

**AVISON
YOUNG**



For Lease

209

Oak Park Boulevard

Oakville, ON



[VIEW SITE VIDEO](#)

1,550 sf to 16,556 sf
OFFICE SPACE



209

Oak Park Boulevard
Oakville, ON



Quick access to 403, QEW, and 407



Abundance of on-site amenities and large retail centre within walking distance



Professionally managed by Downing Street Property Management

Property Summary

TOTAL BUILDING AREA
83,000 sf

TYPICAL FLOOR
16,556 sf

NUMBER OF FLOORS
5

SURFACE PARKING
Free

Availability

FLOOR	SUITE	TOTAL SF
Second	201	5,282 sf
Second	204	6,008 sf
Third	301	8,531 sf
Third	302 (Model Suite)	2,893 sf
Fourth	400	16,556 sf
Fifth	500	1,550 sf
Fifth	502	3,401 sf

Price

STARTING ASKING RENT	\$21.25 psf net
ADDITIONAL RENT	\$13.65 psf (est. 2024)
IMPROVEMENT ALLOWANCE	Negotiable





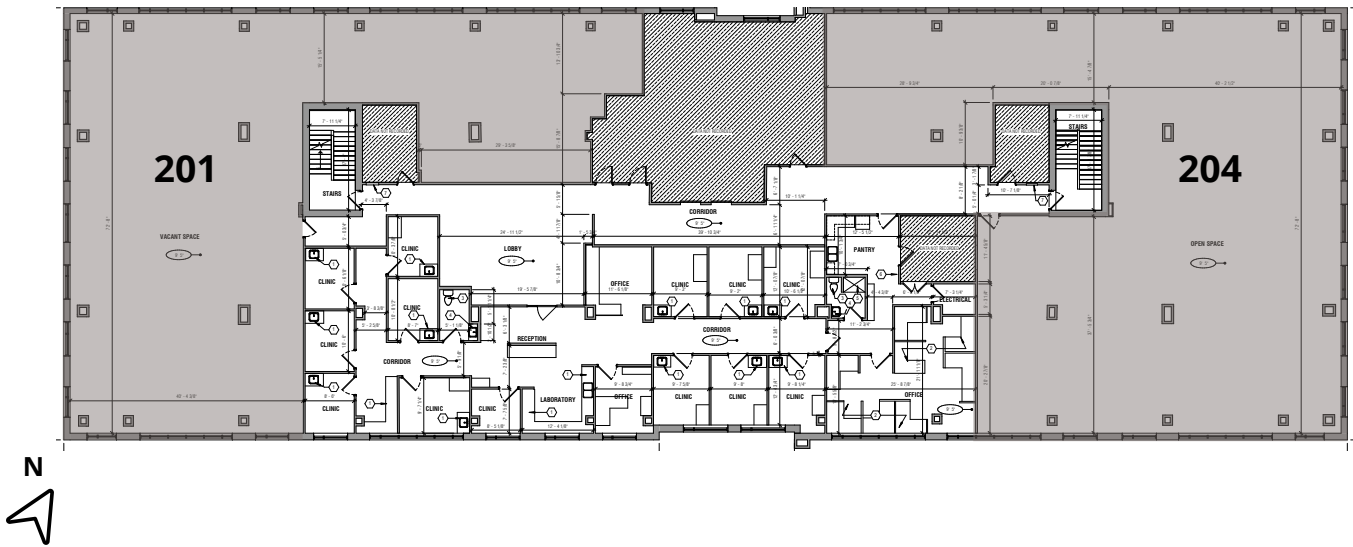
209 Oak Park Boulevard

OAKVILLE, ON

Second Floor Availability

Suite 201 5,282 sf

Suite 204 6,008 sf



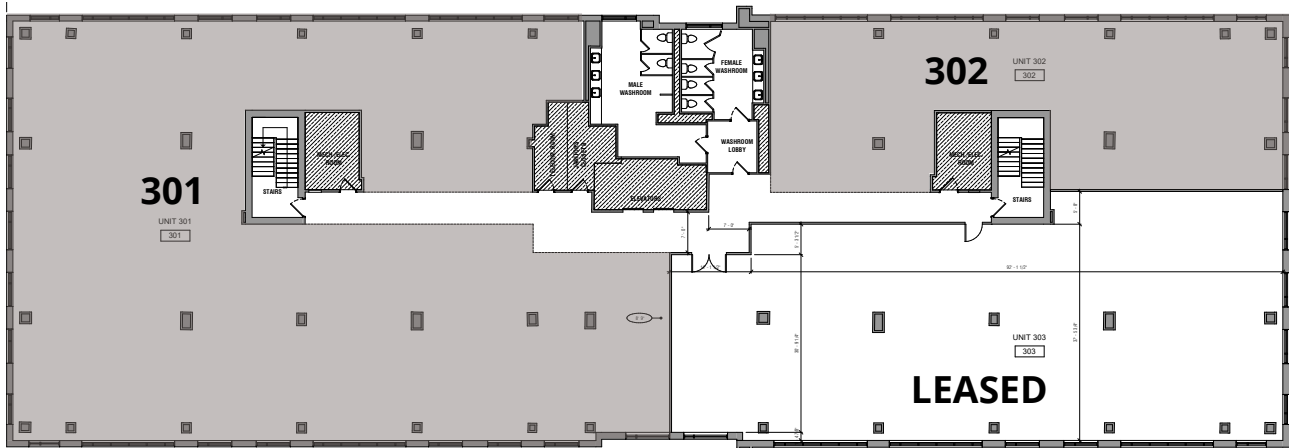
209 Oak Park Boulevard

OAKVILLE, ON

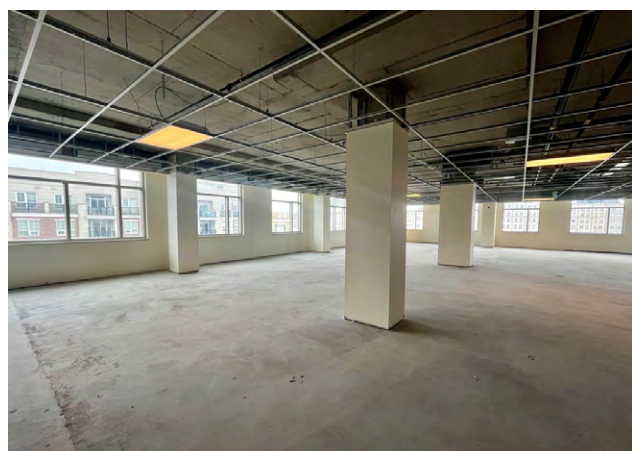
Third Floor Availability

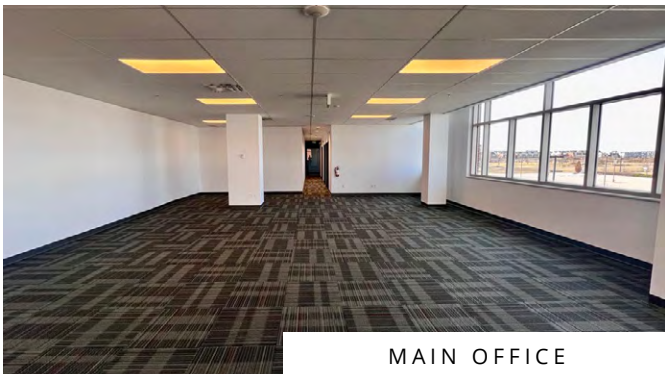
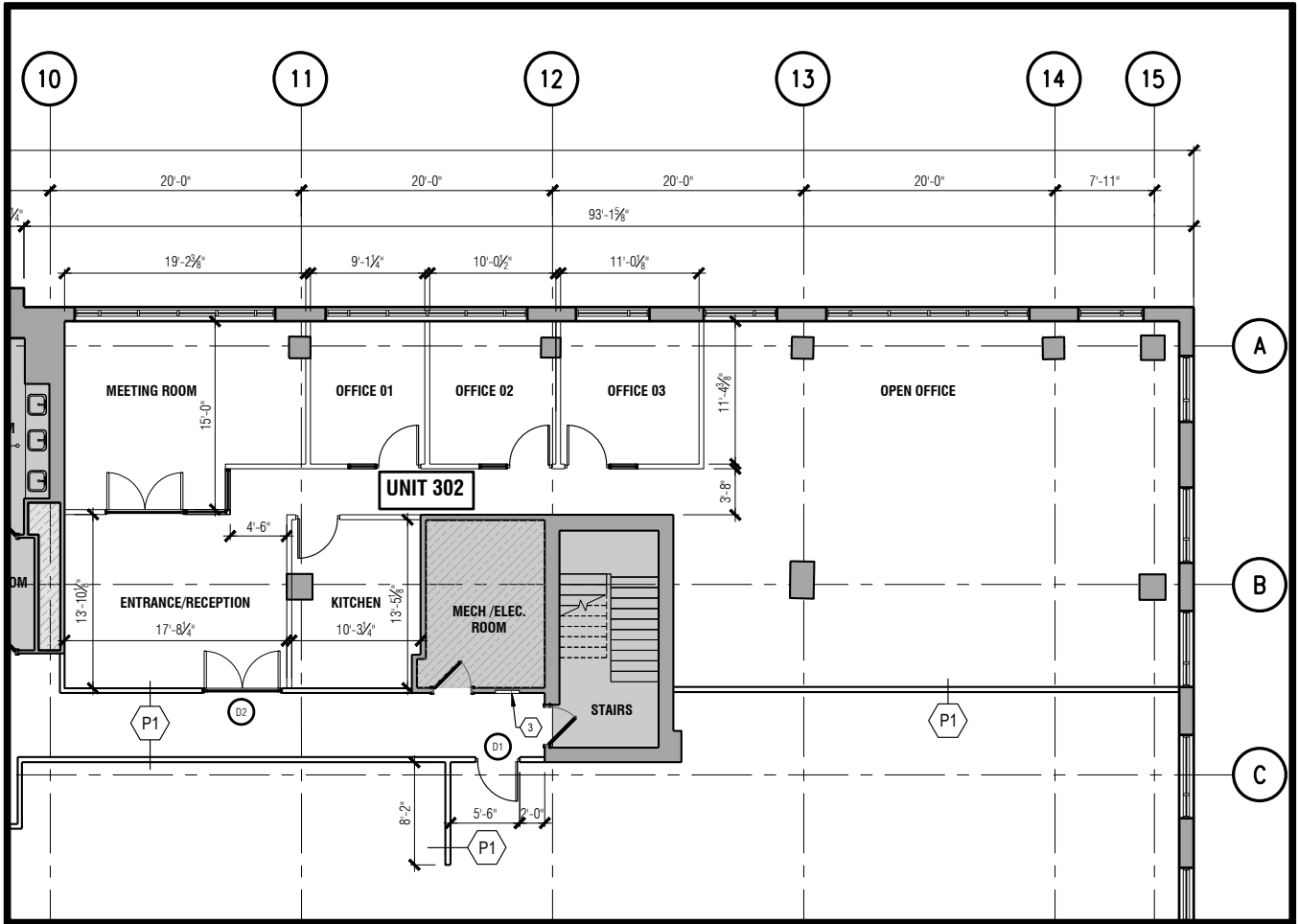
Suite 301 8,531 sf

