



# Class 'A' Office Space For Lease in Oakville

354 Davis Rd, Oakville



# Property Profile



## Property Details

<b>Total Building Area</b>	150,000 SF*
<b>Available/Leasable Area</b>	18,777 SF
<b>Total Number of Floors</b>	6 Floors
<b>Available/Leasable Floors</b>	4th
<b>Parking</b>	4 Surface Parking Stalls per 1,000 SF of leased space
<b>Vacant Possession</b>	March 1, 2024
<b>Asking Price</b>	\$23.50 PSF Net/Annum
<b>Additional Rent</b>	\$12.30 PSF



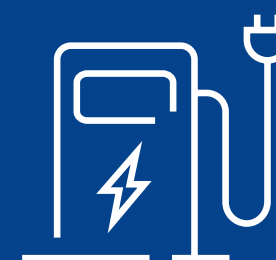
## Available Space Configurations

<b>4th Floor Suite: A</b>	9,500 SF
<b>4th Floor Suite: B</b>	9,277 SF
<b>4th Floor (Total)</b>	18,777 SF
<b>Total Available Space</b>	<b>18,777 SF</b>

## Building Features



Modern Class "A" Office Building with LEED Gold Certification



32 E.V. Parking Stalls Available



Proximity to QEW, Hwy 403, Hwy 407, and Lakeshore Rd



Walking distance to Oakville Transit Bus Stops & Oakville GO Station



Great curb appeal with high visibility - Signage with QEW exposure

\* Approximate

# Floor Plans

4th Floor  
Suite A   
Suite B



