

**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**

# 4145 NORTH SERVICE ROAD

**SUITE 100: 3,954 sf**

[CLICK FOR VIRTUAL TOUR](#)

### Model Suite

Available Immediately

**SUITE 306: 2,655 sf**

### Model Suite

Available July 1st, 2026

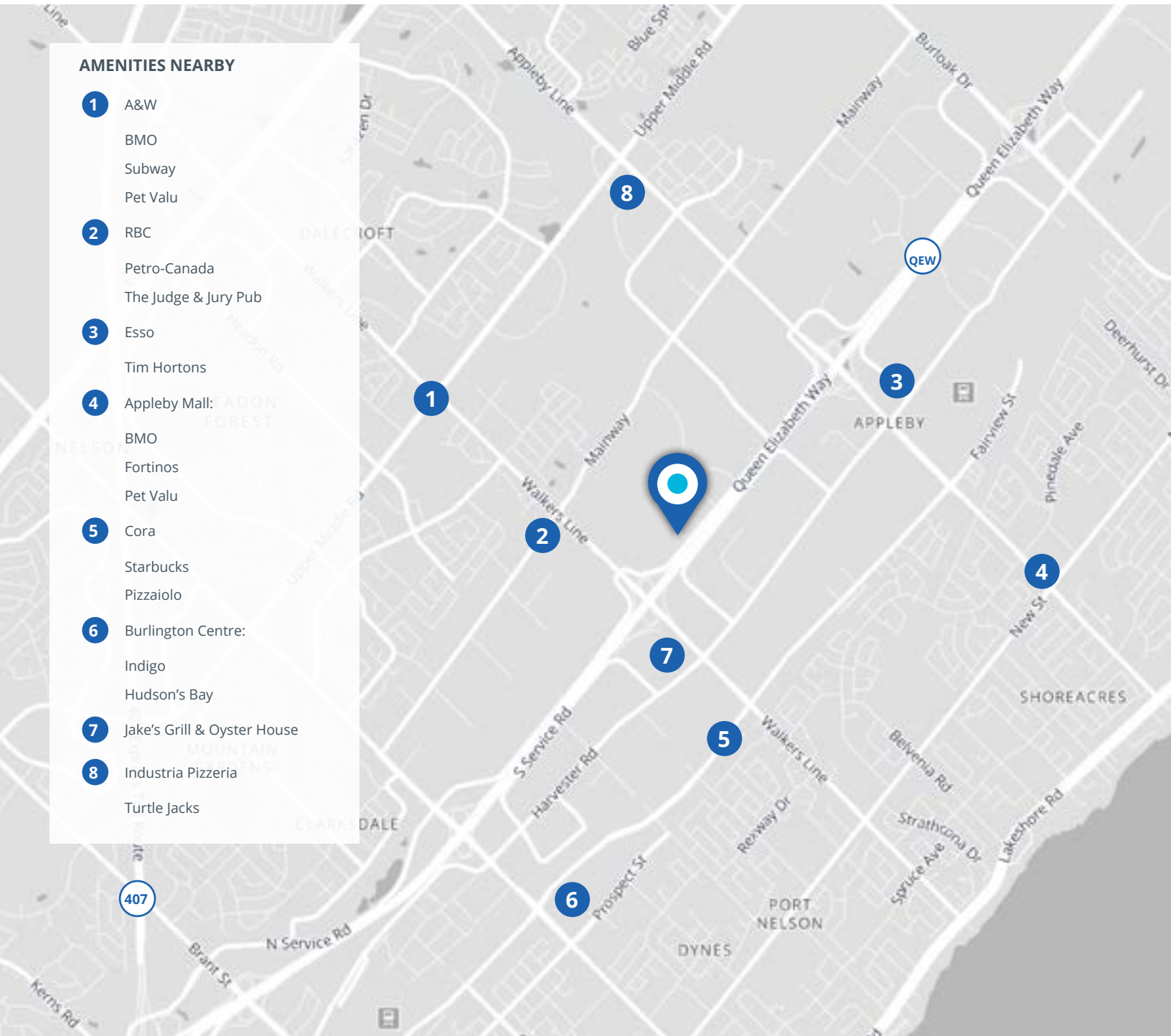
