



Square Feet:  
**4,262**



QEW  
exposure



Free Surface  
Parking

[View on Website](#)

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.

Accelerating success.

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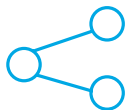
# Property Overview

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

## Key Highlights



Exposure to the QEW



Fibre optic building



Surface parking available



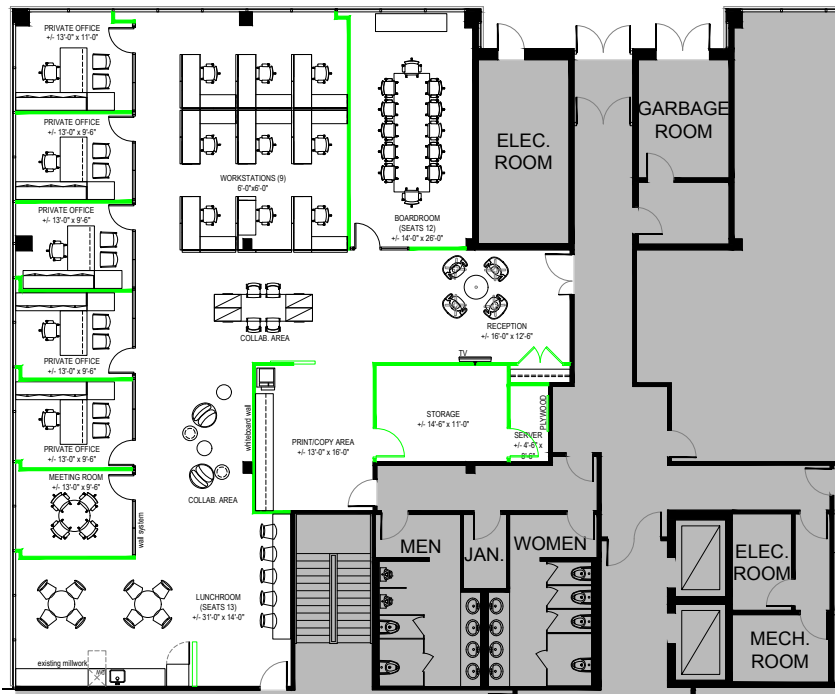
Transit at doorstep





# Floor Plan Overview

## Floorplan



## Suite 101

4,262 SF

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

[Virtual Tour](#)

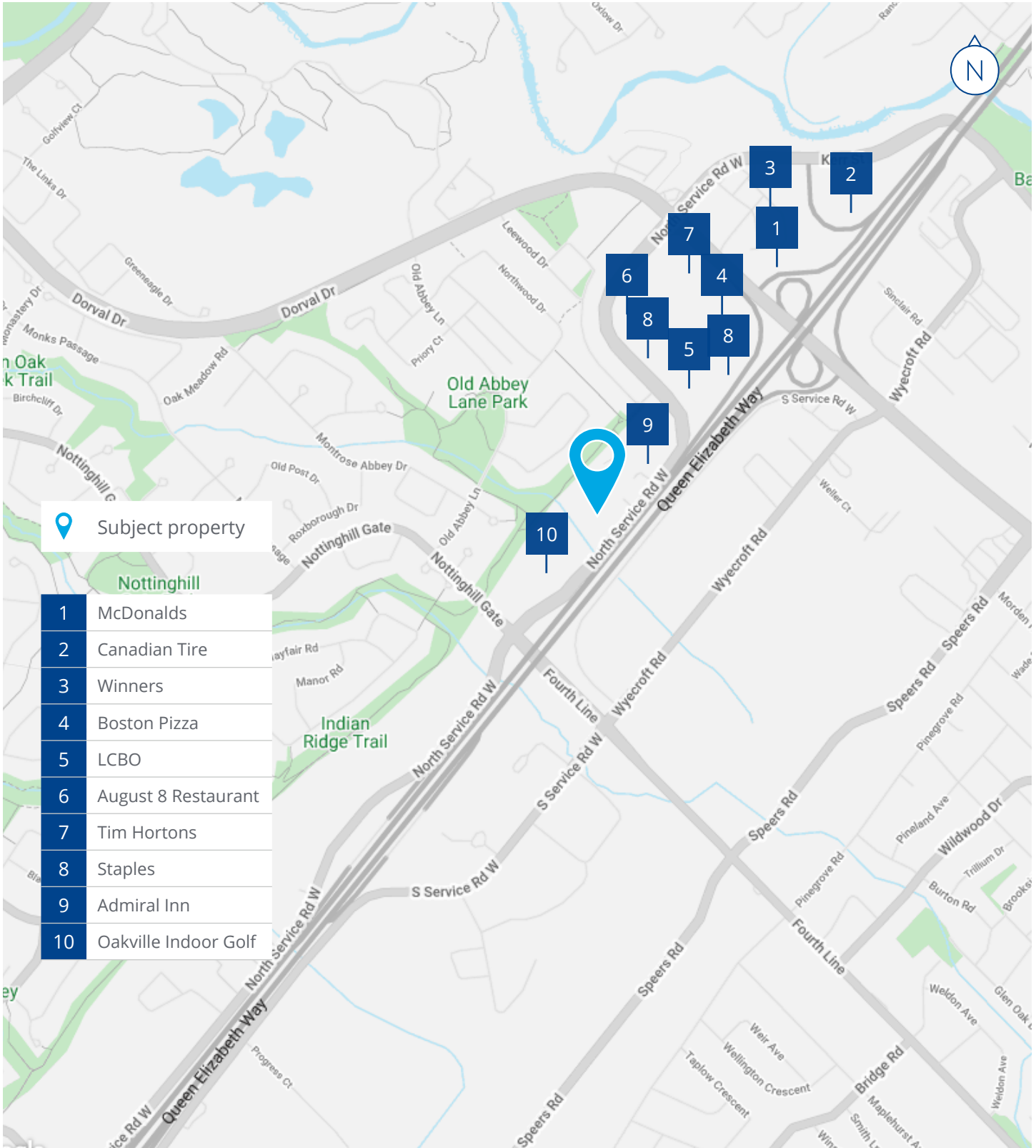
## Building Features

- 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





[View Online Listing](#)

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