

OFFICE SPACE AVAILABLE IMMEDIATELY!



FOR LEASE

243-251 NORTH SERVICE ROAD WEST
OAKVILLE, ONTARIO

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ChoiceProperties

CBRE

PROPERTY DETAILS

SIZES 1,182 sq.ft. - 2,292 sq.ft.



LEASE TERM
5 YEARS

Escalations year over year

LEASE RATE \$11.00 PSF
Escalations Year Over Year

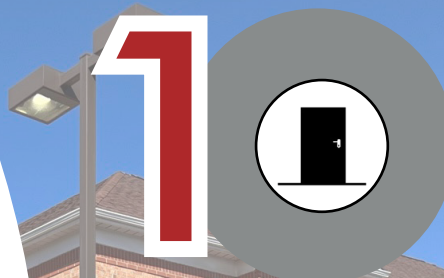
ADDITIONAL RENT \$12.97 PSF
Includes Utilities

ZONING C3 SP. 170

PARKING Surface Parking

POSSESSION See [Floor Plan Page](#)

TOP 3 REASONS
Birch Oak Centre
WILL THRIVE
IN THE NEW OFFICE
ENVIRONMENT



Various Entry Points
In Each Building



Private Washroom
Available In Your Suite



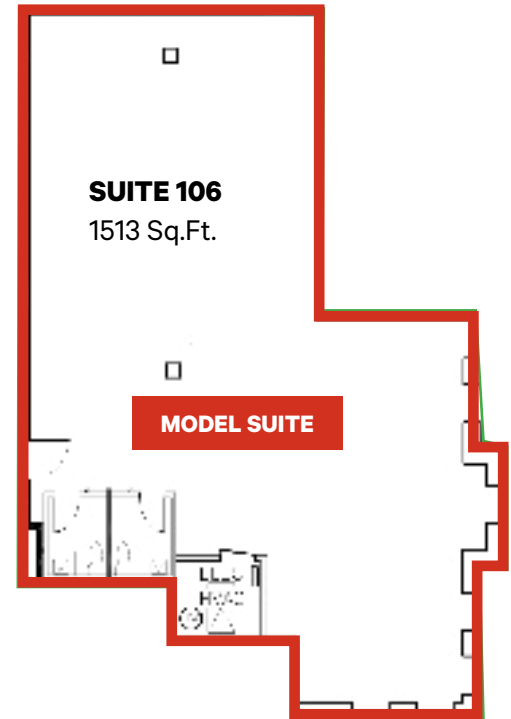
Access Suite Without
Stepping In Close-
Quarter Elevators



FLOORPLAN

243 North Service Road - Unit 106

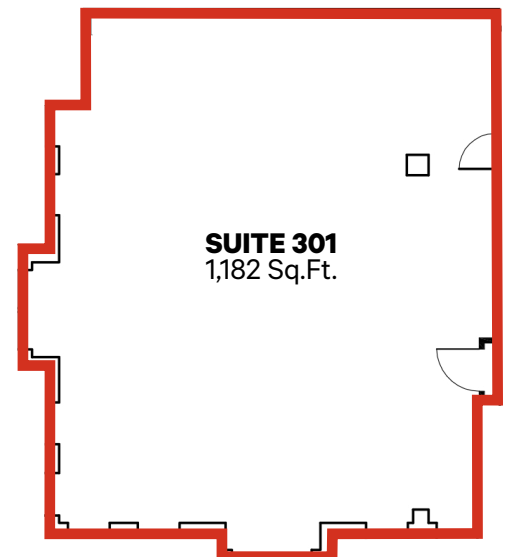
SIZE	1,513 SQ. FT.
BUILD-OUT	2 OFFICES, BOARDROOM & OPEN AREA
OCCUPANCY	IMMEDIATE



