



Move-in ready  
unit in a prime  
**Burlington**  
location

**Suite 201**  
**5045 South Service Road**

**Sublease Opportunity**  
**3,964 Sq. Ft.**

**Burlington, ON**



# Property Highlights



Size: 3,964 Sq. Ft.



Sublease Expiry: April 30<sup>th</sup>, 2029



Premises: Suite 201



Asking Net Rent: Contact Listing Agents



Availability: Contact Listing Agents



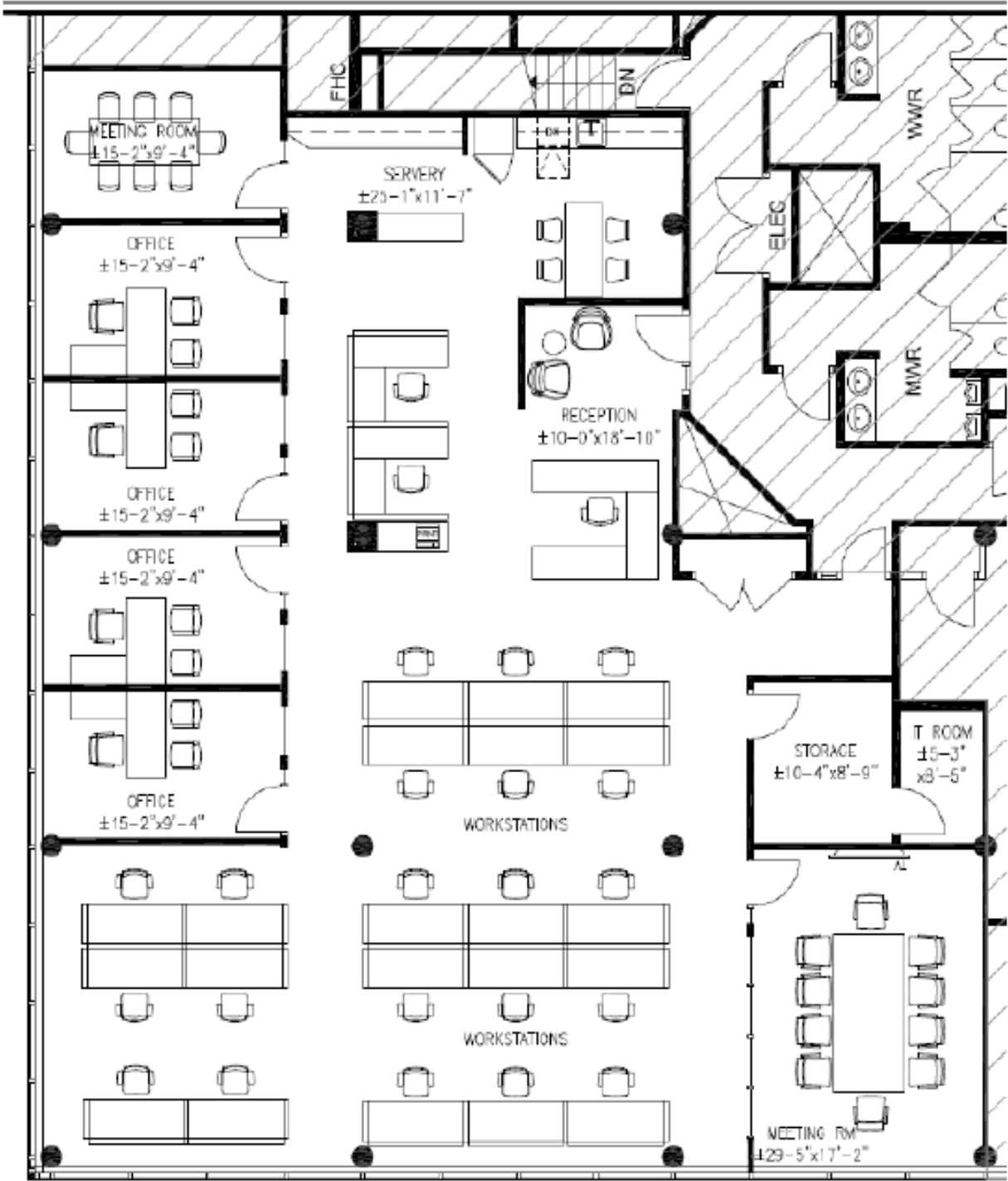
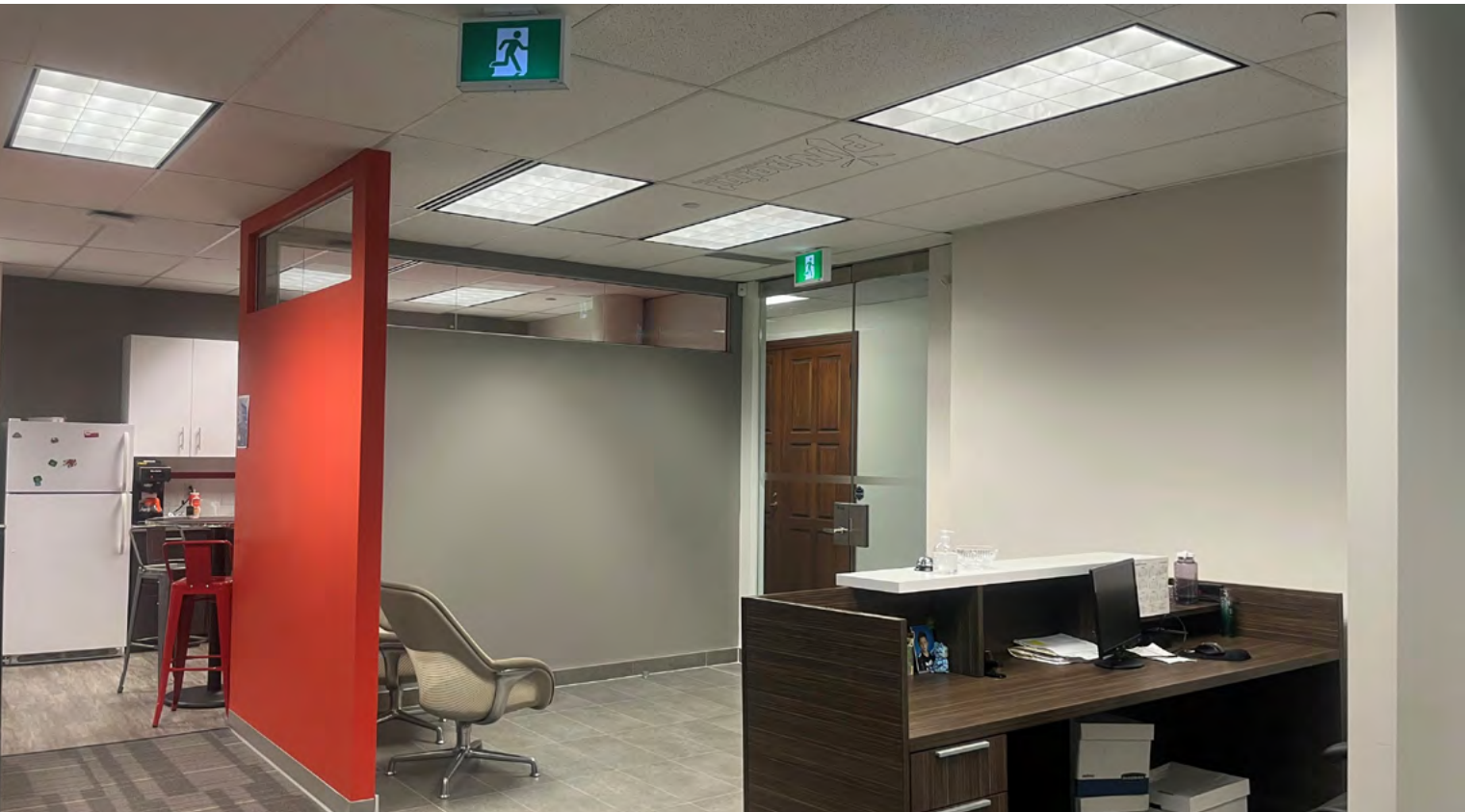
Additional Rent: \$18.19 PSF (2025 est.)

