



GREAT LAKES
BUSINESS PARK

FULLY BUILT OUT
OFFICE SPACE
AVAILABLE FOR LEASE

31,534 SQ. FT.

3450 SUPERIOR COURT
OAKVILLE ONTARIO

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blackwood
PARTNERS

CBRE

3450 SUPERIOR COURT
OAKVILLE ONTARIO

READY FOR YOUR RETURN TO OFFICE



FULLY BUILT OUT HIGH LEVEL FINISHES



PRESTIGE BUSINESS PARK SURROUNDINGS



LEED GOLD CERTIFIED



DIRECT PRIVATE ENTRANCES TO EACH SUITE -
NO ELEVATORS REQUIRED



EACH SUITE HAS ITS OWN PRIVATE
WASHROOM FACILITIES

- Strategic Great Lakes Business Park location
- Close proximity to QEW
- Numerous amenities in area
- High profile corporate tenants in complex include Canadian Tire Financial and Javelin Technologies.
- Low rise office buildings allow flexible office layout & increased efficiency of space vs. office towers
- Building Signage Available

HIGHLY EFFICIENT QUALITY OFFICE SPACE

31,172 SQ. FT. USEABLE

31,534 SQ. FT. RENTABLE
LOW GROSS UP 1.38%

\$21.00 PER SQ. FT.
YEAR 1 ASKING RENT

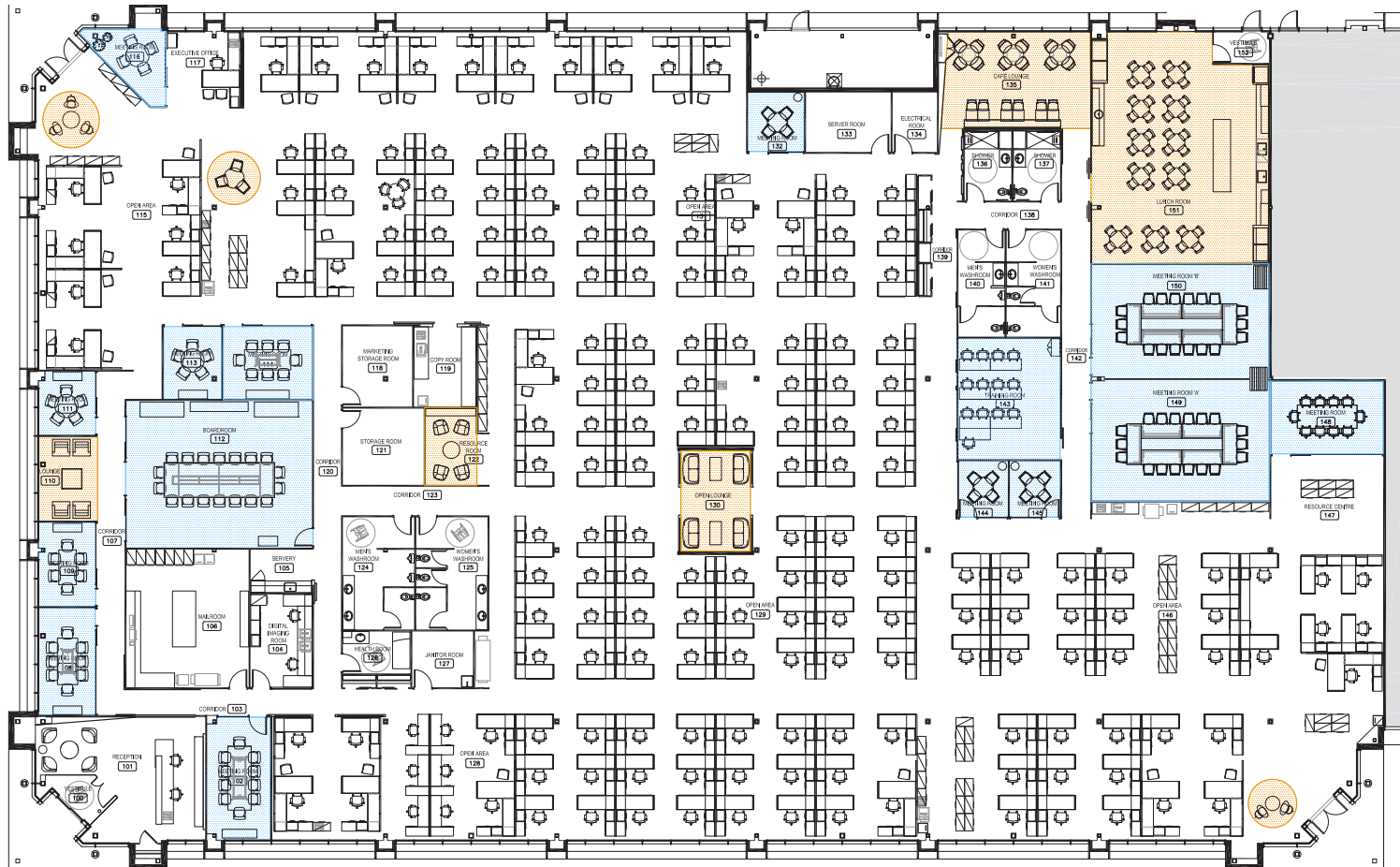
\$9.77 PER SQ. FT.
ADDITIONAL RENT, 2023 EST.
(INCLUSIVE OF INTERIOR JANITORIAL
UTILITIES NOT INCLUDED)

