

PROUDLY MANAGED BY

FENGATE



2265 ✂ 2275

Upper Middle Road East

An Experience Like No Other
CLASS A OFFICE IN OAKVILLE

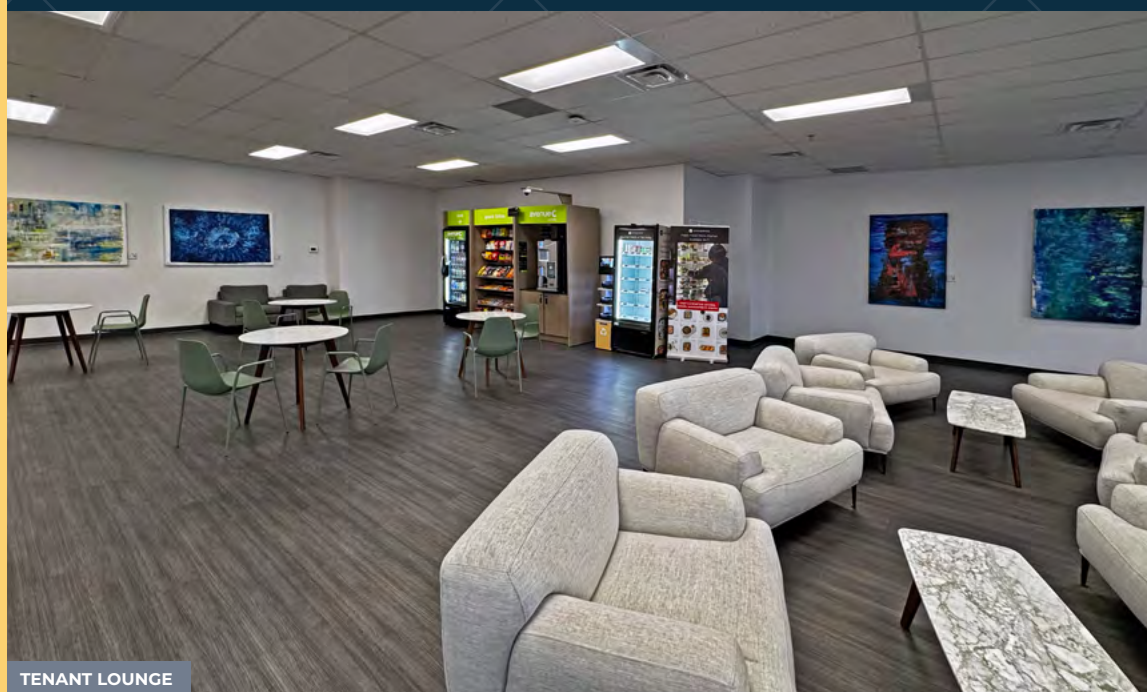


Great companies love great company

Join world-class companies in a community enjoying tenant experiences like no other.

2265 and 2275 Upper Middle Road East were built in 2008 and has flexible size ranges and build out available. The complex also features a tenant lounge, and outdoor courtyard for tenant enjoyment. Medcan is one of the many premium tenants in the complex, and offer onsite personal training, and health and wellness programs.

Fengate's premier property management team offers year-round events to their tenants that are all coordinated through their app. Experience the Fengate way.



New EV charger station





2265

Upper Middle
Road East



BUILDING INFO



Number of floors
7



Building size
151,443 SF



Year built
2008



Average floor size
22,000 SF



Surface Parking
4/1,000 SF
(reserved parking available)

AVAILABILITIES

Suite	Area (SF)	Availability	Net Rent (PSF)	Additional Rent (PSF) (2025)
200	21,093	Nov 1, 2025	\$22.00	\$15.37

BUILDING ACCREDITATIONS



BOMA Best® Certified Gold

The BOMA BEST® Program requires meeting the BEST Practices for Energy and Environmental Management.

