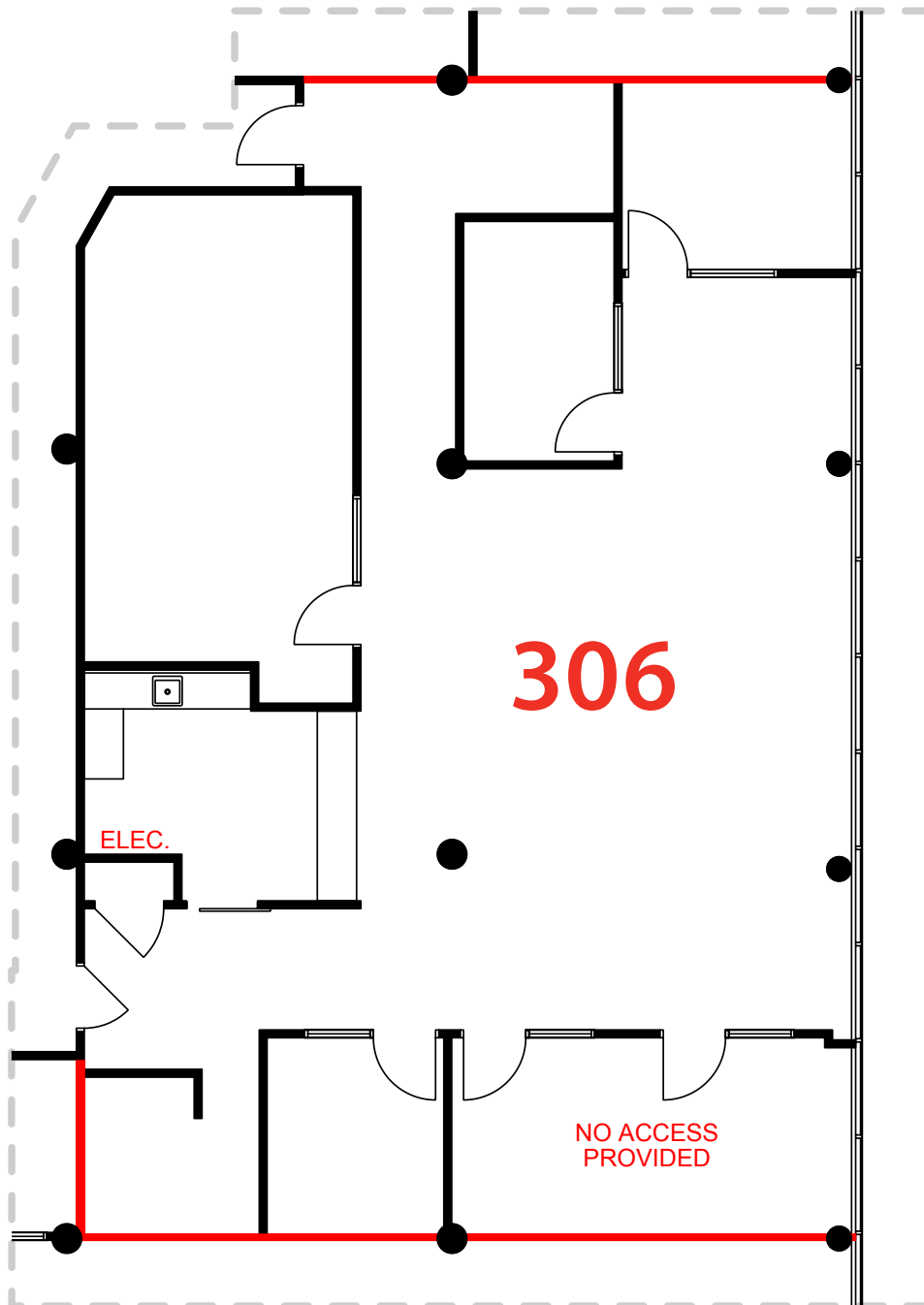
FLOOR PLANS

AVISON
YOUNG

LANDECK PROPERTIES
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4145 NORTH SERVICE ROAD