Model Suite 302 2,893 sf



SUITE 301





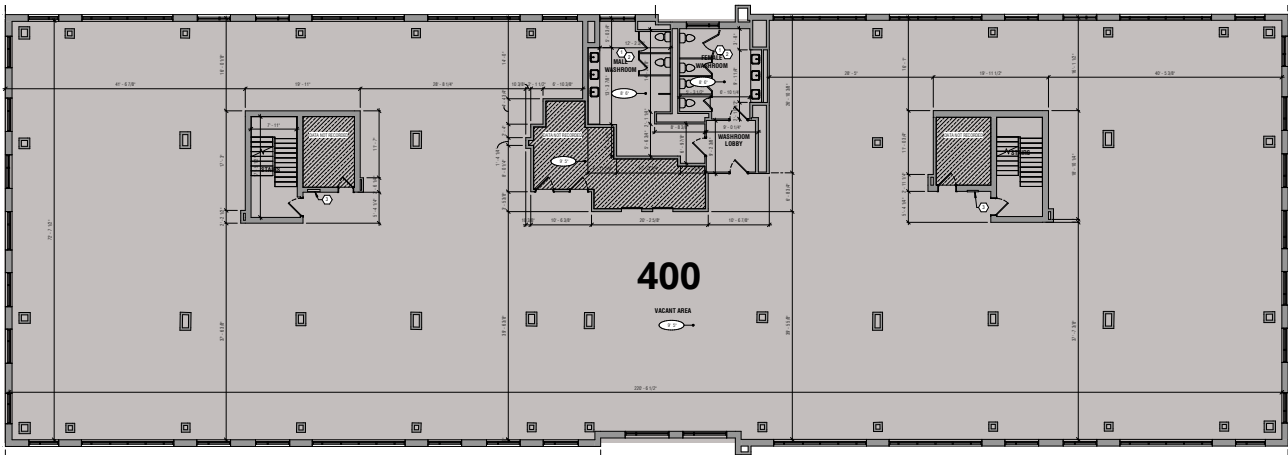
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Fourth Floor Availability