[bomabest.org](https://www.bomabest.org)



2275

Upper Middle
Road East



BUILDING INFO



Number of floors
7



Building size
150,630 SF



Year built
2007



Average floor size
22,600 SF



Surface Parking
4/1,000 SF
(reserved parking available)

AVAILABILITIES

Suite	Area (SF)	Availability	Net Rent (PSF)	Additional Rent (PSF) (2025)
202	4,546	Leased	\$22.00	\$15.24
300	16,243	Divisible	\$22.00	\$15.24
400	14,145	120 days	\$22.00	\$15.24
402	3,649	Leased	\$22.00	\$15.24
500	6,693	Immediate	\$22.00	\$15.24



WiredScore SILVER

WiredScore Certification

WiredScore certification recognizes and promotes best-in-class digitally connected buildings across the globe.

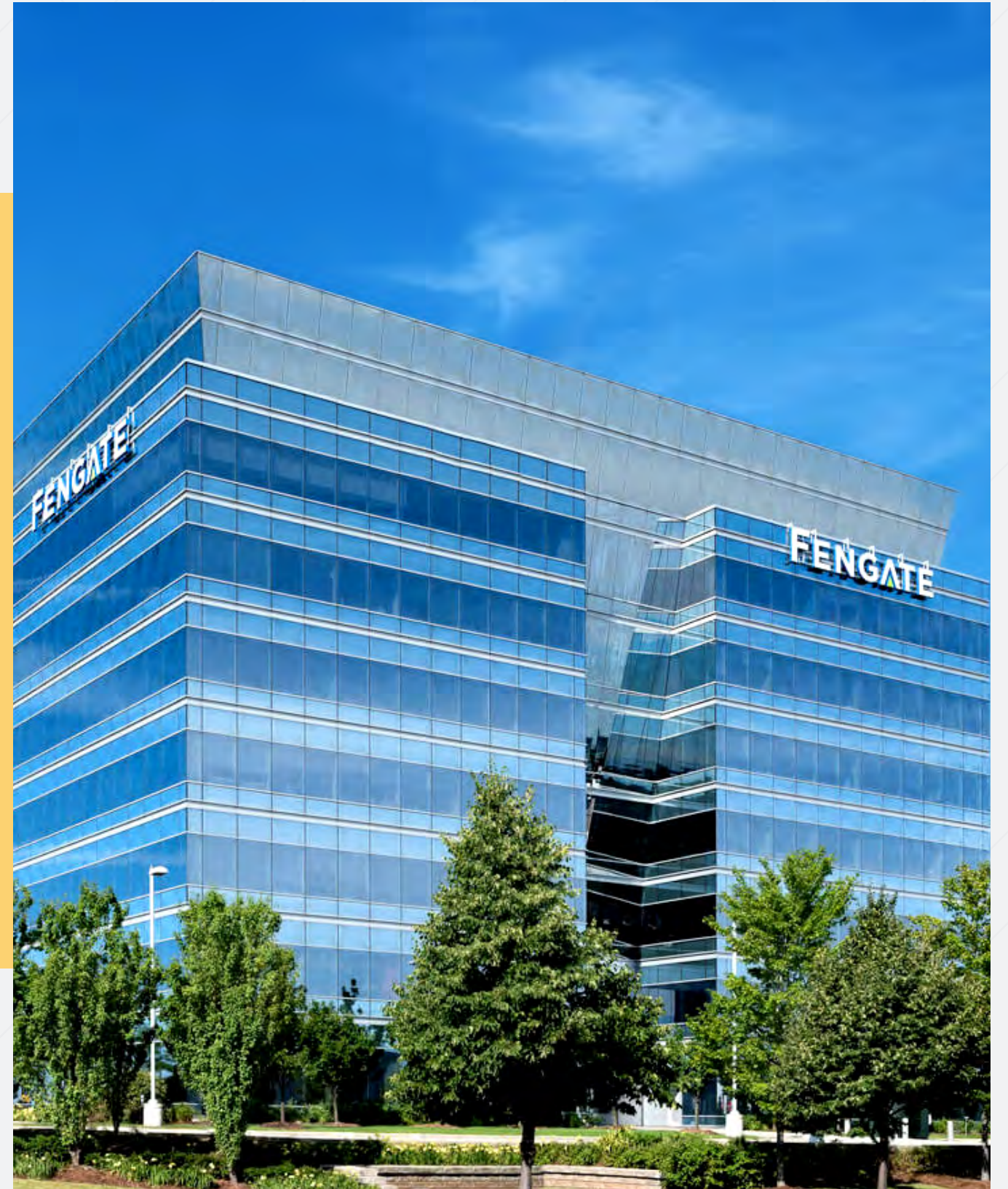
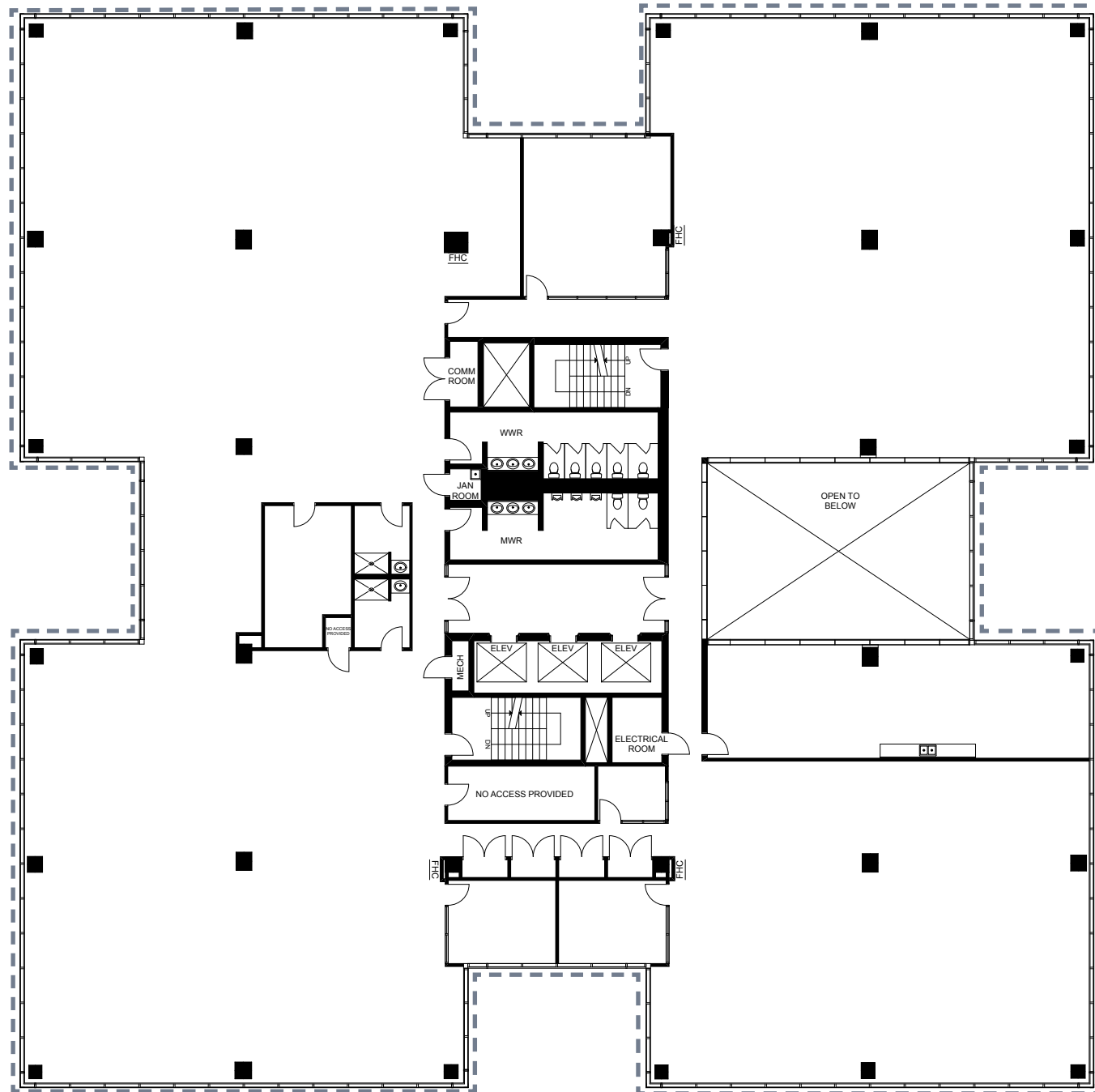
[wiredscore.com](https://www.wiredscore.com)