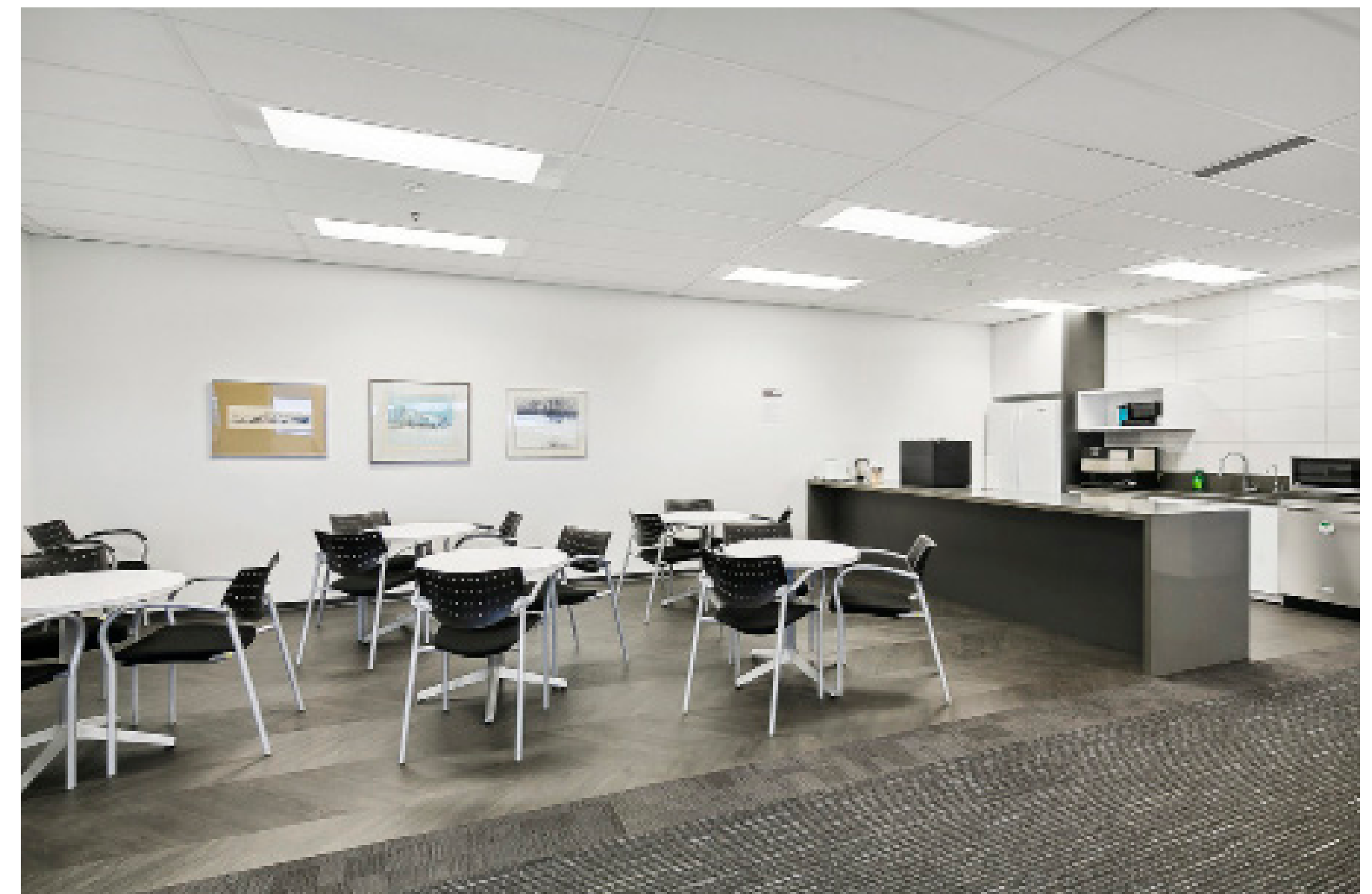
# Photos








# Photos

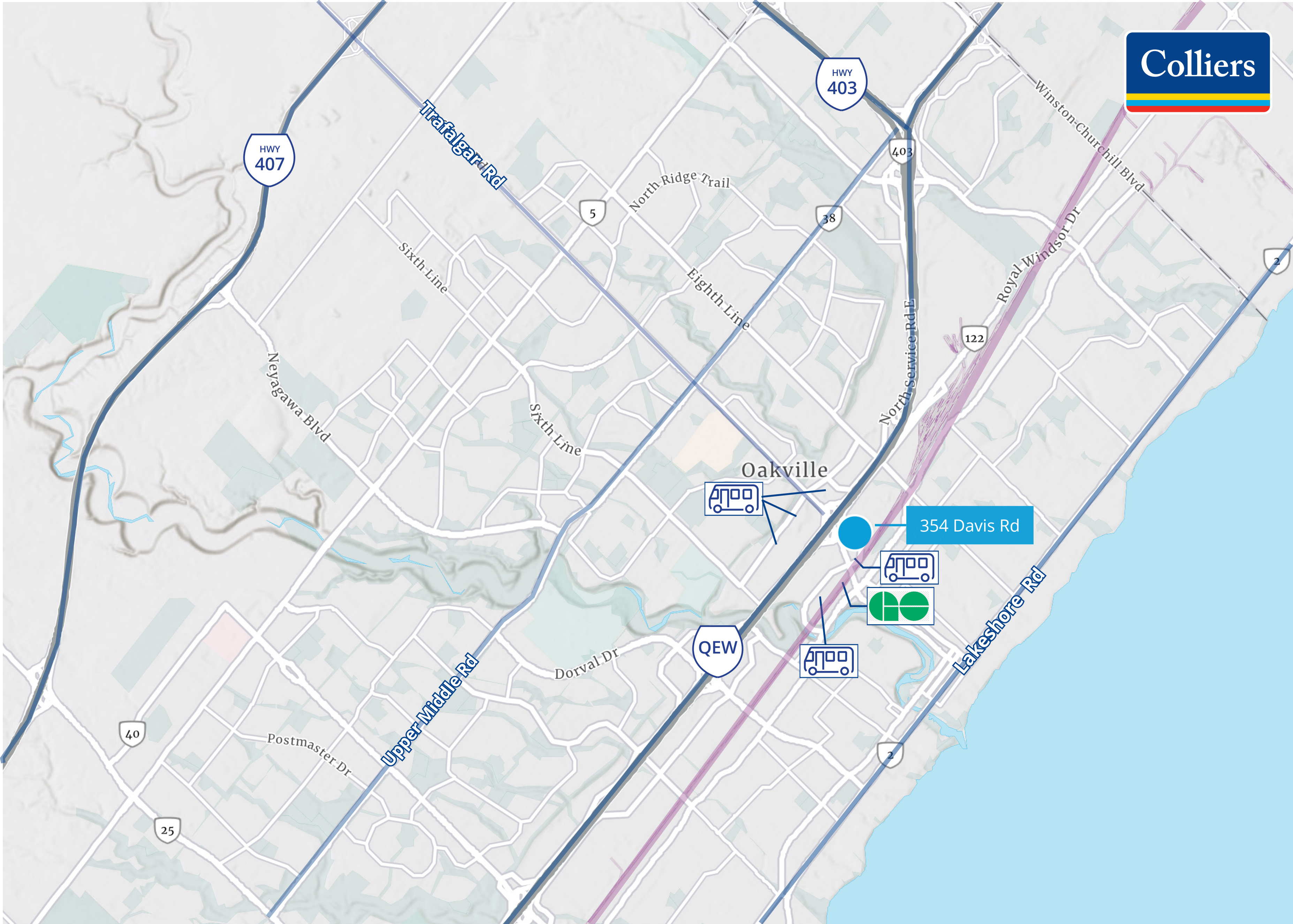


# Photos



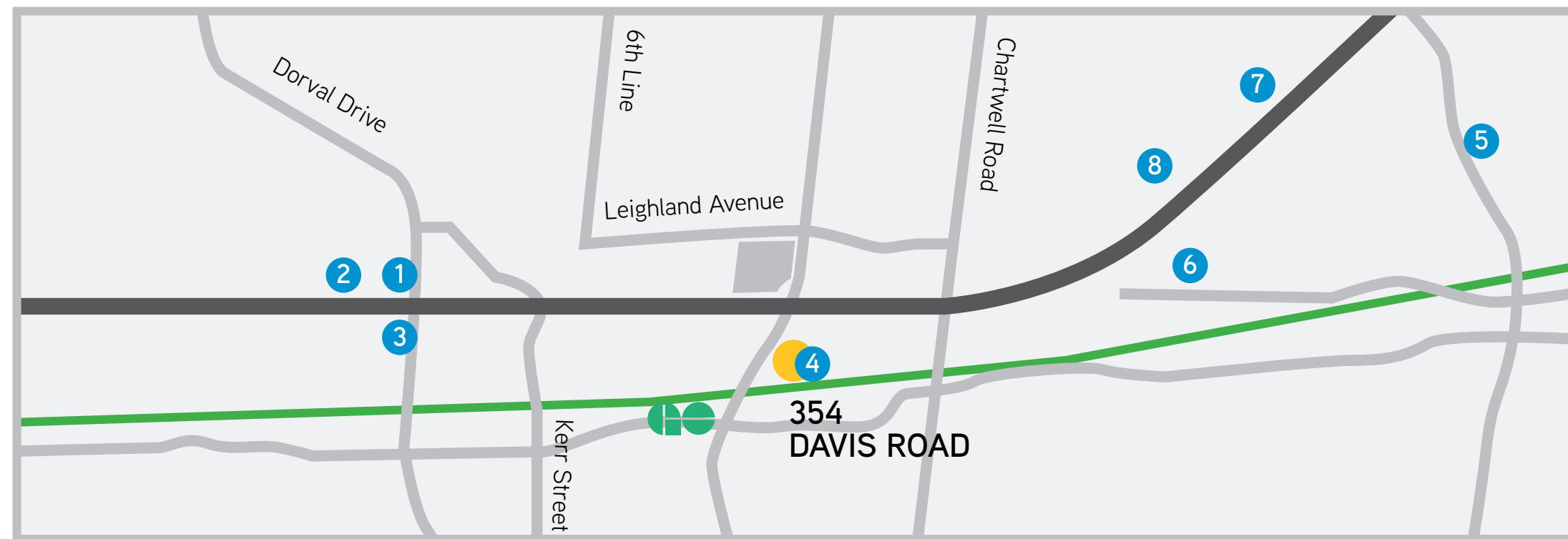
# Site Access

-  **Highway QEW**  
2 minutes
-  **Downtown Oakville**  
7 minutes
- Mississauga**  
15 minutes
- Etobicoke**  
20 minutes
- Downtown Toronto**  
30 minutes
-  **Oakville Public Transit**  
4 minute walk
-  **Oakville GO Station**  
9 minute walk
-  **Pearson International Airport**  
23 minute drive
- Hamilton International Airport**  
38 minute drive