**SUITE 403: 1,563 sf**

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### Model Suite

Available Immediately





- › 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

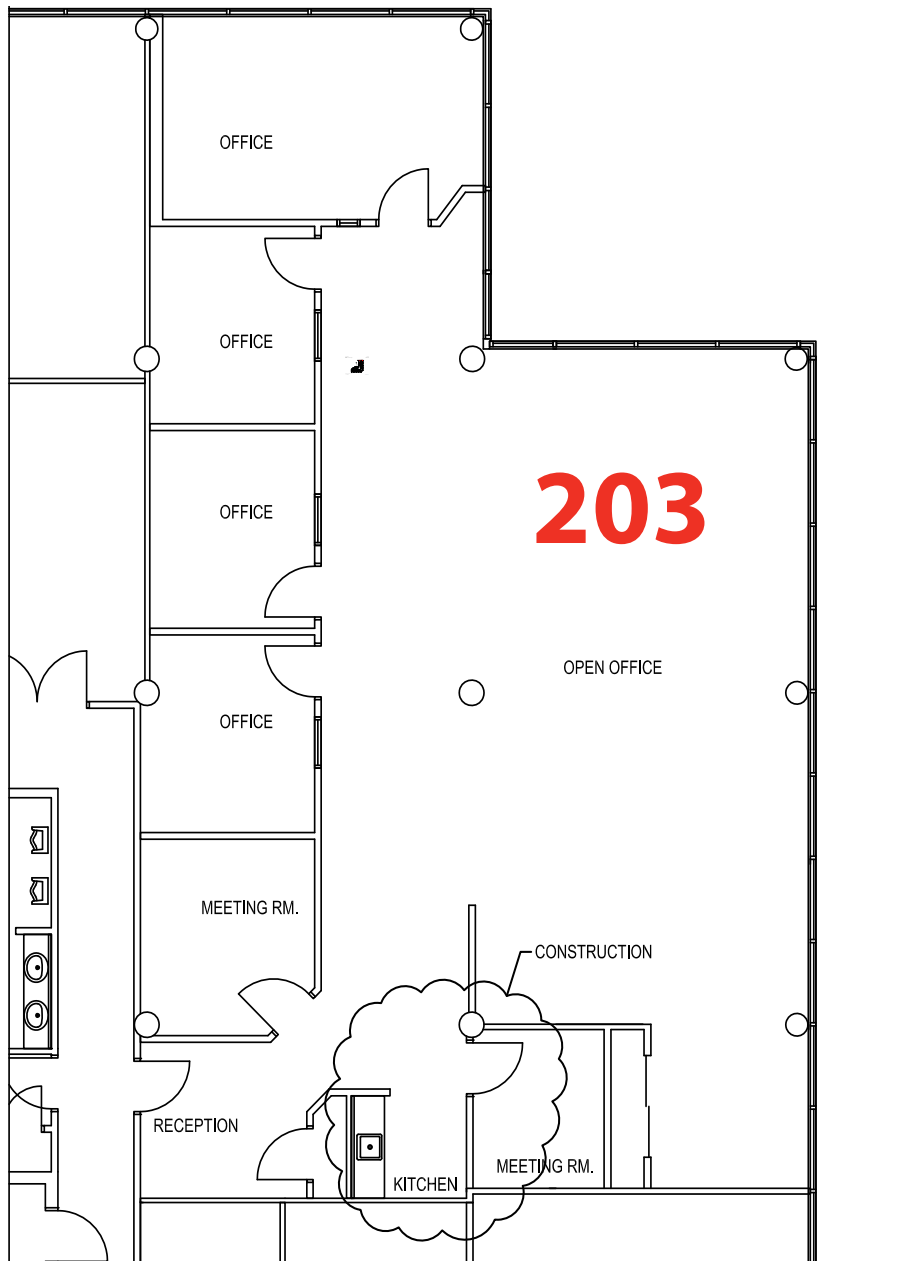
# FLOOR PLANS

AVISON  
YOUNG

LANDECK PROPERTIES  
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1001 CHAMPLAIN AVENUE