Suite 200

2265 Upper Middle Road East

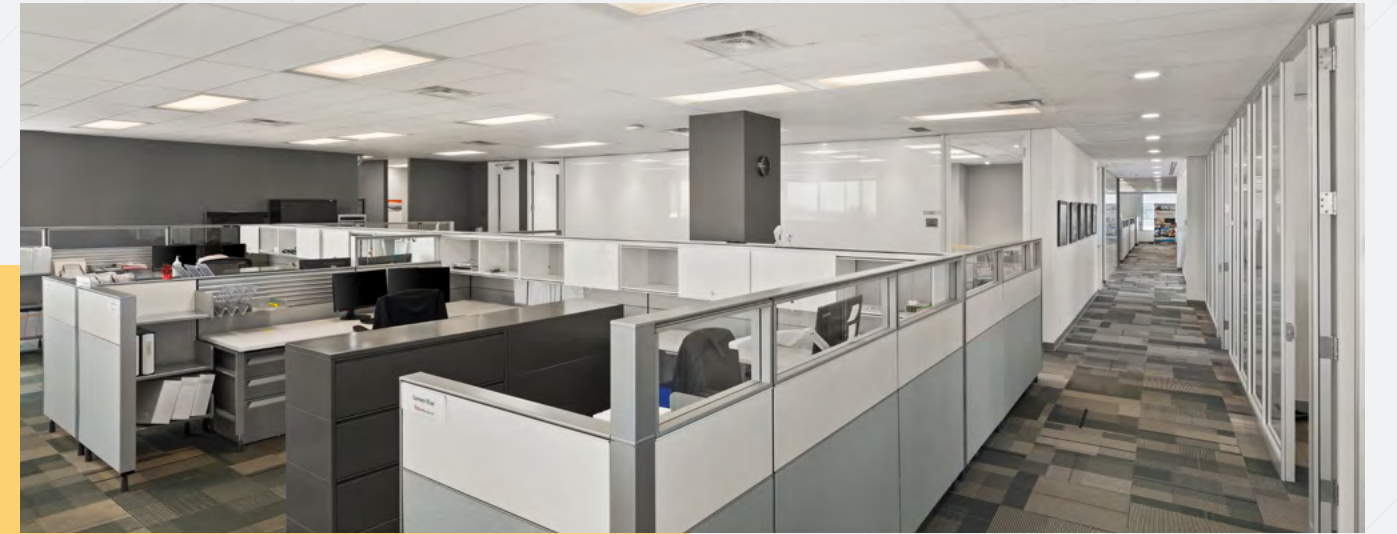