4/1000 SQ. FT.
PARKING RATIO

SUITE #1 AVAILABLE FOR LEASE



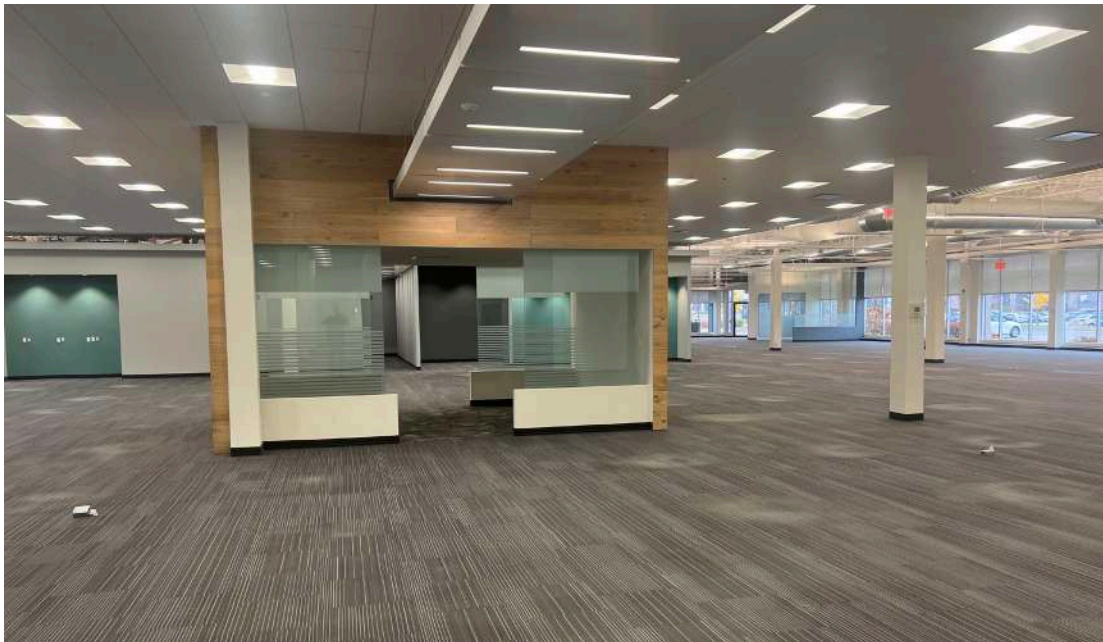
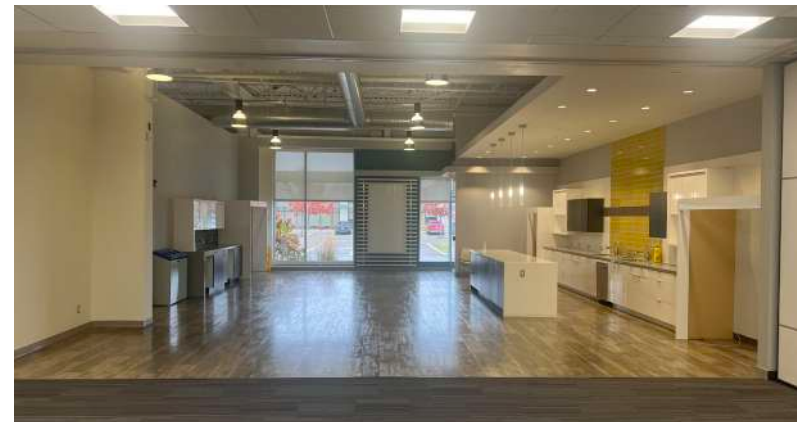
FLOOR PLAN