FLOORPLAN

243 North Service Road - Unit 301

SIZE	1,182 SQ. FT.
BUILD-OUT	FORMER ORTHO OFFICE
OCCUPANCY	IMMEDIATE

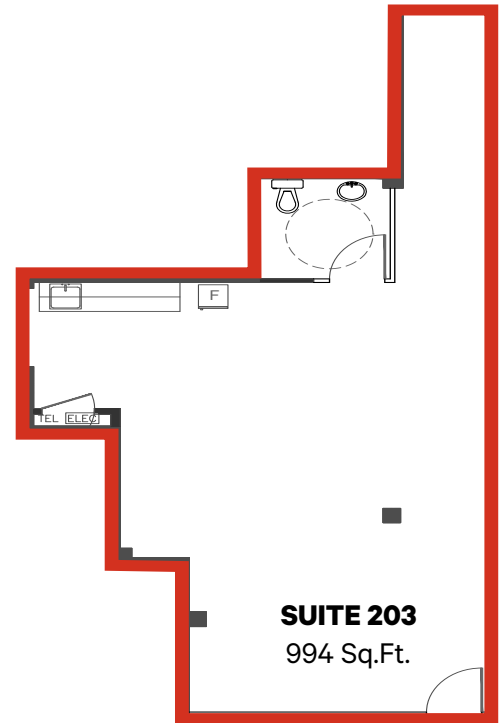




FLOORPLAN

243 North Service Road - Unit 203

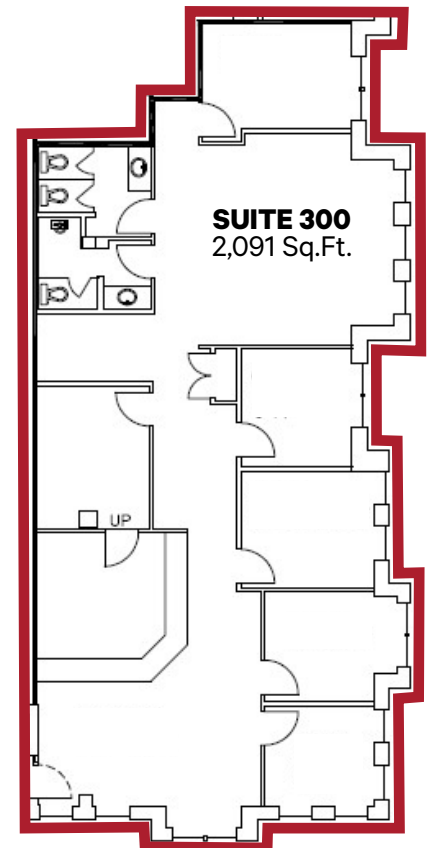
SIZE	994 SQ.FT.
BUILT-OUT	WASHROOM OPEN AREA KITCHENETTE
OCCUPANCY	JANUARY 1, 2024



FLOORPLAN

247 North Service Road - Unit 300

SIZE	2,091 SQ.FT.
BUILT-OUT	5 OFFICES 3 WASHROOMS, OPEN AREA
OCCUPANCY	JUNE 1, 2023

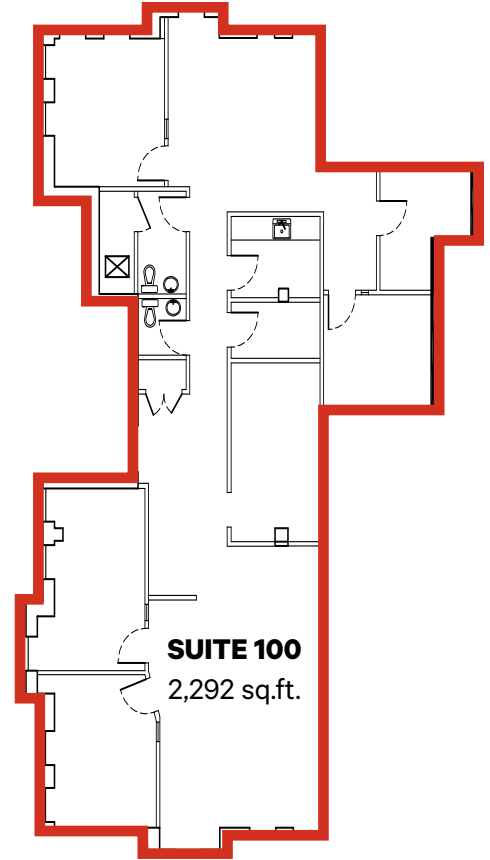




FLOORPLAN

251 North Service Road - Unit 100

SIZE	2,292 SQ.FT.
BUILD-OUT	WASHROOM OPEN AREA PRIVATE OFFICES
OCCUPANCY	IMMEDIATE



AMENITIES & TRANSIT

MAP



243-251 N SERVICE RD W

metro **ToysRUs**
Staples **The BRICK**
Scotiabank **LCBO**
Tim Hortons.

Tim Hortons.

Tim Hortons.
MR. LUBE

RONA
Benjamin Moore

OAKVILLE TRANSIT ROUTES:

10 WEST INDUSTRIAL

18 GLEN ABBEY SOUTH

28 GLEN ABBEY NORTH

ZONING

C3 SP. 170

Permitted Uses

- Art Gallery
- **Business Office**
- Commercial School
- Community Centre
- Day Care
- **Financial Institution**
- Library
- **Medical Office**
- ...And More!



CLICK HERE FOR
ZONING BY-LAW



CLICK HERE FOR
SPECIAL PROVISIONS



ChoiceProperties

Choice Properties is a leading Real Estate Investment Trust that creates enduring value through the ownership, operation and development of high-quality commercial and residential properties.

We believe that value comes from creating spaces that improve how our tenants and communities come together to live, work, and connect. We strive to understand the needs of our tenants and manage our properties to the highest standard. We aspire to develop healthy, resilient communities through our dedication to social, economic, and environmental sustainability. In everything we do, we are guided by a shared set of values grounded in Care, Ownership, Respect and Excellence.



FOR MORE INFORMATION CONTACT US

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