

For Lease | 435 North Service Road W, Oakville

# Built-out office space available **for lease**

A professionally managed, recently upgraded building with exposure to the QEW

435 North Service Road has direct access and exposure to the QEW. The building has many upgrades including exterior landscaping and parking lot, providing tenants with a nice outdoor space to take a break away from the office.

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## **Adam Dauphinee\*\***

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# Property Overview

Address	435 North Service Road W, Oakville
Area	Oakville, ON
Location	Located just off the QEW between Dorval & Fourth Line in Oakville
Available	Immediately
Lease Type	Head Lease
Condition	Built-out Suite
Parking	3.9 per 1,000 SF
Rentable Suite Options	Suite 101 4,262 SF
Net Rent	\$17.95 PSF
Additional Rent	\$17.85 PSF
<b>Building Class</b>	Class A
Ceiling	Drop Ceiling
# of Floors	3 Floors
Transportation	Just off the QEW, Bus at Doorstep to Bronte GO Station

# **Key Highlights**







Fibre optic building



Surface parking available



Transit at doorstep



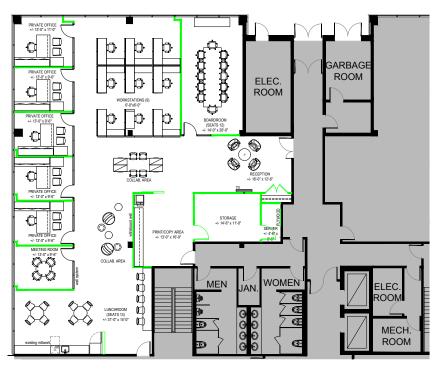






# Floor Plan Overview

# **Floorplan**



# Suite 101

#### 4,262 SF

- Private offices
- Board rooms
- Open office space
- Kitchenette

**Virtual Tour** 

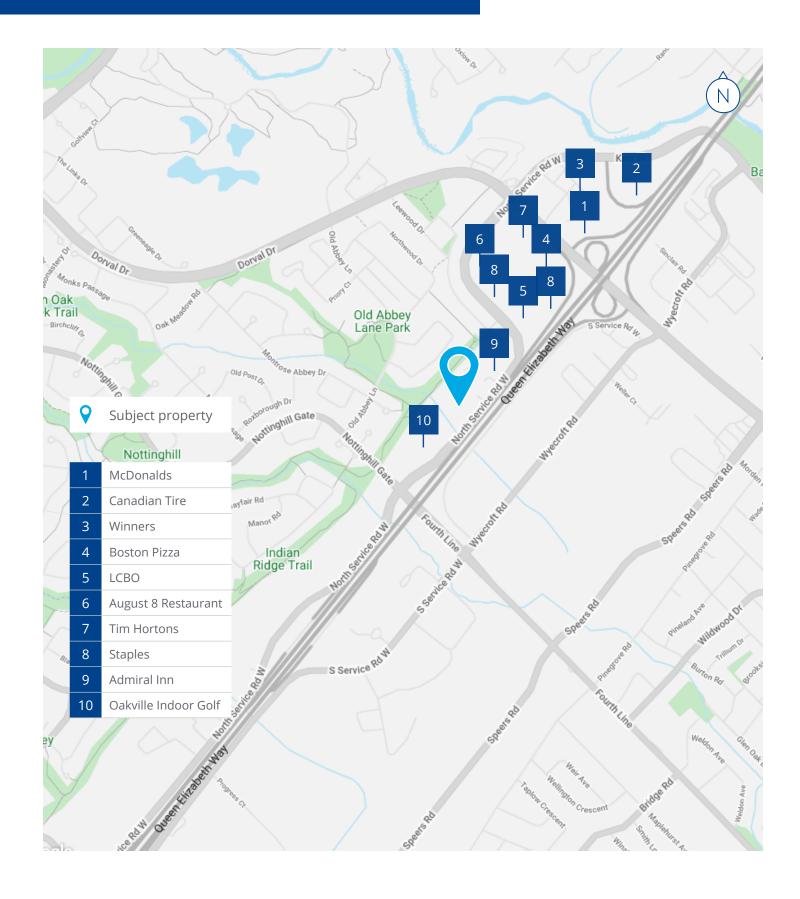
# **Building Features**

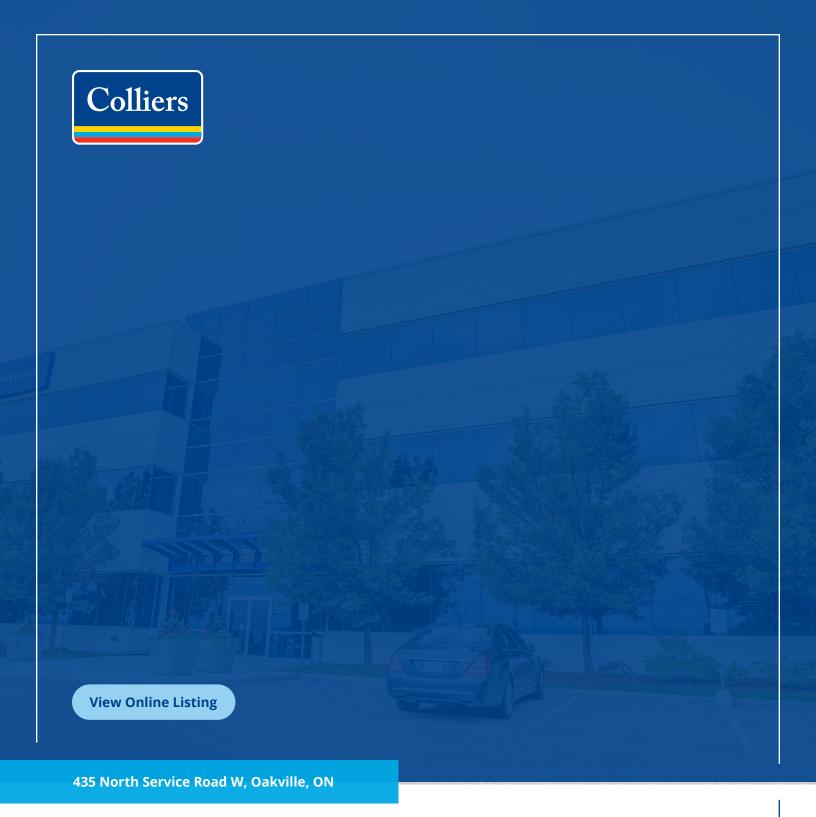
- Immediate access to transit
- Great exposure to QEW
- Free surface parking
- Daily traffic count average of 197,000 cars



**4,262 SF** available

# Surrounding Amenities





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