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



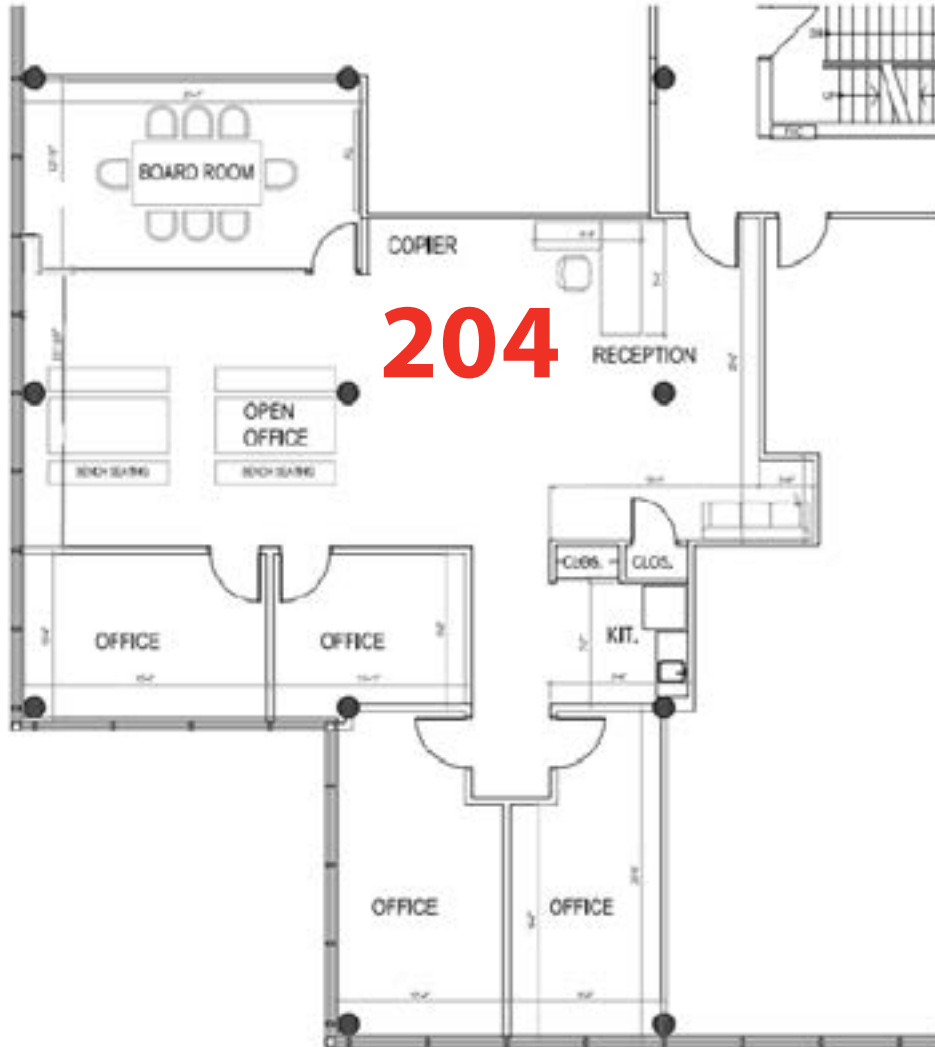
# FLOOR PLANS

AVISON  
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LANDECK PROPERTIES  
INC.

