



5035 & 5045

SOUTH SERVICE ROAD

CLASS 'A' SUBURBAN OFFICE INVESTMENT OPPORTUNITY

99% OCCUPANCY | **61% INVESTMENT-GRADE (BY SF)** | **14-YEAR** TENURE



The Opportunity

Jones Lang LaSalle Real Estate Services Inc. (“JLL” the “Advisor”) is pleased to offer for sale a 100% freehold interest in **5035 & 5045 South Service Road, Burlington, Ontario** (the “Property”). Institutionally owned and managed since 2011, the Property comprises two Class ‘A’ suburban office buildings totalling 157,487 square feet (“sf”) of high-quality office space, featuring modernized common areas and on-site amenities, including a café, tenant lounge area, fitness and conference centres. Situated on an 8.5-acre corner site with direct exposure to the Queen Elizabeth Way (“QEW”) at the Appleby Line interchange, the Property offers ample surface parking and benefits from exceptional access and exposure to one of Ontario’s busiest highways, facilitating connections to several major 400-series highways and surrounding markets. The Property is centrally located within Burlington’s core commercial district, offering excellent transit connectivity to Burlington Transit (“BT”) bus services and the Appleby GO Station, as well as convenient access to local amenities.

The Property is currently 99% leased to a roster of institutional and investment-grade tenancies, including Laurentian Bank, TD Insurance and Manulife.

Offering Highlights

- Opportunity to acquire a Class ‘A’ suburban office campus within GTA West
- Expansive site offering excellent connectivity, direct exposure and access to QEW
- Flexible design with centre-core floor plates suitable for single or multi-tenant use
- Exceptional occupancy profile with ±60% of GLA leased to investment-grade tenancies
- Significant capital investments exceeding \$6.1m since 2019, including recent common area upgrades to lobbies, café, gym, shower facilities and WiFi lounge



Site Area:
8.5 acres



Year Built:
1998-1999



Building Class:
Class ‘A’



Number of Storeys:
6 storeys (5035 South Service)
5 storeys (5045 South Service)



Total Area:
157,487 sf
86,246 sf (5035 South Service)
71,241 sf (5045 South Service)



Average Floor Plate:
±15,000 sf



Occupancy*
99%



W.A.L.T.*
3.4 Years



Parking:
786 surface stalls
(5.0 stalls per 1,000 sf)



Certification:
BOMA Best Gold

*Includes TD Insurance expansion; terms negotiated, lease execution pending



Investment Highlights

01

Exceptional Asset Quality

Situated on an expansive 8.5-acre parcel, the Property comprises two buildings spanning five and six storeys, respectively, totalling 157,487 sf of Class 'A' office space. The buildings have benefitted from a long history of institutional management that is reflected in its quality, design and layout, and BOMA Gold certification. Additionally, the Property offers a suite of on-site amenities, including ample surface parking with electric vehicle charging stations, a café, a WiFi lounge, a fitness centre with shower facilities and conference spaces, creating a premier suburban office campus setting.