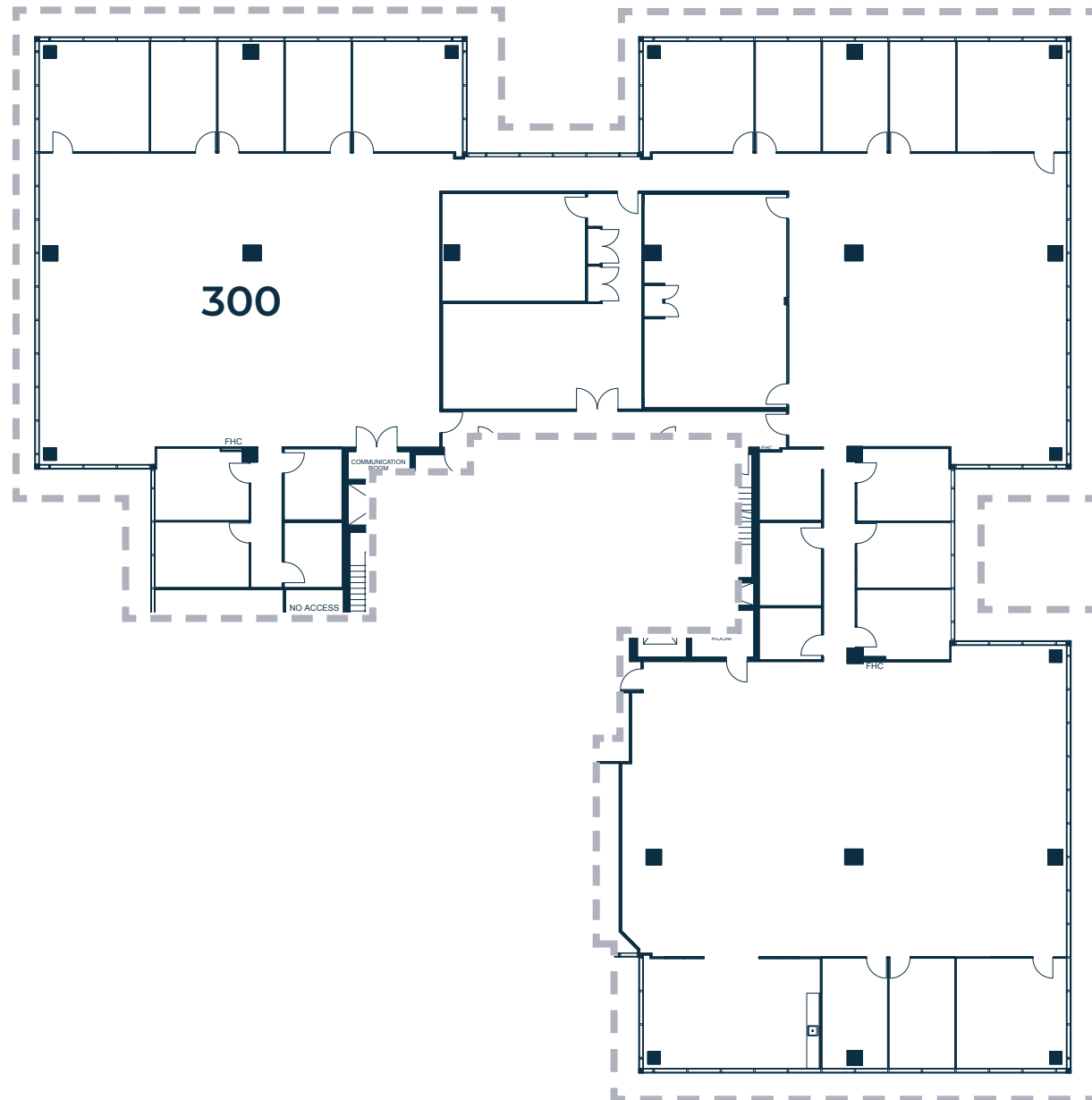
21,093 SF sf