 PRIVATE MEETING ROOMS  COLLABORATIVE SPACES

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OAKVILLE ONTARIO





BUSINESS PARK *FEATURES*

-  STRATEGIC LOCATION AT OAKVILLE/BURLINGTON BORDER
-  EXCELLENT ACCESS TO QEW FROM BURLOAK ROAD
-  NUMEROUS AMENITIES IN AREA (HOTELS, FITNESS, RESTAURANTS AND RETAIL)
-  SINGLE STOREY FORMAT ALLOWS INCREASED EFFICIENCY OF SPACE VS. OFFICE TOWERS
-  DIRECT BUS SERVICE TO BOTH APPLEBY AND OAKVILLE GO STATIONS

HIGH PROFILE CORPORATE NEIGHBOURS WITHIN BUSINESS PARK

- Canadian Tire Financial
- Dufferin Construction
- Innomar Strategies
- Procor
- CareRX Corporation
- Phybridge
- Javelin Technologies
- Questica
- Walker Industries



3450 SUPERIOR COURT



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OAKVILLE ONTARIO



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HARVESTER RD



WYECROFT RD



Tim Hortons



FAIRVIEW ST



SOUTH ST BURGER
PIZZA NOVA
sunset grill freshii

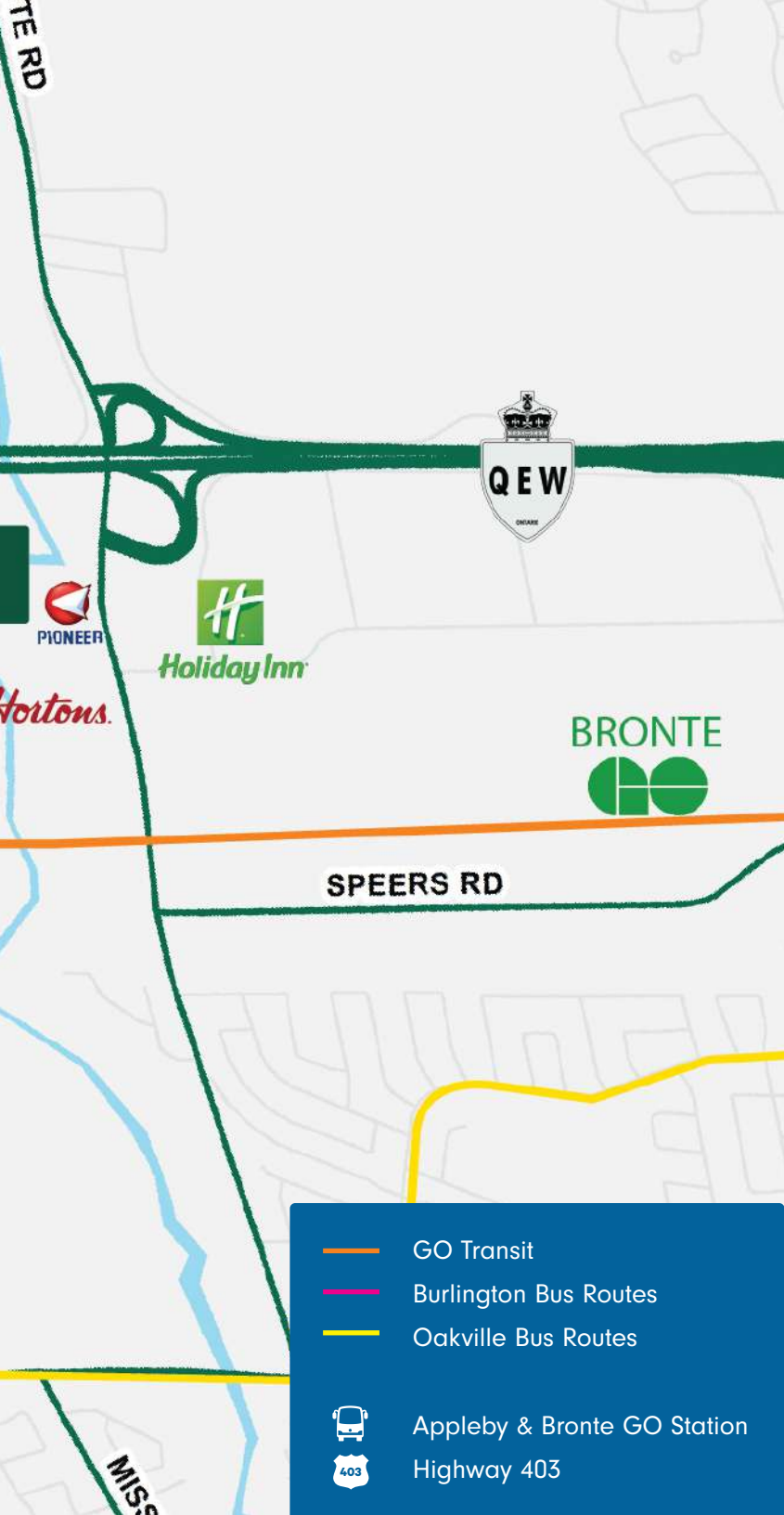
Tim Hortons



NEW ST



REBECCA ST



HIGH PROFILE CORPORATE NEIGHBOURS WITHIN BUSINESS PARK

HOTELS

- Sandman
- Hilton Garden Inn
- Homewood Suites

ACCESS

- Easy access to the QEW
- Direct access from Appleby & Oakville GO stations

FULL SERVICE RESTAURANTS

- Milestones
- Montana's
- Kelsey's
- Chop
- Dennys
- Sunset Grill

FAST FOOD RESTAURANTS

- Montfort
- South Street Burger Co.
- New York Fries
- Pizza Nova
- Subway
- Kudo Sushi
- Tim Horton's

