

**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

Available May 1st, 2026.....

**SUITE 204: 2,368 sf**

# 4145

 NORTH SERVICE ROAD

**SUITE 100: 3,954 sf**

.....Available Immediately



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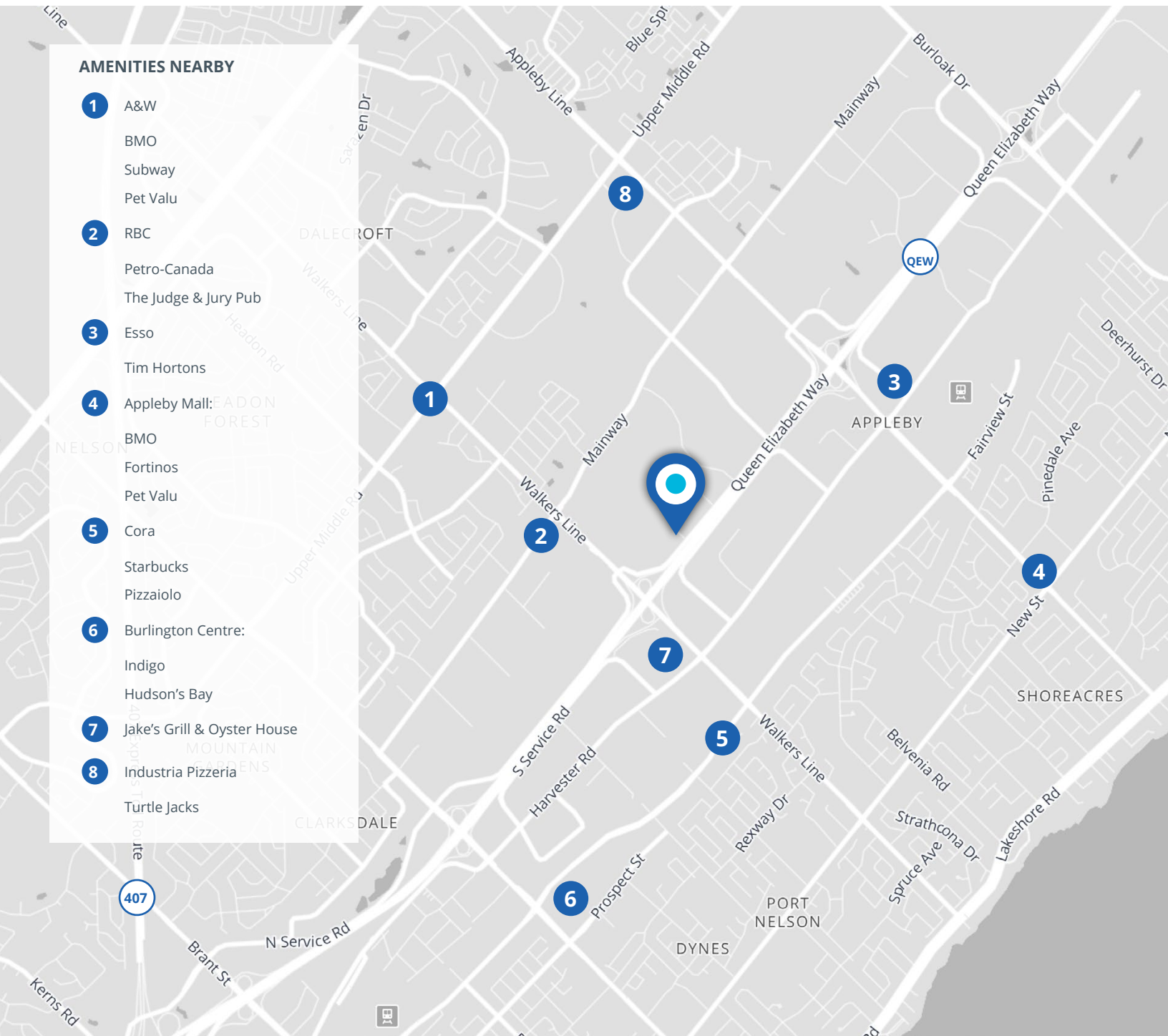
**SUITE 403: 1,563 sf**

.....Model Suite Available Immediately



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- › 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