1001 CHAMPLAIN AVENUE

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



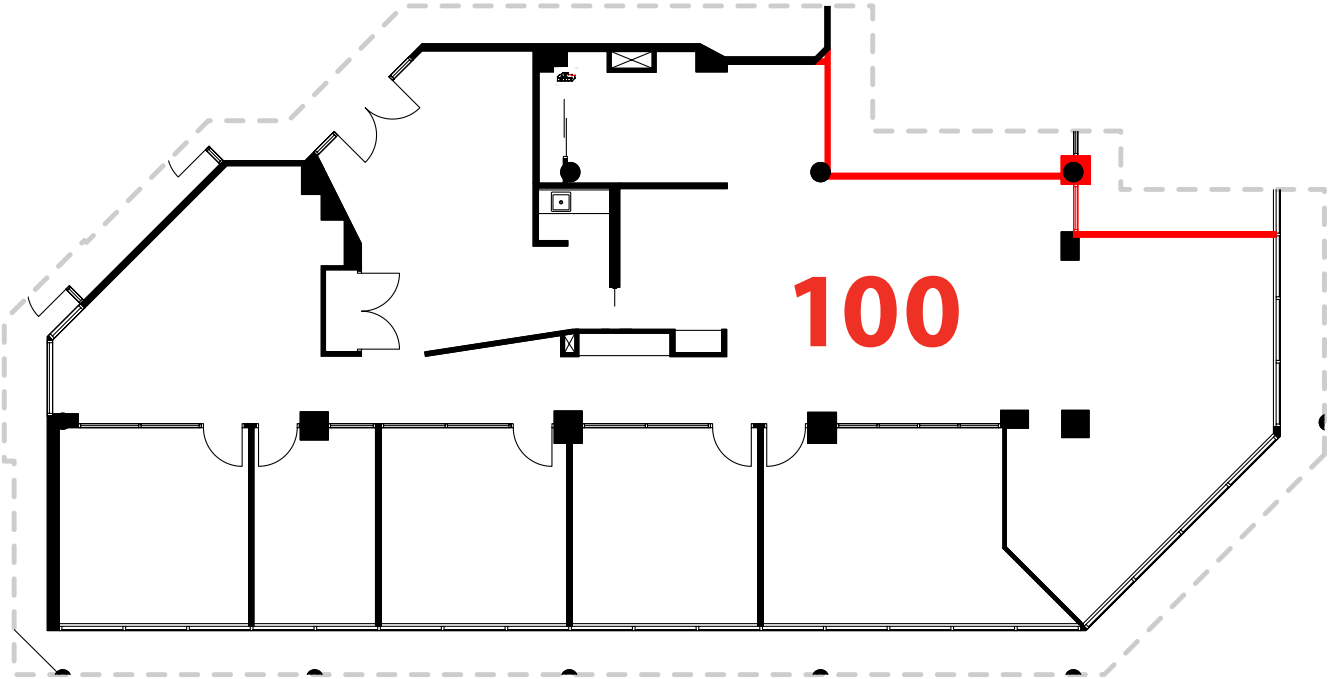
# FLOOR PLANS



4145 NORTH SERVICE ROAD

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

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Suite 100



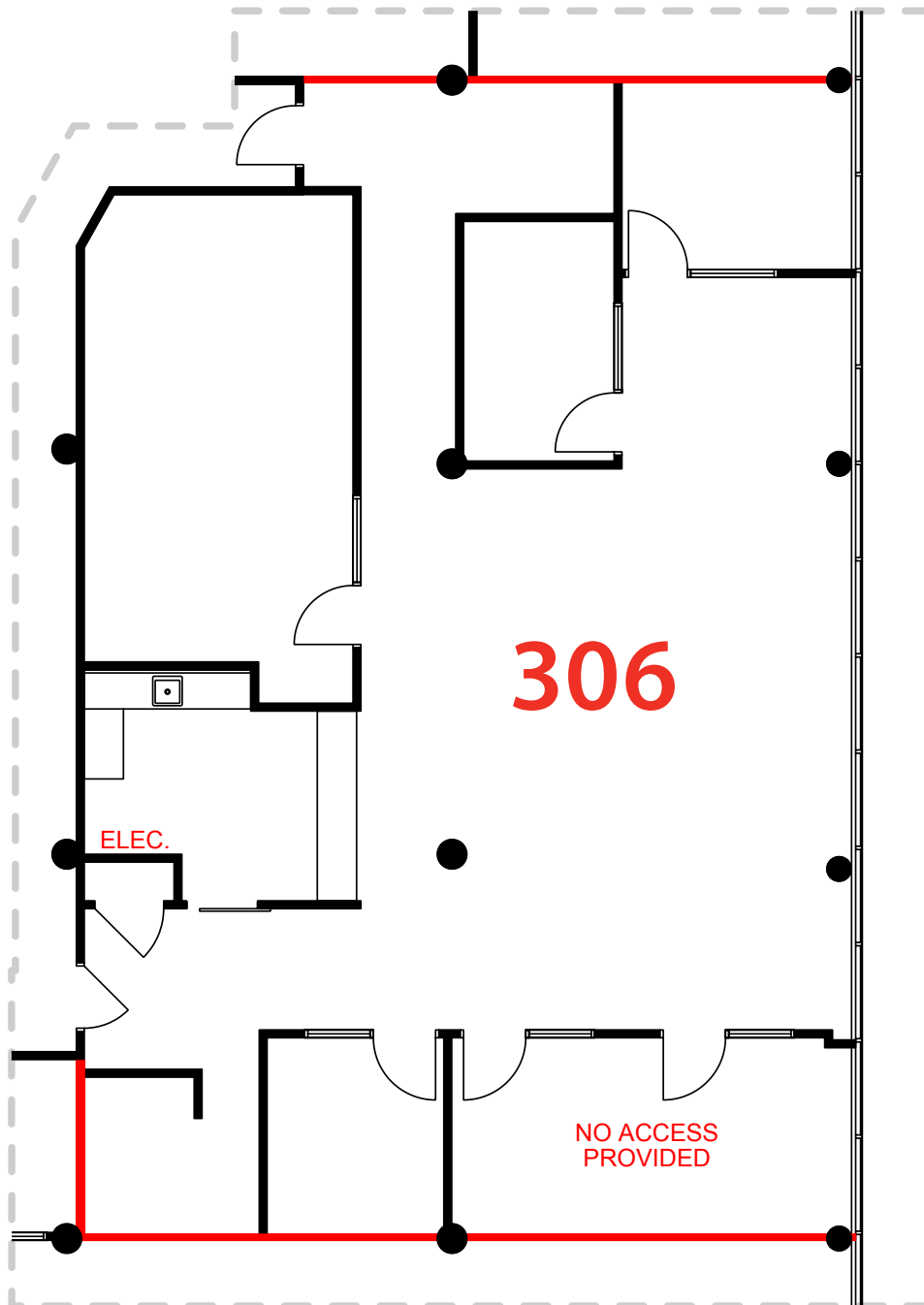
# FLOOR PLANS

AVISON  
YOUNG

LANDECK PROPERTIES  
INC.