AVAILABLE JULY 1st, 2026
MODEL SUITE - THIRD FLOOR
SUITE 306: 2,655 SF



FLOOR PLANS

AVISON
YOUNG

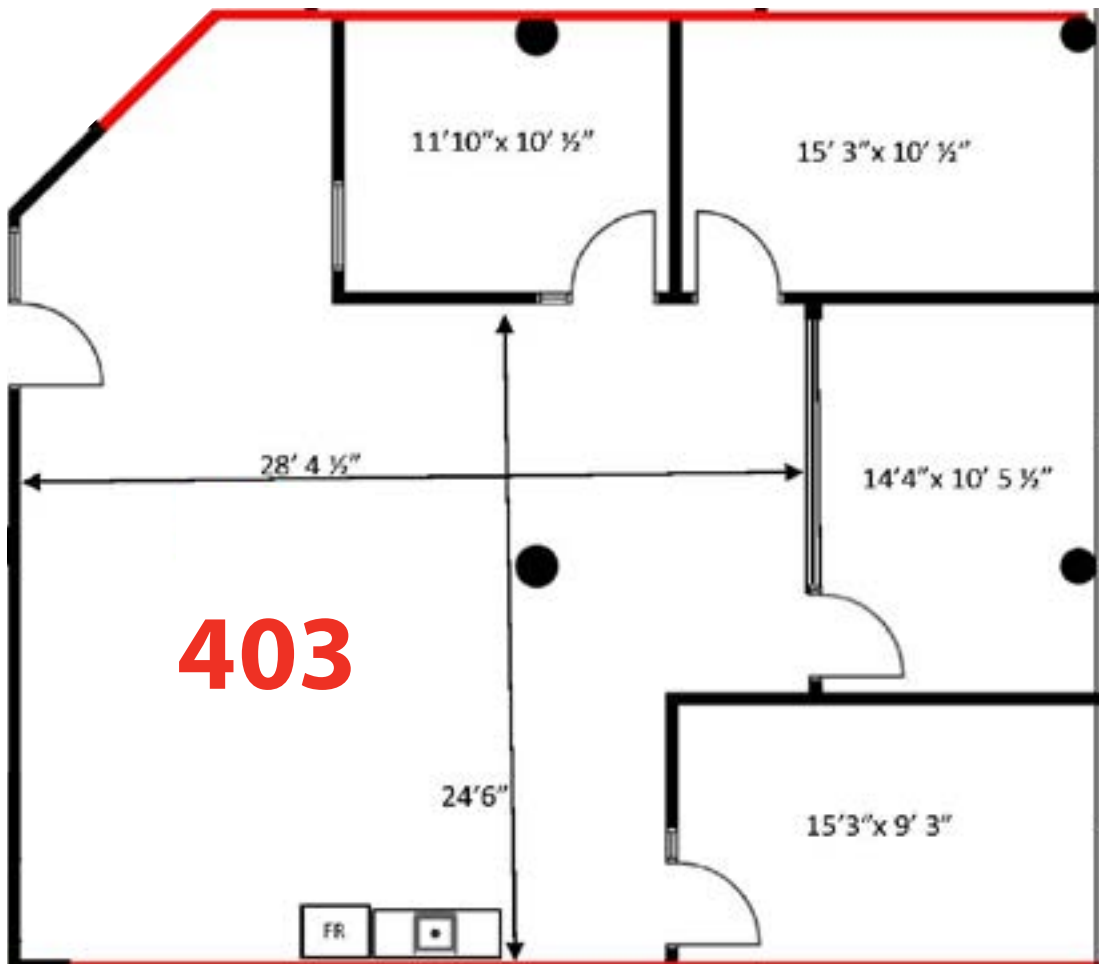
LANDECK PROPERTIES
INC.

4145 NORTH SERVICE ROAD

AVAILABLE IMMEDIATELY
MODEL SUITE - FOURTH FLOOR
SUITE 403: 1,563 SF



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Suite 403



PHOTOS

1001

CHAMPLAIN AVENUE

|
&
|

4145

NORTH SERVICE ROAD





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1001 & 4145
CHAMPLAIN AVENUE NORTH SERVICE ROAD
BURLINGTON, ON

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AVENUE BURLINGTON, ON

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