## Suite Specifications

- Prime office sublease in a well-maintained office complex in Burlington, ON
- Turnkey suite that is move-in ready with furniture included
- Building is professionally owned and managed
- On-site Amenities in the complex include a café & wi-fi lounge, fitness centre with shower rooms, and conference centre
- Building has Highway QEW exposure
- Abundant amount of parking stalls
- Quick access to Highway QEW and a multitude of transit options, including connections to the Appleby GO Station



Floor Plan  
Suite 201 - 3,964 Sq. Ft.









Amenities Map

- Amenities

1.

Jacksons Landing

2.

Arby's

3.

Kawartha Dairy

4.

Scaddabush Italian Kitchen & Bar

5.

Nai Restaurant

6.

GameTime Social Burlington

7.

Karahi Boys

8.

Finjan - Middle Eastern Turkish Halal Restaurant

9.

McDonald's

10.

August 8 Oakville

11.

Tabule Oakville

12.

Por Vida Mezcal & Mexican

13.

Plank Restobar

14.

Stagas Bites

15.

Laylak Lebanese Cuisine Oakville

16.

Chick-fil-A

17.

Holiday Inn & Suites Oakville @ Bronte by IHG

18.

Sandman Hotel Oakville

Oakville Transit

- 14 A Lakeshore West
- 34 Pine Glen
- 5

5 Dundas

Burlington Transit

- 15 Appleby - Walkers
- 81 North Service - East & West
- 12 Upper Middle

GO Transit

- 1 Lakeshore West
- 12 B Niagara Falls/Toronto

Hamilton Street Railway

- 18 Waterdown





SEE A BRIGHTER WAY

**Suite 201**

**5045 South Service Road**

**Sublease Opportunity**

**3,964 Sq. Ft.**

**Burlington, ON**

**Michael Navo\***

Executive Vice President  
Sales Representative  
+1 647 296 3070  
michael.navo@jll.com

jll.com

**Celeste Ratray\***

Senior Transaction Manager  
Sales Representative  
+1 416 460 1691  
celeste.ratray@jll.com

**5045**

Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/ portfolio without express or implied warranties of any kind. The property/ portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 JLL Canada. All rights reserved.\*Sales Representative \*\*Broker