Suite 300

2275 Upper Middle Road East
16,243 sf

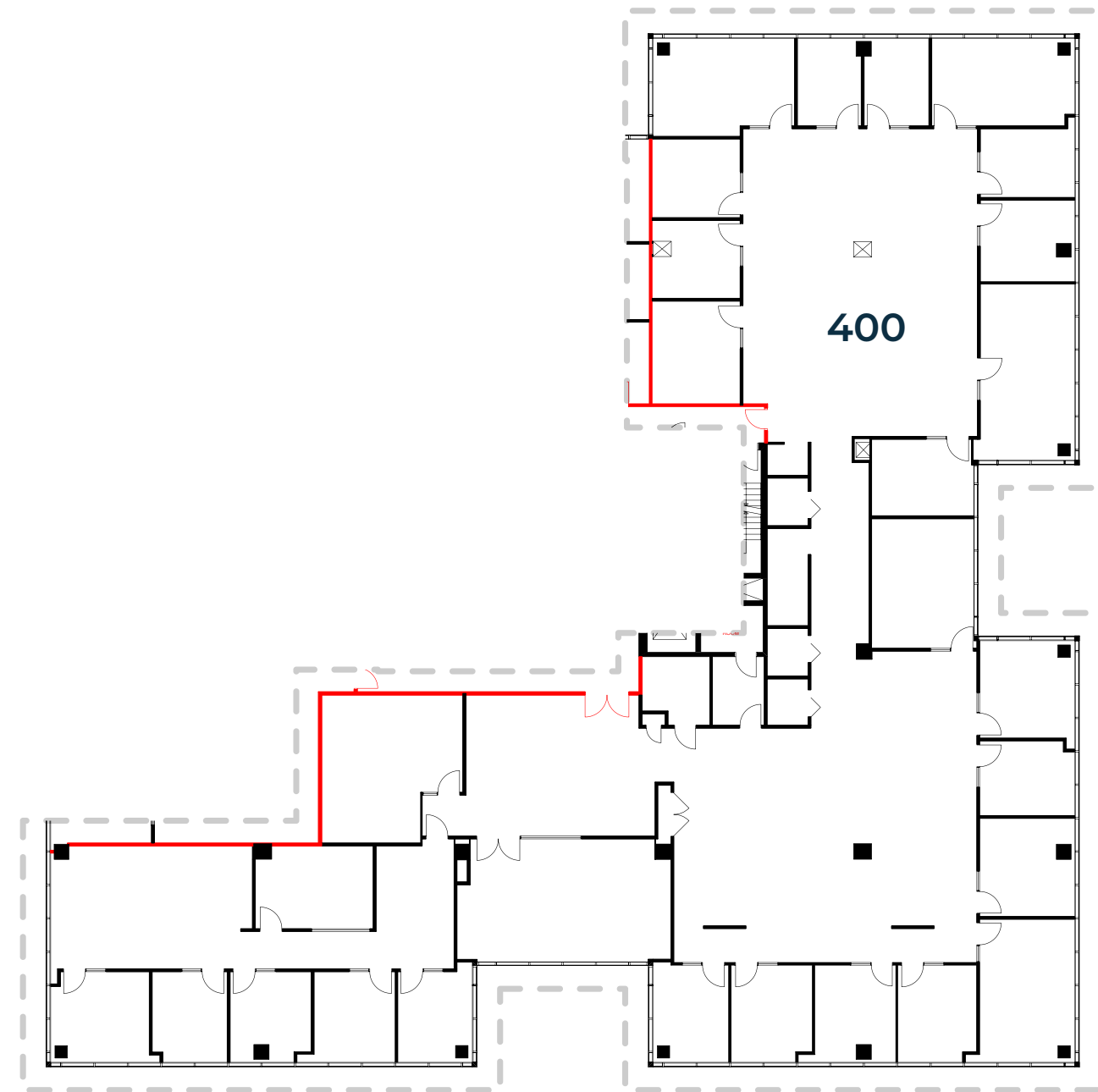


Suite 300



Suite 400

2275 Upper Middle Road East
14,145 sf



*FURNITURE AVAILABLE

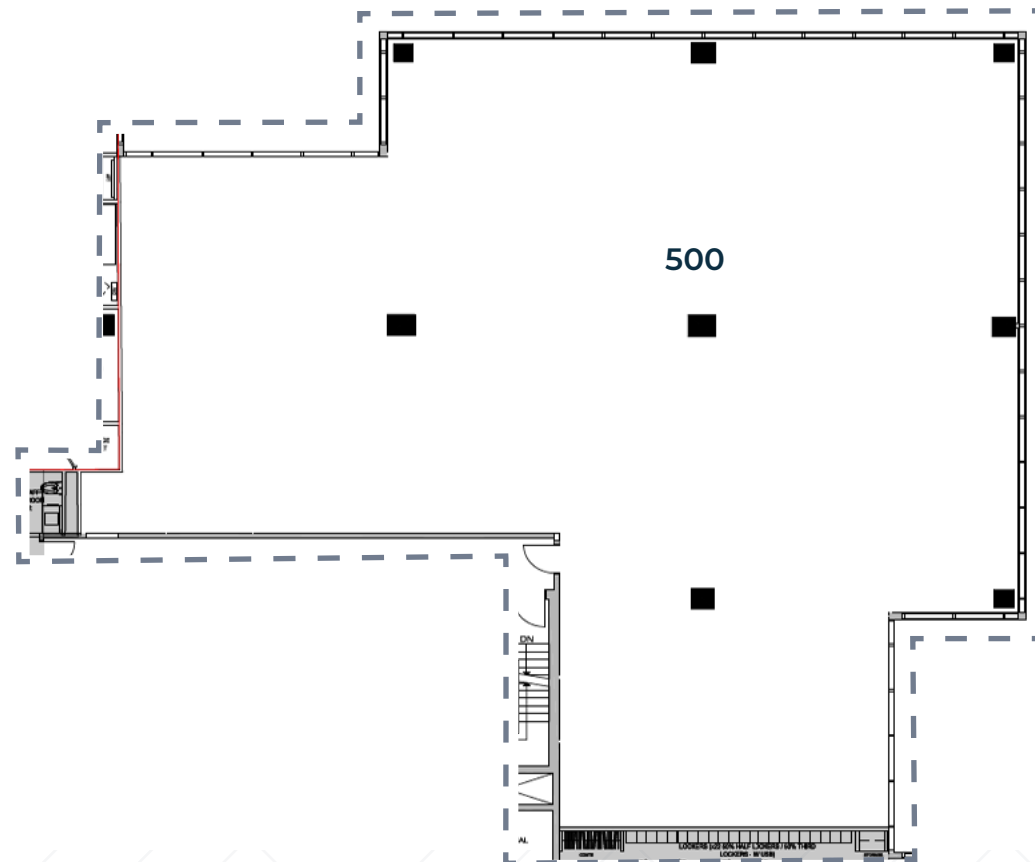




Suite 500

2275 Upper Middle Road East

6,693 sf



Suite 500



Location



Churchill Crossing Shopping Mall | 5 min drive

- | | | |
|---------------------|--------------------|-------------------------|
| 1. Costco Wholesale | 6. Home Depot | 11. Montana's BBQ & Bar |
| 2. Bank of Montreal | 7. Best Buy | 12. Chapters |
| 3. LCBO | 8. TD Canada Trust | 13. LoneStarTexas Grill |
| 4. Longo's | 9. Jack Astor's | 14. Canadian Tire |
| 5. Milestones | 10. CIBC | |

Oakville Entertainment Centrum | 2 min drive

- | | | |
|---------------------|-----------------|-----------------------|
| 1. Boston Pizza | 6. iFly Toronto | 11. East Side Mario's |
| 2. Cineplex | 7. Hilton | 12. Café Demetre |
| 3. Trattoria Timone | 8. Bâton Rouge | |
| 4. Petro-Canada | 9. Tim Hortons | |
| 5. Child Ventures | 10. 3 Brewers | |

Clarkson Crossing Shopping Mall | 9 min drive

- | | |
|-------------------|--------------------|
| 1. RBC Royal Bank | 4. Starbucks |
| 2. Scotiabank | 5. Metro |
| 3. LCBO | 6. Fionn MacCool's |

Oakwoods Centre Shopping Mall | 4 min drive

- | | |
|---------------|---------------------|
| 1. Farmboy | 4. Scotiabank |
| 2. Starbucks | 5. Subway |
| 3. barBurrito | 6. Qwench juice bar |

Driving Times

Sheridan College Trafalgar Campus	7 min	Trillium Health Partners, Mississauga Hospital	11 min
Clarkson GO Station	8 min	Oakville Trafalgar Memorial Hospital	17 min
Oakville GO Station	9 min	Toronto Pearson International Airport	18 min
University of Toronto Mississauga Campus	9 min	Downtown Toronto	28 min

- Bus Route
