



For Sublease: Office

4190 South Service Road

Modern Office Suite Available in Burlington, Ontario

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

4190 South Service Road

Modern, spacious office suite located near Burlington Commerce Centre



Available Space

Suite 202

Size

1,799 SF



Net Rent

Contact Listing Agents

Additional Rent

\$12.72 PSF (2025)



Availability

Immediate

Term

April 29th, 2030



Listing Agents

Daniel Shlagbaum**

Partner

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Joseph Berardi

Sales Representative

416.649.5933

jberardi@lennard.com

*Sales Representative **Broker

Property Highlights

Positioned prominently within the prestigious Burlington Commerce Centre, this premier office sublease opportunity at 4190 South Service Road offers businesses an elite corporate address with unrivaled visibility and immediate access to the QEW and Highway 403. Located between Walkers Line and Appleby Line, just minutes from the Appleby GO Station. The property features a modernized lobby, expansive windows for abundant natural light. The surrounding area provides an ideal work-life balance for employees and clients alike, situated just moments from a wealth of daily amenities and top-tier dining options, including Canyon Creek, Turtle Jack's, Daylight Grill, and Starbucks. This is a turnkey opportunity to elevate your business operations in a thriving corporate hub that flawlessly pairs regional accessibility with local convenience.

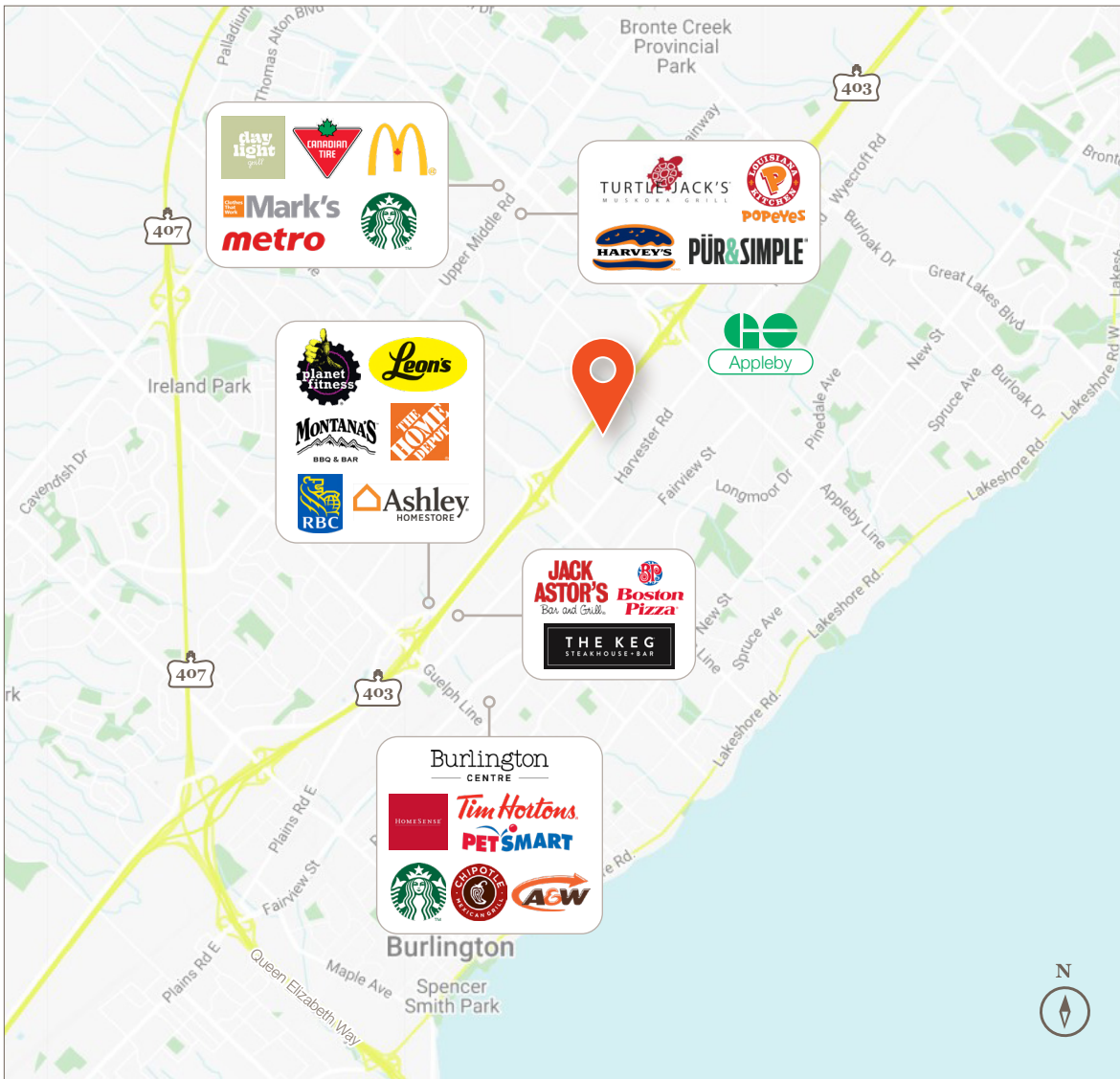
This amazing unit boasts a perfect mix of private and collaborative spaces, including:

