

\$2.00 PSF Cash back to Tenant & \$2.00 PSF Bonus Commission

See disclaimer for more details



3425 Harvester Rd, Burlington

**Multiple office units
for lease**



**TEAM MURRAY
& FALDOWSKI**



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Property Overview

Key Features

- Well maintained multi-tenant, two-storey building
- Excellent location in close proximity to the QEW/ Highway 403
- Combination of office and service-related retail
- Common area washrooms on the second floor
- Plenty of surface parking (195 spaces)
- Upgraded HVAC, parking lot and roof
- Many shops, restaurants and other amenities nearby

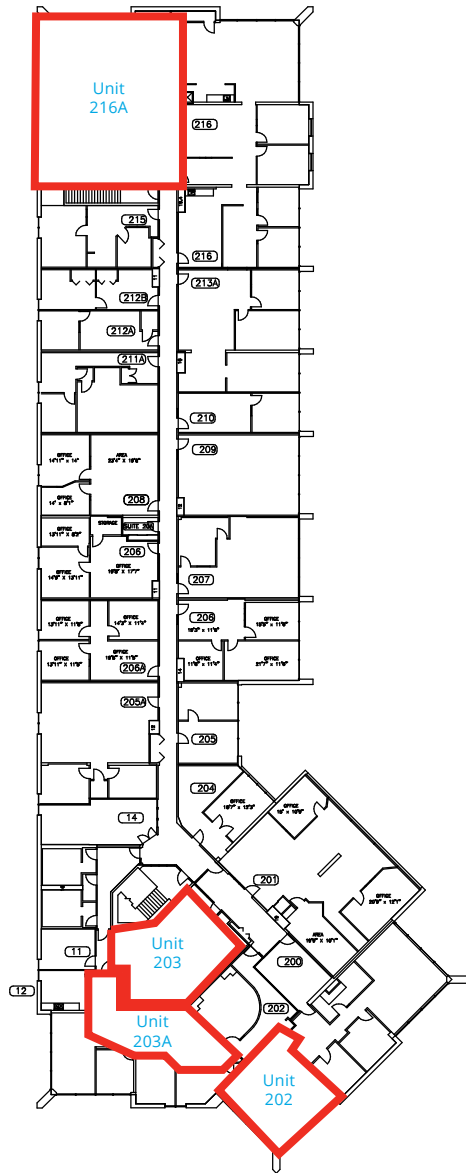
*Disclaimer:

\$2.00 PSF cash back to tenant on occupancy for second floor space. Deal must be over \$10.00 PSF Net, 4% annual net increases on at minimum a 5 year term. No Tenant Improvement Allowance or Landlord work.

BONUS COMMISSION: Now \$2.00 PSF PA on a 3+ YR deal only. \$1.20 PSF PA on deals of less than 3 YRS.