Suite 400

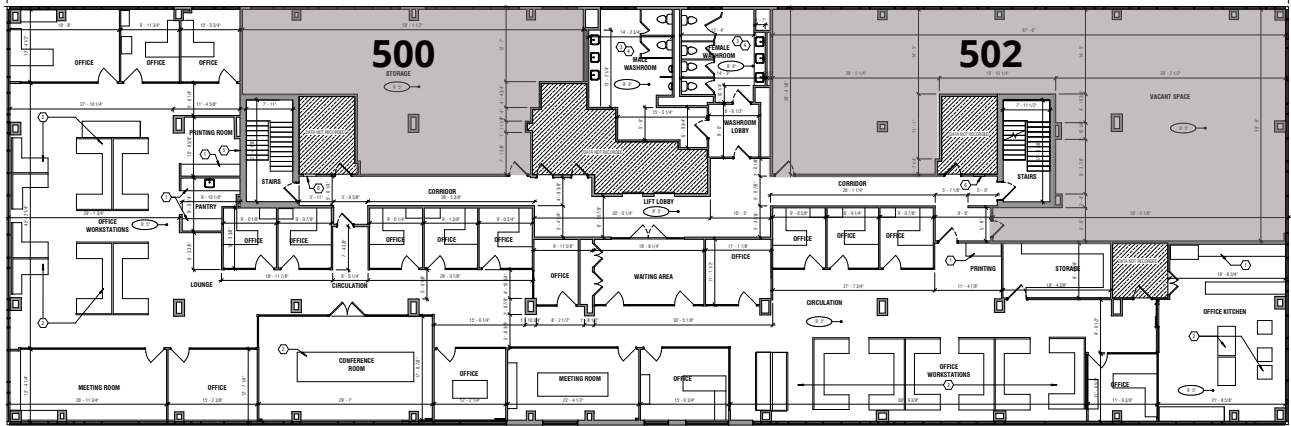
16,556 sf



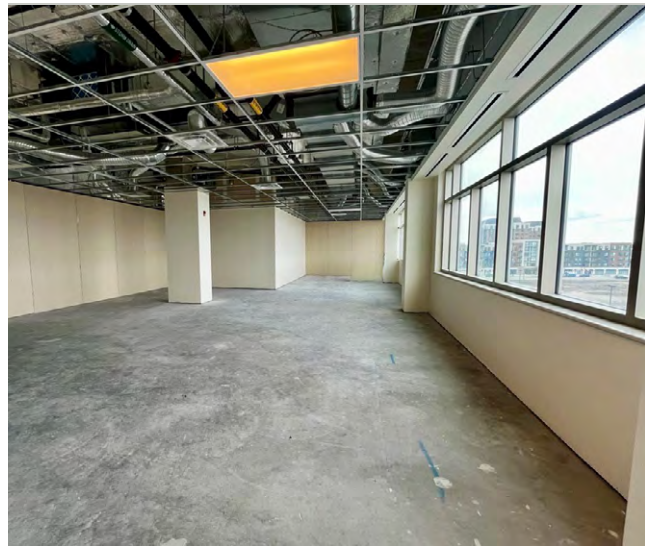
Fifth Floor Availability

500 1,550 sf

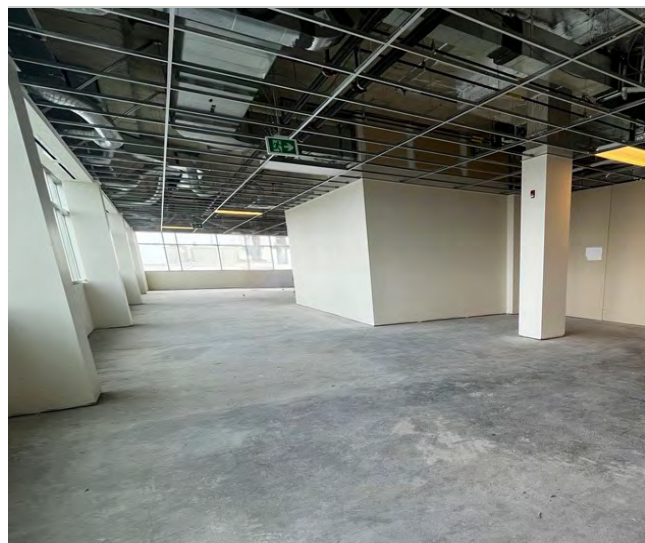
502 3,401 sf

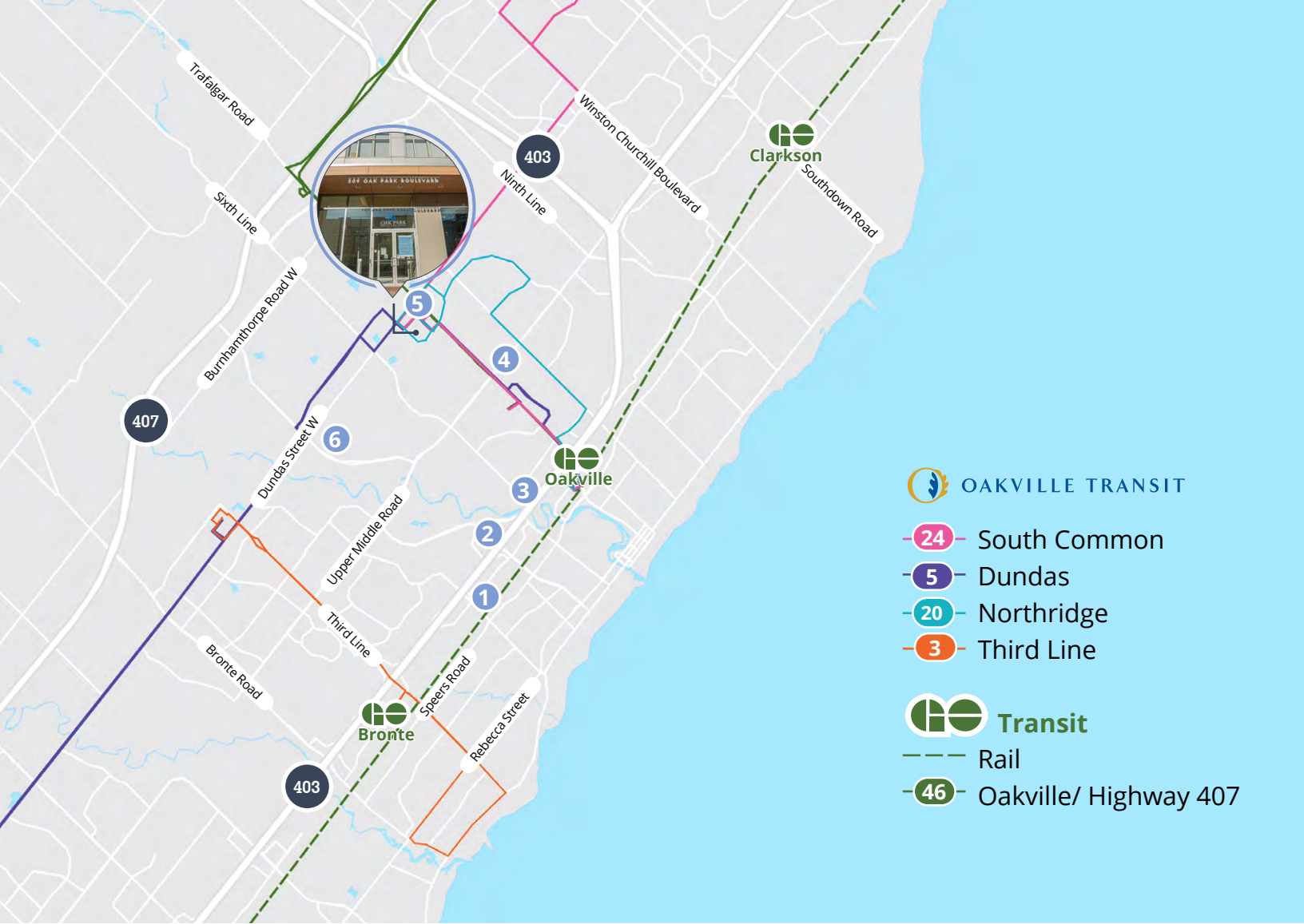


SUITE 500







SUITE 502





 OAKVILLE TRANSIT

-  24 South Common
-  5 Dundas
-  20 Northridge
-  3 Third Line

 Transit

-  Rail
-  46 Oakville/ Highway 407

AMENITIES LEGEND




- | | | |
|--|--|---|
| <p>1 RONA
 Chuck's Roadhouse Bar & Grill
 Tim Horton's
 A&W
 Puppies Ontario</p> | <p>3 Oakville Place
 Goodlife Fitness
 Starbucks
 SportChek
 Goodfellas Wood Oven Pizza</p> | <p>5 SmartCentres Oakville
 Walmart
 Canadian Tire
 Real Canadian Superstore
 Pet Valu</p> |
| <p>2 Dorval Crossing
 Winners Starbucks
 Staples McDonalds
 LCBO Subway
 Metro</p> | <p>4 Upper Oakville Shopping Centre
 Shoppers Drug Mart
 Beer Store
 The Oakville Pump & Patio</p> | <p>6 RioCentre
 Food Basics barBurrito
 Dollarama The Stout Monk
 Fortinos Shawarma X
 Popeye's</p> |

AMENITIES WITHIN 5 KM

172	266	5	24	34	20
RESTAURANTS	RETAIL	HOTELS	FITNESS CENTRES	BANKS	GAS STATIONS



On-site amenities:

-  The Pipes and Taps Pub
-  Women Zone Spa
Men Zone Barber
-  Physio Sport Med
Oak Med Family Health
Total Health Pharmacy
Chagger Dental

GREAT ACCESSIBILITY

CONVENIENT TRAVEL TIMES

11 minutes
4.9 km to
OAKVILLE GO

8 minutes
3.8 km to
HIGHWAY 403

6 minutes
4.1 km to
HIGHWAY 407

16 minutes
13.5 km to
HIGHWAY 401

The Team

209 OAK PARK BOULEVARD, OAKVILLE, ON

**AVISON
YOUNG**



Platinum member

Avison Young is the real estate partner businesses trust for intelligent, integrated solutions. We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.

Avison Young Commercial Real Estate Services, LP, Brokerage
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Metrontario's initial business consisted of house construction which evolved into several areas of real estate development and investment. These include the production of lots for residential builders; construction, ownership and management of shopping centres, office buildings and rental apartment buildings; and the construction and marketing of condominiums and single family homes in Canada, the United States and Israel. Each project, whether commercial or residential, is built to high standards and it is these standards which have become the hallmark of the Group's work.

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