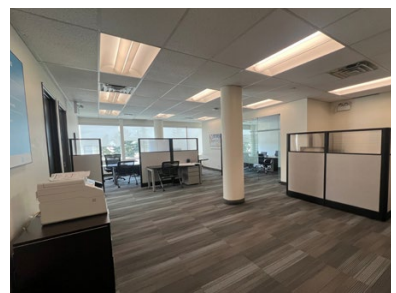
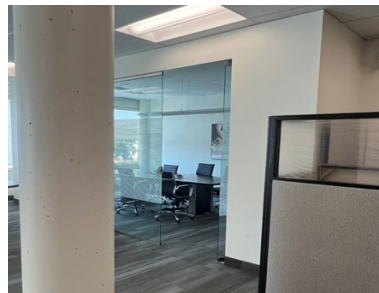
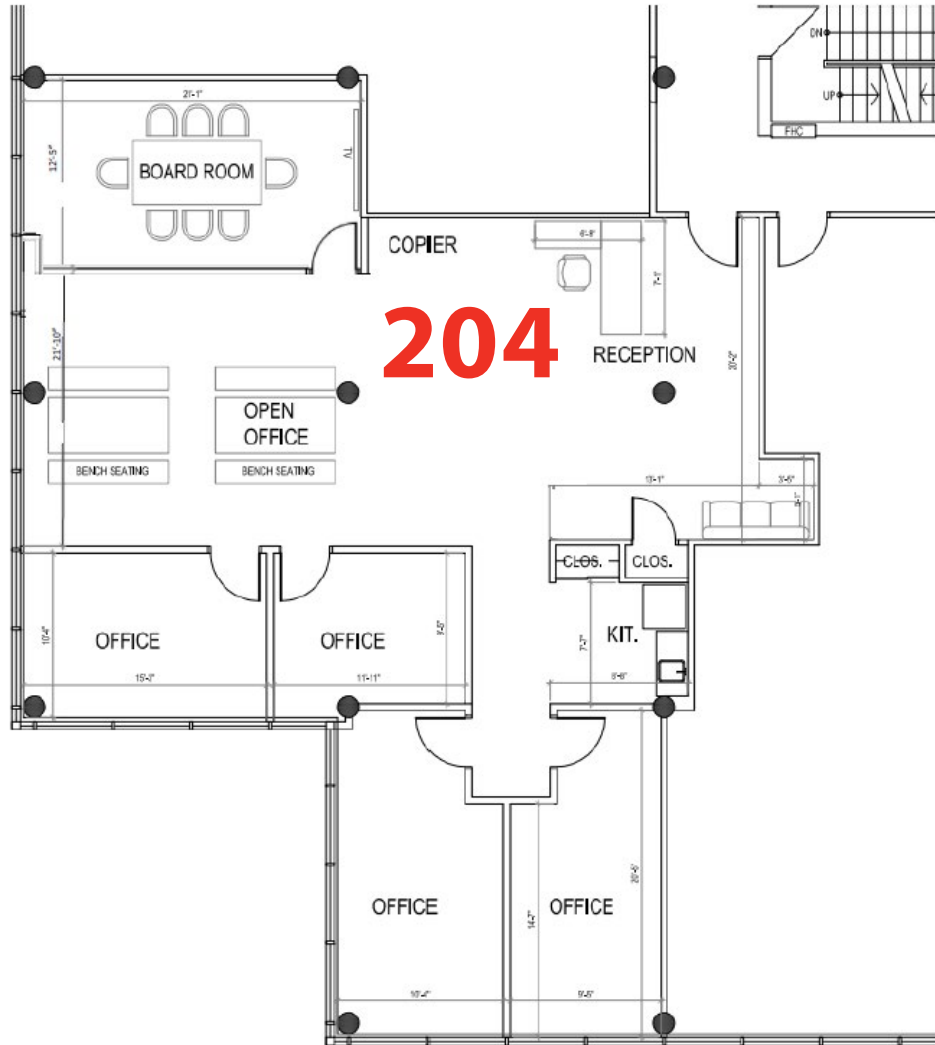
# FLOOR PLANS

AVISON  
YOUNG

LANDECK PROPERTIES  
INC.

