

# CONDOMINIUMS FOR SALE

B L A I R B L A N C H A R D S T A P L E T O N L I M I T E D

## Burlington Executive Centre

980 Fraser Drive, Burlington

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Burlington Executive Centre



Unique Opportunity for  
Custom Business and  
Professional Usage

Convenient QEW Access  
(at Walkers Line)

Registered Condominium  
Corporation

Immediate Occupancy

Additional Fees:

Estimated Condo Fees: \$3.09/sq.ft./yr

Estimated Realty Taxes: \$2.91/sq.ft./yr

Utilities and Janitorial are excluded

Basement storage lockers available:  
\$85.00/sq.ft. (+\$60.00/annum)

Additional reserved parking available  
\$15,000.00/space (+\$120.00/annum)

32 28 Units Available

Units 1,000-6,265 sq.ft.

45,836 39,902 rentable sq.ft.

Asking \$185.00/sq.ft.



5500 North Service Road, 2nd Floor  
Burlington, Ontario, L7L 6W6  
www.bbsrealty.com

KEVIN McALEESE, SIOR, Broker

ROD WRIGHT, B.A.Sc.  
Sales Representative

(905) 634-4567



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## Burlington Executive Centre

### 980 Fraser Drive, Burlington

**Features:** 980 Fraser Drive is a 45,836 sq.ft. two-story office condominium building on a mature site in Burlington, Ontario with visibility from the QEW freeway. All systems and finishes have been completely retrofitted and this building now has 32 suites ranging in area from 1,000 sq.ft. to 6,265 sq.ft. Adjacent suites can be combined as required by the purchaser.

#### Location and Site:

- ◆ Immediate access to the QEW off of Walkers Line 51 km from Toronto
- ◆ 7 minutes drive to Lake Ontario (3.2 km)
- ◆ 10 km from downtown Burlington and 20 km from downtown Hamilton
- ◆ Ample parking (176 spaces, 4 per 1,000 sq.ft.)
- ◆ Lay-by & pick-up area near main entrance
- ◆ 6 bicycle racks
- ◆ Mature landscaping includes several large trees 20 feet tall or more
- ◆ Local (low maintenance) shrubs and grasses have been integrated with the traditional lawn
- ◆ Stylish canopy structures, sheltering three points of access
- ◆ Illuminated sign marking address
- ◆ Occupant identification on directories at street and in lobby

#### Building Access & Cladding:

- ◆ Completely new exterior stucco finish
- ◆ Upgraded insulation on walls and roof
- ◆ New energy efficient aluminium windows with operational panels
- ◆ Card-reader access at three locations throughout building
- ◆ Remote-monitored burglar and fire alarms
- ◆ Public sitting areas inside and outside the building
- ◆ Barrier-Free access to all suites

#### Building Access & Cladding:

- ◆ Energy-efficient lighting; including stylish cove-lighting and pot lights
- ◆ Fire-sprinkler throughout building
- ◆ Hydraulic passenger elevator to second floor Service lift to basement
- ◆ Public washrooms available on each floor with Barrier-Free access, complete with Caesarstone countertops
- ◆ Three stairways usable as convenience stairs
- ◆ Finishes in public areas include wood paneling, porcelain tile, and carpeting

#### Condominium Suite Features:

- ◆ Stylishly lit entry coves with optional side-light glass
- ◆ Commercial-grade mortise locks on all suite entrance doors
- ◆ Each suite comes with its own discreet environmental control system; including gas heating, air conditioning and ventilation (HVAC)
- ◆ Tinted aluminium windows with operational panels
- ◆ Window roller shades come with all suites
- ◆ Kitchen rough-ins with each suite complete with hot/cold water supply and sanitary connection
- ◆ On-site lockers can be purchased with suites (32 lockers)



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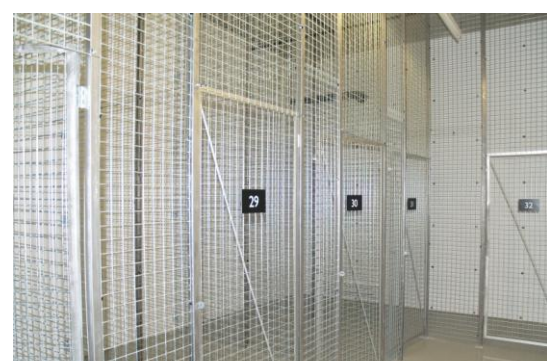
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BLAIR BLANCHARD STAPLETON LIMITED

## Burlington Executive Centre

980 Fraser Drive, Burlington



5500 North Service Road, 2nd Floor  
Burlington, Ontario, L7L 6W6  
[www.bbsrealty.com](http://www.bbsrealty.com)

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