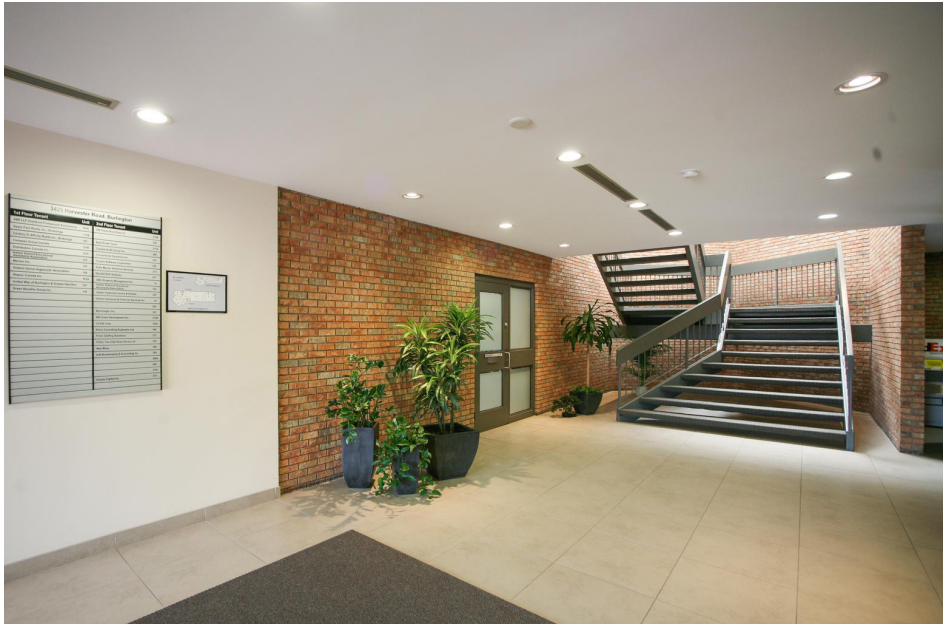
Second Floor



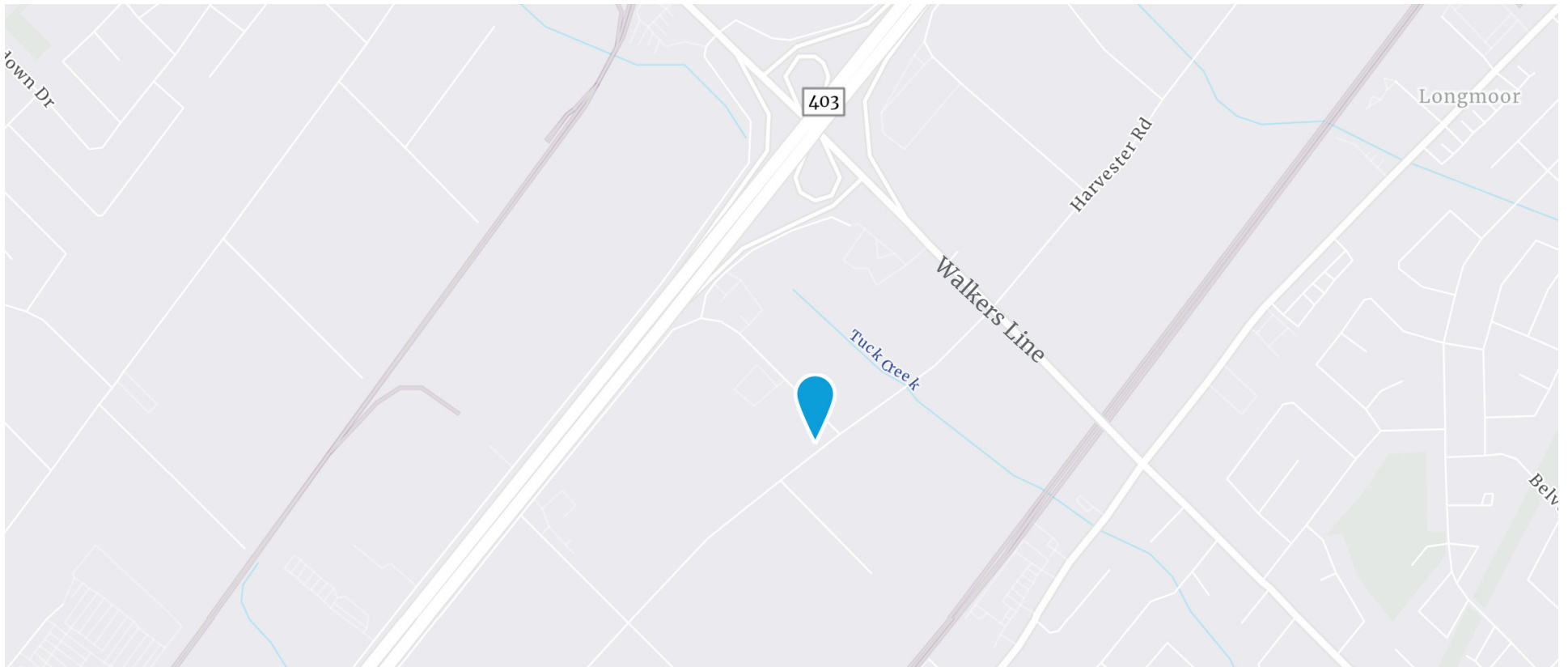
Available Units - Click [Unit](#) for Virtual Tour

Unit #	Size SF	NET Price PSF	TMI PSF
Unit 202	1,237 SF	\$12.50	\$11.05
Unit 203	954 SF	\$12.50	\$11.05
Unit 203A	1,717 SF	\$12.50	\$11.05
Unit 216A	1,999 SF	\$12.50	\$11.05





Location Overview



Demographics



Population

13,702
(2019)



Avg Household Income

\$143,637
(2019)



Post Secondary Education

55%
(2019)



Drive Time

10 mins
to Downtown



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