1001 CHAMPLAIN AVENUE

AVAILABLE: MAY 1ST, 2026  
MODEL SUITE - SECOND FLOOR  
SUITE 204: 2,368 SF



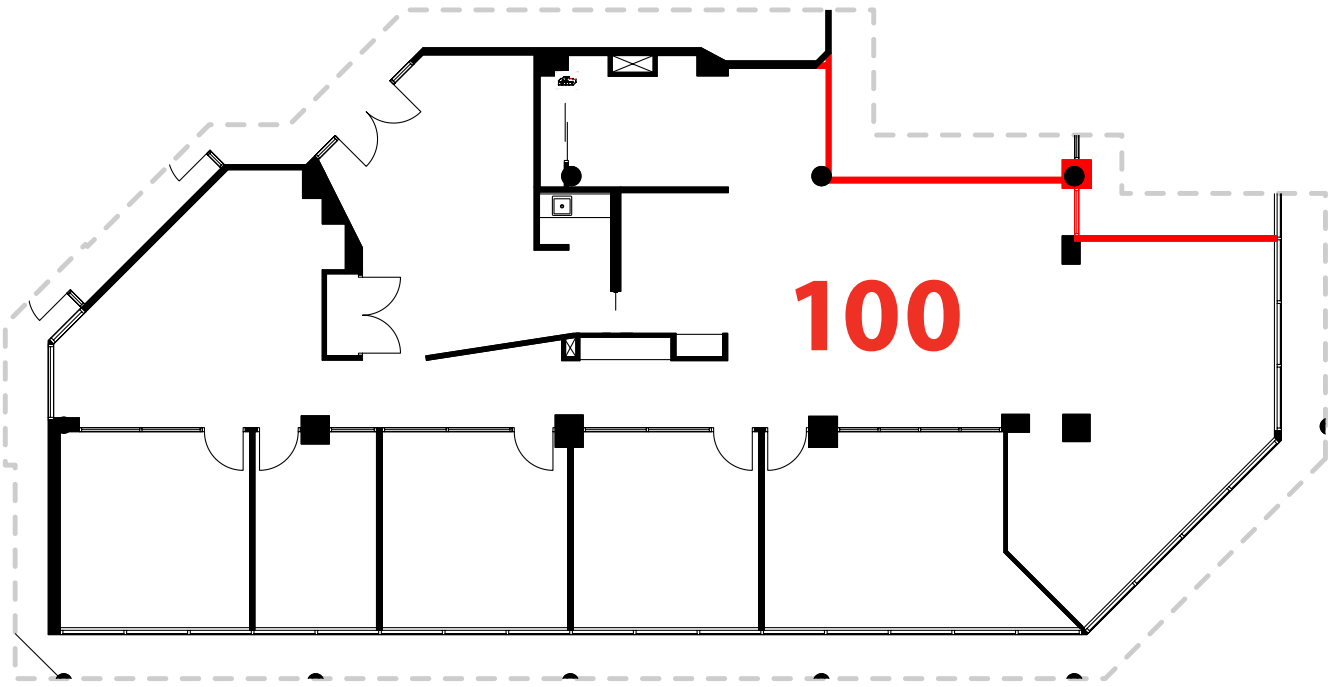
# FLOOR PLANS



4145 NORTH SERVICE ROAD

AVAILABLE IMMEDIATELY  
GROUND FLOOR  
SUITE 100: 3,954 SF

 [CLICK FOR VIRTUAL TOUR](#)  
Suite 100



# FLOOR PLANS

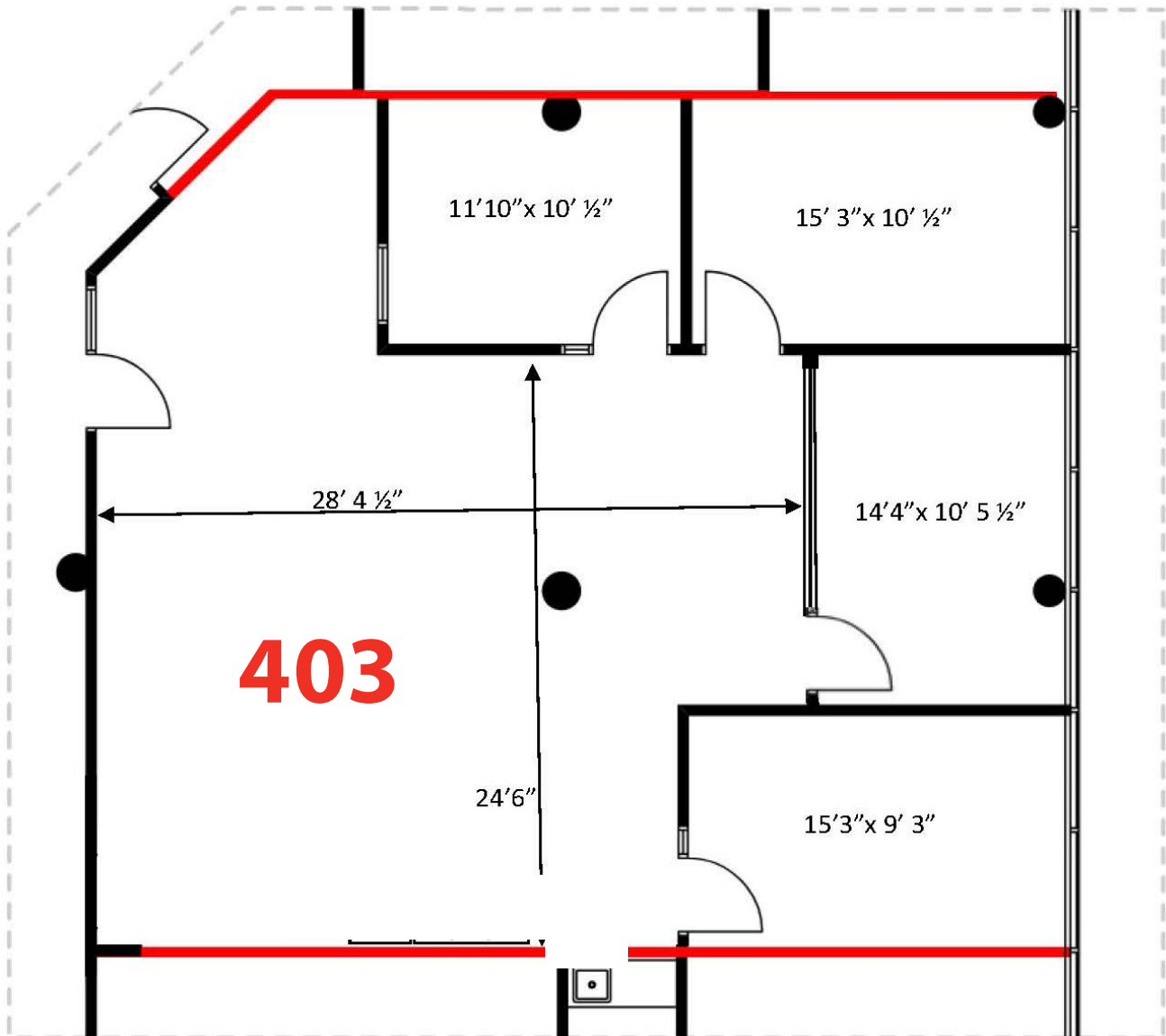
AVISON  
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LANDECK PROPERTIES  
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4145 NORTH SERVICE ROAD

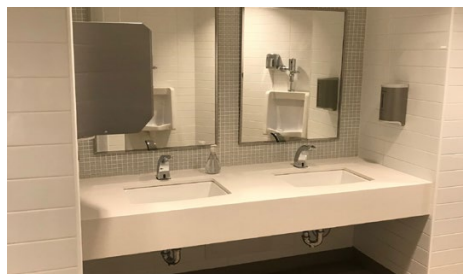
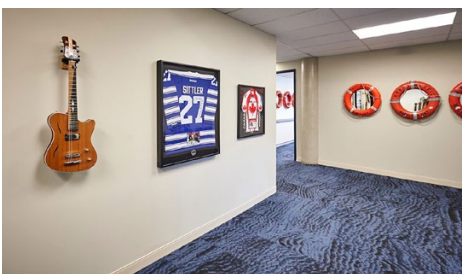
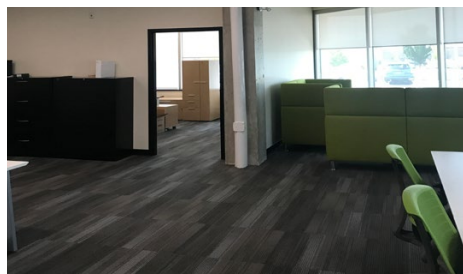
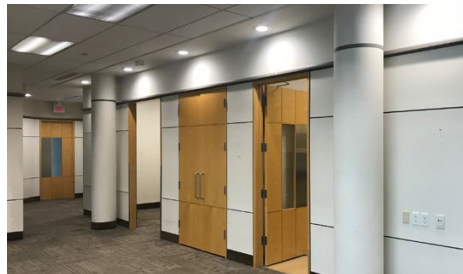
AVAILABLE IMMEDIATELY  
FOURTH FLOOR  
SUITE 403: 1,563 SF

 [CLICK FOR VIRTUAL TOUR](#)  
Suite 403



# PHOTOS

1001 | & | 4145  
CHAMPLAIN AVENUE | 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

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Platinum member

**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](http://avisonyoung.com)

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1001 & 4145  
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