- Bus Stop
- GO Transit Lakeshore West Line
- 2265 2275 Upper Middle Road East



FENGATE

Retaining quality tenants is a top priority for Fengate Real Estate. Our team's skilled and dedicated support begins with lease and space preparation to ensure the absolute best start for your business. Throughout your tenancy, expect Fengate's experienced, proactive and client-focused property management team to be your dedicated partners, supporting your business needs. You can rely on our team's firm commitment to customer service, pride of property and top-tier building operations, responsiveness, and integrated reporting and leasing services.

Fengate Real Estate is a business division of Fengate Asset Management, a leading alternative investment manager focused on infrastructure, private equity and real estate strategies. Fengate Real Estate manages all properties on behalf of its investors, including the LIUNA Pension Fund of Central and Eastern Canada.



The JLL team specializes in high performance office buildings and challenge traditional methods of workplace value analysis by demonstrating how investments in healthy, sustainable workplaces offer the most profound opportunity for cost savings. While most organizations focus on reducing utilities and rent costs, JLL's approach focuses on the impact that the workplace environment can have on an organization's most valuable (and costly) asset: their people and their productivity.



PROUDLY MANAGED BY

FENGATE



2265 ✂ 2275

Upper Middle Road East

Michael Navo**,
Executive Vice President

905 755 4641 | michael.navo@jll.com

Erik Bishop*,
Associate Vice President

416 569 7850 | erik.bishop@jll.com

**Broker *Sales Representative

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.