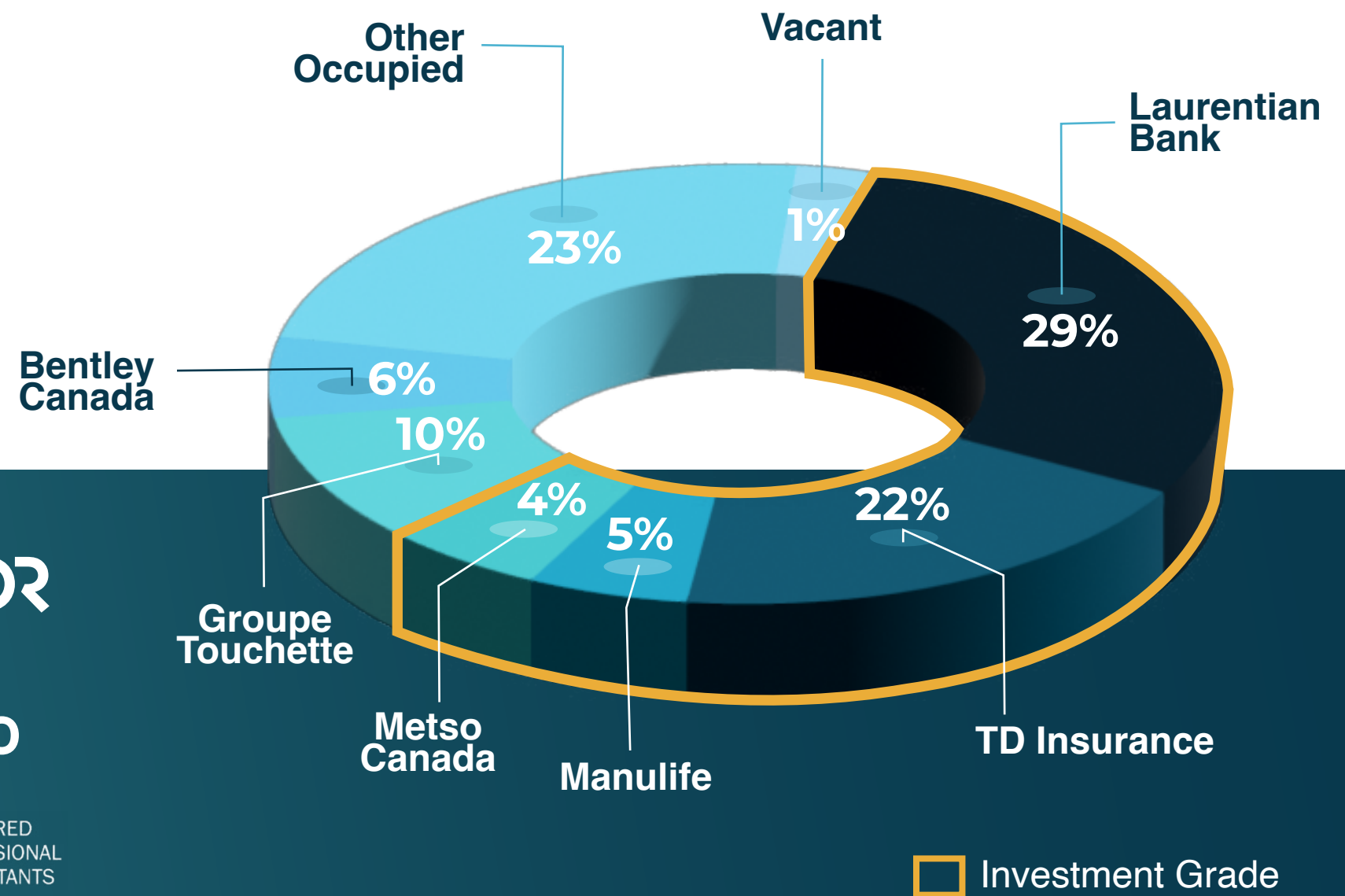
02

High-Quality Tenant Roster

The Property is 99% leased to a roster of high-quality tenants from various industries, including financial services, insurance, automotive, mining equipment and technology, with notable credit tenancies including Laurentian Bank, TD Insurance, and Manulife. Collectively, the tenants offer a W.A.L.T. of 3.4 years and pay average net rents of approximately \$17.63 psf. Owing to highly functional floor plates and quality tenant build-outs, the Property has benefitted from strong tenant retention, with an average tenure of 13.8 years for existing tenancies. With approximately 60% of the total occupied area leased to investment-grade companies, the Property presents prospective purchasers with highly secure cash flows.

All tenancy stats reflect TD Insurance expansion; terms negotiated, lease execution pending.

Tenancy Profile (by GLA)





LEGEND

Burlington Transit

Route 80 (Harvester)

Route 11 (Sutton Alton)

Combined Routes

Rail

Go Train – Lakeshore West

CN Rail

metro

ACTIVATE

Clothes That Work

Mark's

LOT 88

STEAKHOUSE & BAR

value

village

SHOPPERS

DRUG MART

Canada

Computers

CANADIAN

TIRE

Beestown

PUBLIC HOUSE

MOVATI

ATHLETIC

CENTRE FOR SKILLS

DEVELOPMENT

LCBO

DOLLAR

TREE



**5035 & 5045
South Service Road**

THE HOME DEPOT

WINNERS

Longo's

SWISS CHALET

RESTAURANT & CAFE

CRUNCH

wine rack

KELSEYS

original ROADHOUSE

Sleep Country

CINEPLEX

COSTCO

WHOLESALE

milestones

GRILL + BAR

Brock

University

BURLINGTON

Public Library

Distance	LOCATION
100-200 m	Burlington Transit Stops
800 m	Appleby GO Station
800 m	Queen Elizabeth Way
2.5 km	Appleby Village
2.6 km	RioCan Centre Burloak
3.7 km	Millcroft Shopping Centre
9.0 km	Highway 407 ETR
50 km	Downtown Toronto

Wendy's

Tim Hortons

CIRCLE K

Esso

FORTINOS

Your Supermarket with a heart

JACKSON'S

LANDING

St. Louis

BAR & GRILL

LCBO

Rexall

THE BURGER'S PRIEST

TELUS

BEER

STORE

Home

hardware

CANADA

POST

POSTES

CANADA

BMO

TD

DOLLARAMA

SHOPPERS

DRUG MART

Bright Path

The best start in life

Service

Canada

Starbucks

vive

FITNESS 24/7

DQ

FARMER

Jack's

McDonald's

CIBC

PETRO CANADA



QEW 403

Appleby
Line



APPLEBY

Appleby

ELIZABETH
GARDENS

SHOREACRES

FAIRWAY GLEN

ORCHARD

5

03

Prime GTA West Location

Strategically located within Burlington's main commercial hub, the Property occupies a highly visible corner site just southeast of the Appleby Line and QEW interchange and benefits from exceptional exposure to two of the busiest thoroughfares in the City, which facilitates strategic access to surrounding transit, roadways and local amenities. With immediate access to the QEW, the Property also benefits from exceptional connectivity to neighbouring markets throughout Southwestern Ontario and the Greater Toronto Area ("GTA") via major 400-series highways. Local and regional transit options are conveniently accessible, with several Burlington Transit bus routes and the Appleby GO station located within walking distance of the Property. Additionally, within a short drive are two major shopping destinations – RioCan Centre Burloak and Millcroft Shopping Centre – combining to offer over 800,000 sf of retail space and a diverse mix of nearly 70 retailers, restaurants and services.



04

Resurgent Market Conditions

The Property offers a compelling investment opportunity and is well positioned to benefit from the flight-to-quality trend exhibited by tenants in the market. Growing tenant demand for high-quality office space in transit-oriented locations, combined with virtually no new construction pipeline, has further contributed to the supply-demand imbalance favouring Class 'A' office buildings, which is anticipated to persist until new construction resumes. The Burlington office submarket offers competitive gross rental rates, offering tenants a considerable discount of approximately \$34.29 psf in comparison to downtown Toronto as of Q3-2025. As a result, the Property is optimally positioned to capitalize on robust leasing activity from cost-conscious tenants that are relocating to competitive, quality office space in highly accessible locations.

Offering Process

JLL has been exclusively retained to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. Additionally, interested parties will be invited to submit a Letter of Intent on a specific date that will be communicated by the Advisor.

Free & Clear

The Property is being offered free and clear of any existing debt.

Contact the Advisor

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