# Nearby Amenities & Corporate Neighbours

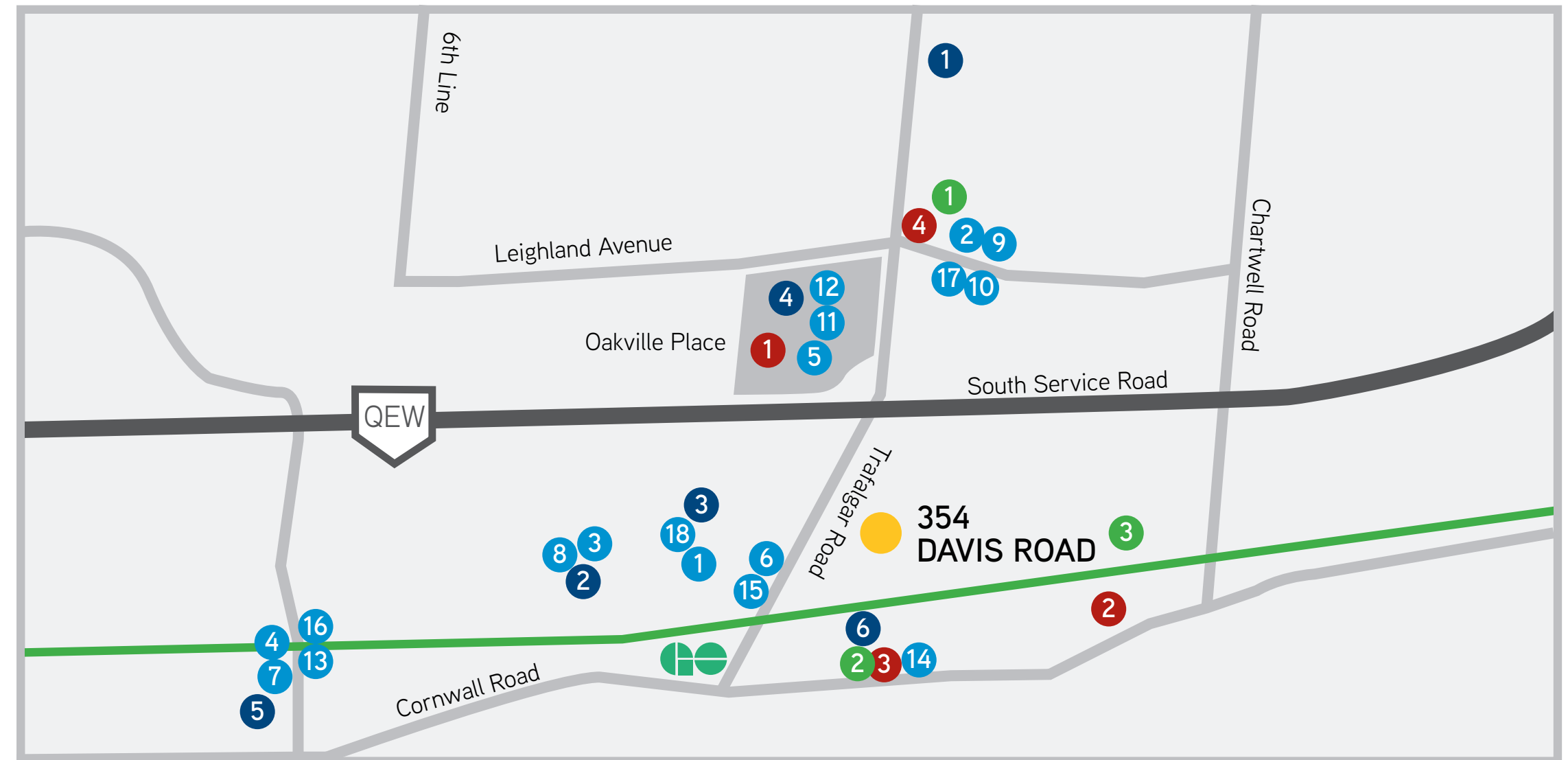
## Corporate Neighbours



### COMPANIES

- 1 IOVATE Health Sciences Services Inc.
- 2 Takeda-Nycomed
- 3 Rockstar Toronto Inc
- 4 Algonquin Power
- 5 First Canadian Title
- 6 Ford Motor Company Of Canada
- 7 Siemens
- 8 LIUNA

## Amenities



### RESTAURANTS

- 1 Ami Sushi
- 2 Artisano Bakery Cafe
- 3 Denny's Restaurant
- 4 Guirei
- 5 Jugo Juice
- 6 Lick's Homeburgers & Ice Cream
- 7 Mangiamo Pizza Buffet
- 8 Maria's Brasa Chicken
- 9 McDonald's Restaurants
- 10 Montfort Mediterranean Cuisine
- 11 Mr Sub
- 12 Oliver & Bonacini Cafe Grill
- 13 Ranee's Roti & Caribbean Cuisine
- 14 Sunset Grill
- 15 Taco Bell
- 16 Tartan Fish & Chips
- 17 Thai Orchid Fusion
- 18 Thai Satay & More

### GROCERY

- 1 Freshway Market
- 2 Whole Foods Market
- 3 Longo's

### BANKS

- 1 Bank of Montreal
- 2 HSBC
- 3 RBC
- 4 TD Canada Trust

### PHARMACIES

- 1 Shoppers Drug Mart
- 2 Loblaw Pharmacy
- 3 Medcare Pharmacy
- 4 Guardian
- 5 Shoppers Drug Mart
- 6 Shoppers Drug Mart





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\*Sales Representative