4145 NORTH SERVICE ROAD

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



# FLOOR PLANS

AVISON  
YOUNG

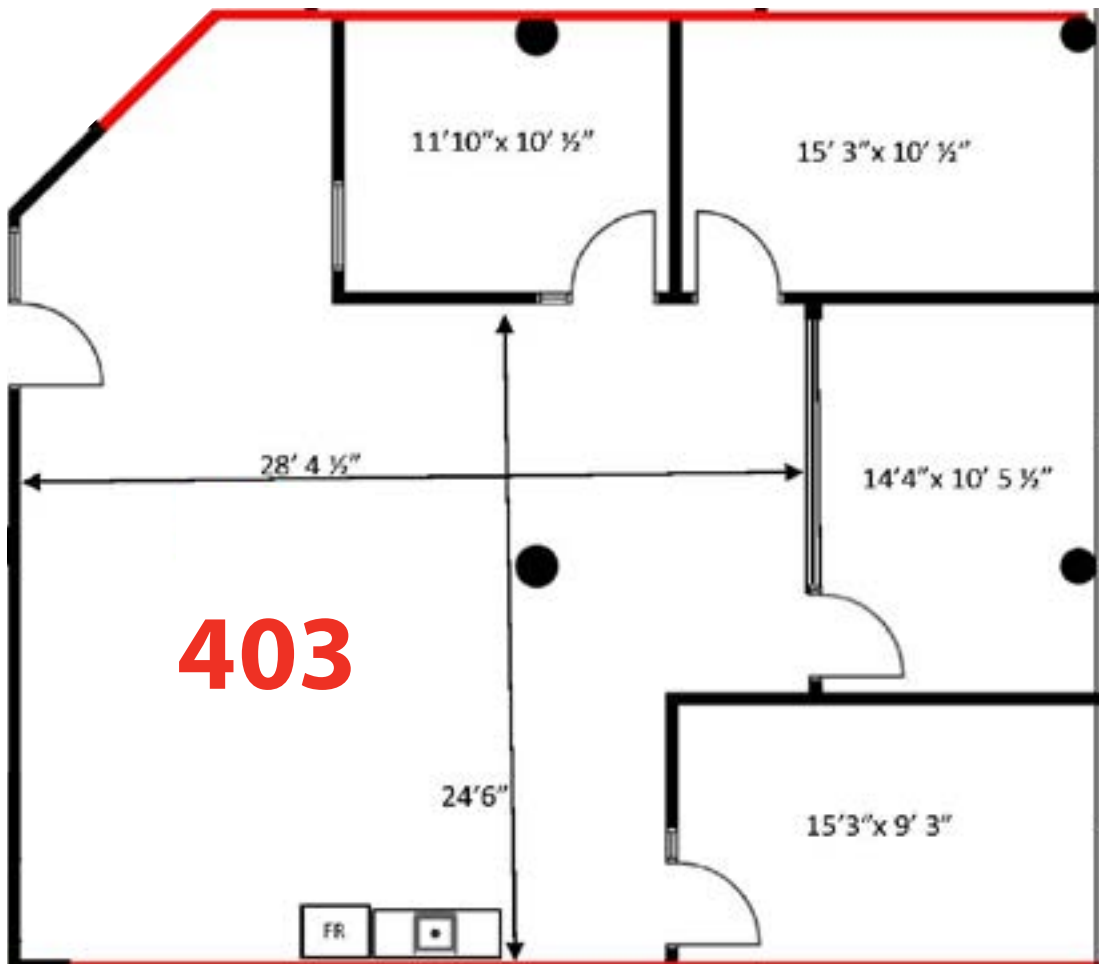
LANDECK PROPERTIES  
INC.

4145 NORTH SERVICE ROAD

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



CLICK FOR VIRTUAL TOUR  
Suite 403



# PHOTOS

1001 | & | 4145  
CHAMPLAIN AVENUE | NORTH SERVICE ROAD





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**AVISON  
YOUNG**



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1001 & 4145  
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BURLINGTON, ON

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