- **Reception Area** – Great for greeting guests.
- **1 Large Boardroom** – Ideal for presentations, meetings, and strategy sessions.
- **4 Closed Offices** – A great space for smaller team discussions, client meetings, or private working.
- **Large Open Area** – Spacious and adaptable, perfect for collaborative work, ability to add workstations/cubicles.
- **Updated Kitchenette Area** – Sink, Microwave and Fridge.

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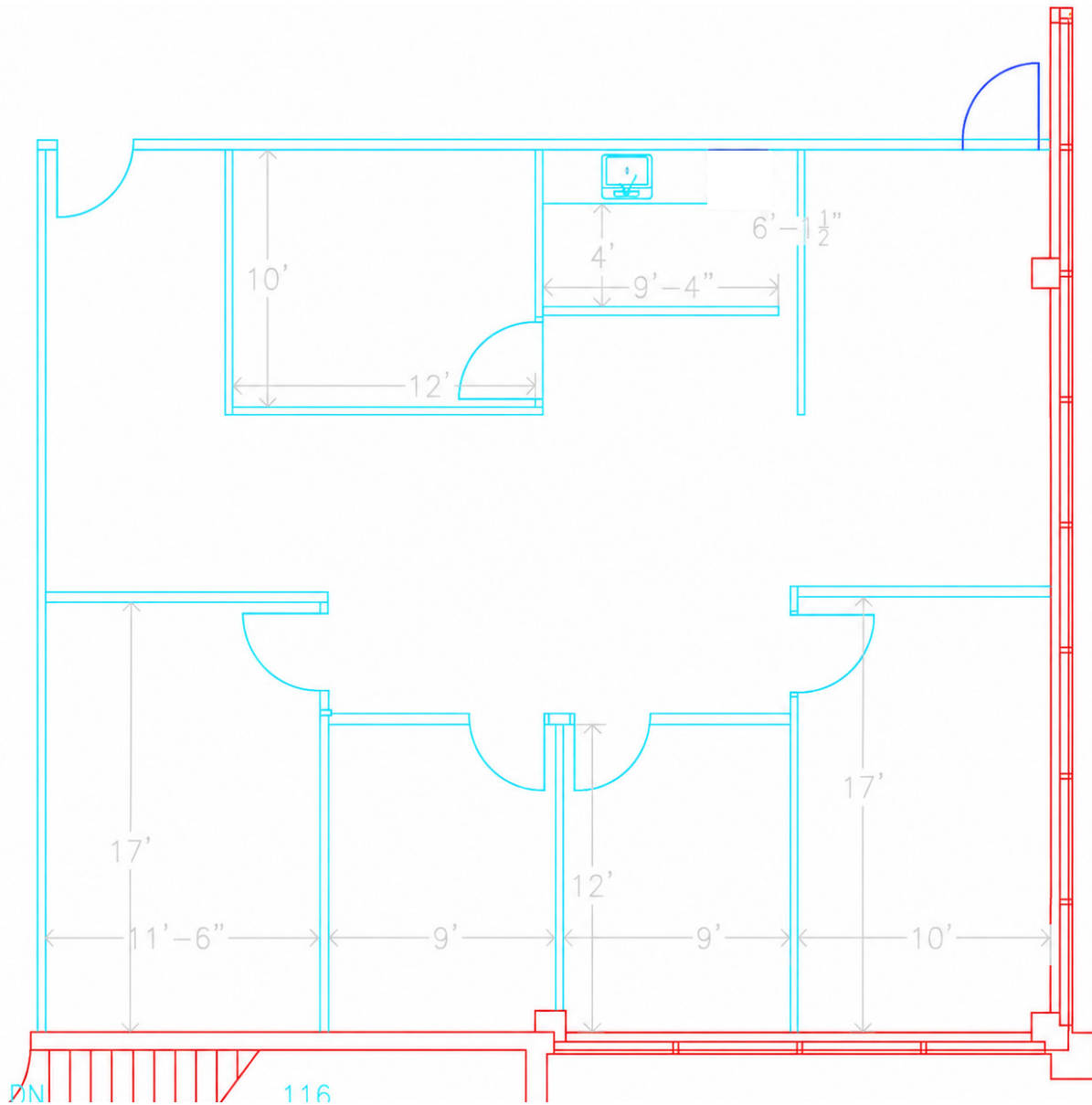


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Floor Plan



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