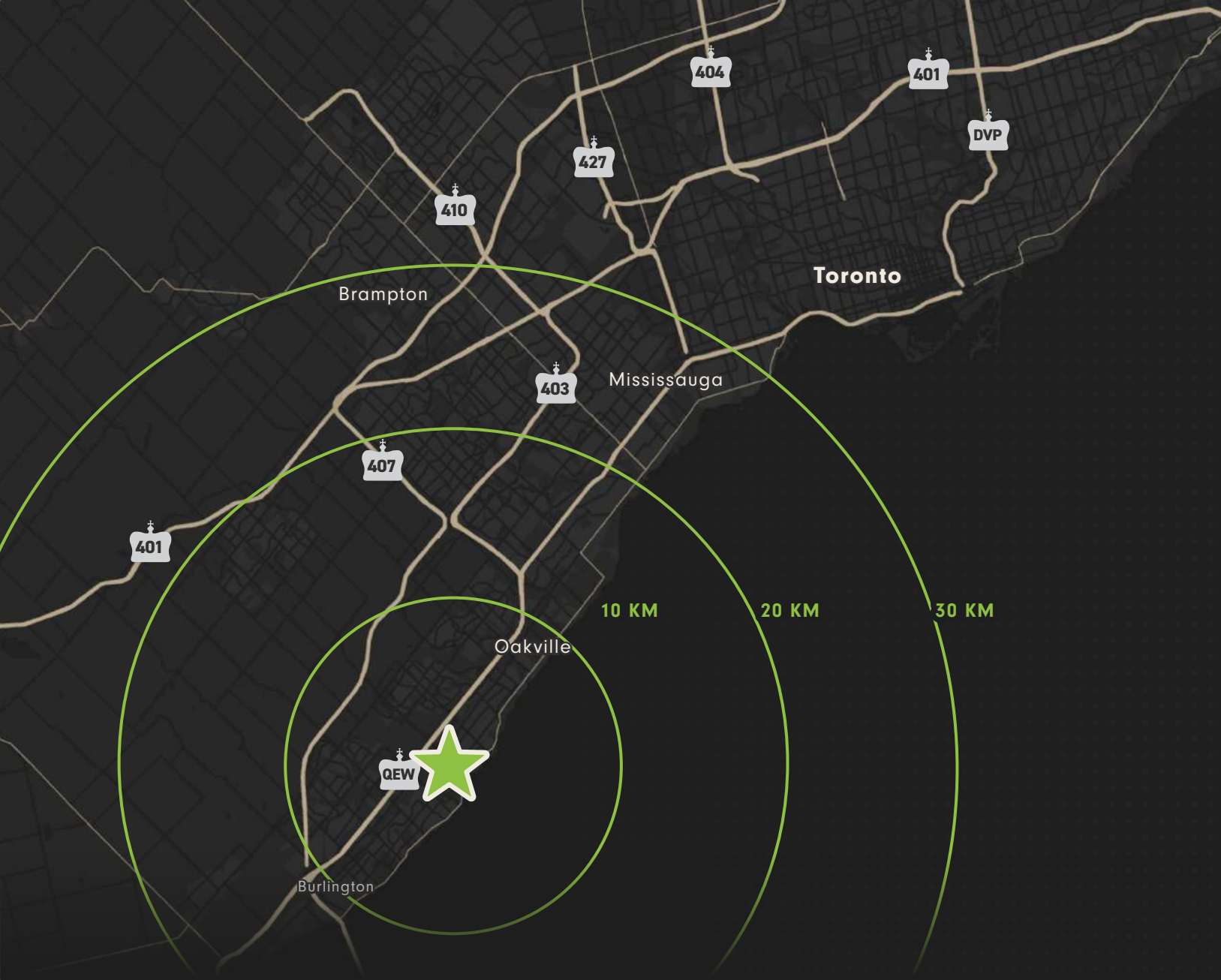
- Artisano Bakery Cafe
- Booster Juice
- Swiss Chalet
- Nonna's Oven
- Funky Thai 2 Go
- Freshii
- Osmow's

SERVICES

- Dry cleaner
- 24 hour fitness centre
- Convenience store
- Nail salon
- Pet hospital
- Dental
- Physiotherapy
- Chiropractor

SHOPPING & ENTERTAINMENT

- Cineplex
- Longo's
- Home Depot
- Nike
- Urban Barn
- GNC



10 KM
 POPULATION
 326,996
 LABOUR FORCE
 183,587
 MEDIAN AGE
 40.8

20 KM
 POPULATION
 1,014,741
 LABOUR FORCE
 55,757
 MEDIAN AGE
 38.7

30 KM
 POPULATION
 1,996,932
 LABOUR FORCE
 1,098,197
 MEDIAN AGE
 38.4

PRIME LOCATION

OAKVILLE • ONTARIO

67.8% Oakville Labour Force

18.0% Business, Finance and Administration

12.0% Occupations in Social Science, Education,
Government Service and Religion

43.9% in Oakville for % of residents with bachelor-level or
higher education

67% Post-Secondary attainment



212,353

TOTAL POPULATION

34,850

YOUNG POPULATION

\$198,622

AVERAGE HOUSEHOLD INCOME

118,212

LABOUR FORCE





3450



ABOUT THE PROJECT TEAM

Developed and managed by a team of industry experts.

blackwood
P A R T N E R S

DEVELOPER

Blackwood Partners provides real estate investment advisory services, asset management services and transaction management services to Canadian pension funds, foreign investors, private investors and both public and private sector companies to assist them in achieving their investment and corporate real estate objectives.

Blackwood Partners have assembled an exceptional team of professionals combining specialized transaction capabilities and extensive commercial real estate knowledge acting for both owners and users of commercial real estate.

CBRE

LEASING

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.

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OAKVILLE ONTARIO



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