

PROUDLY MANAGED BY

FENGATE



**2265**  **2275**

**Upper Middle Road East**

An Experience Like No Other  
CLASS A OFFICE IN OAKVILLE

# Great companies love great company

Join world-class companies in a community enjoying tenant experiences like no other.

2265 and 2275 Upper Middle Road East were built in 2008 and has flexible size ranges and build out available. The complex also features a tenant lounge, and outdoor courtyard for tenant enjoyment. Medcan is one of the many premium tenants in the complex, and offer onsite personal training, and health and wellness programs.

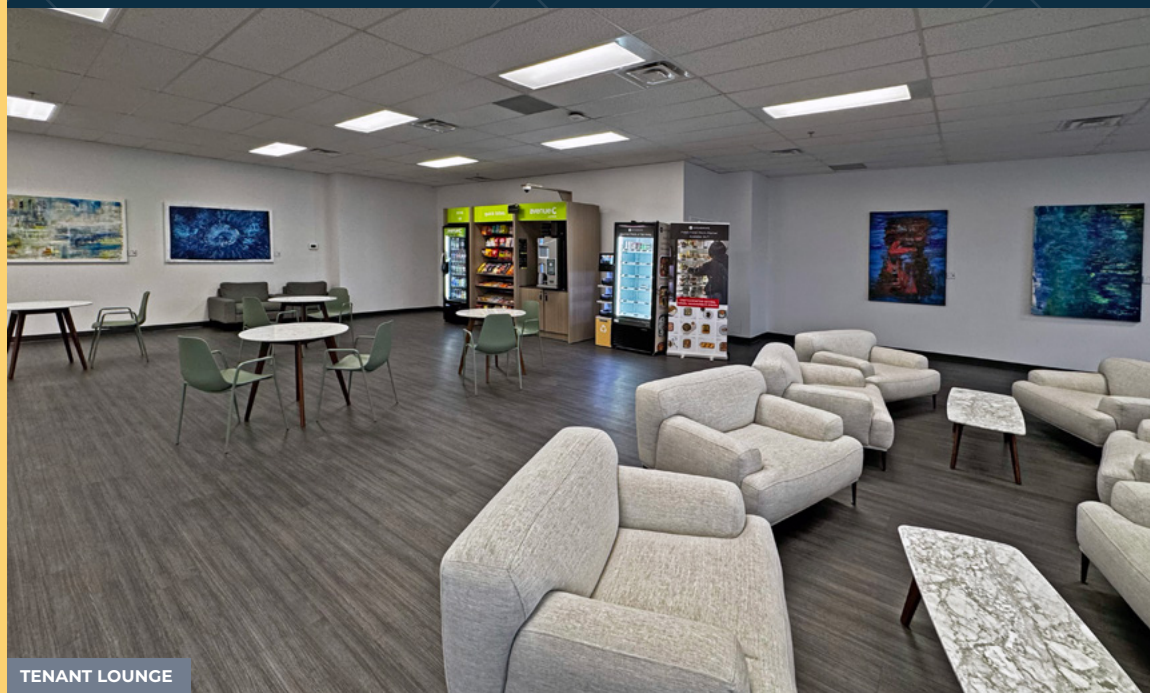
Fengate's premier property management team offers year-round events to their tenants that are all coordinated through their app. Experience the Fengate way.



MEDCAN PERSONAL TRAINING



MEDCAN FACIAL TREATMENTS



TENANT LOUNGE



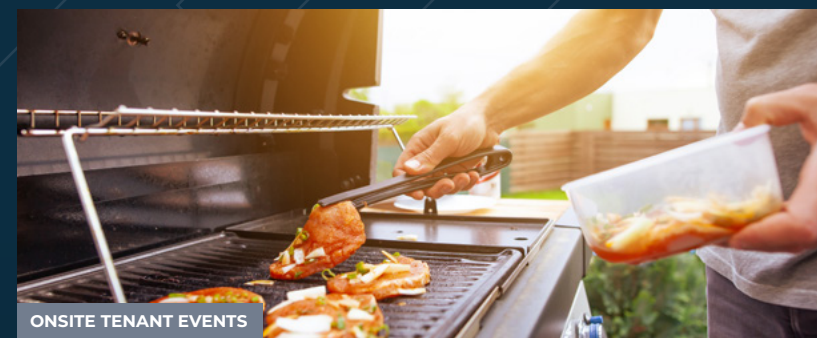
OUTDOOR COURTYARD



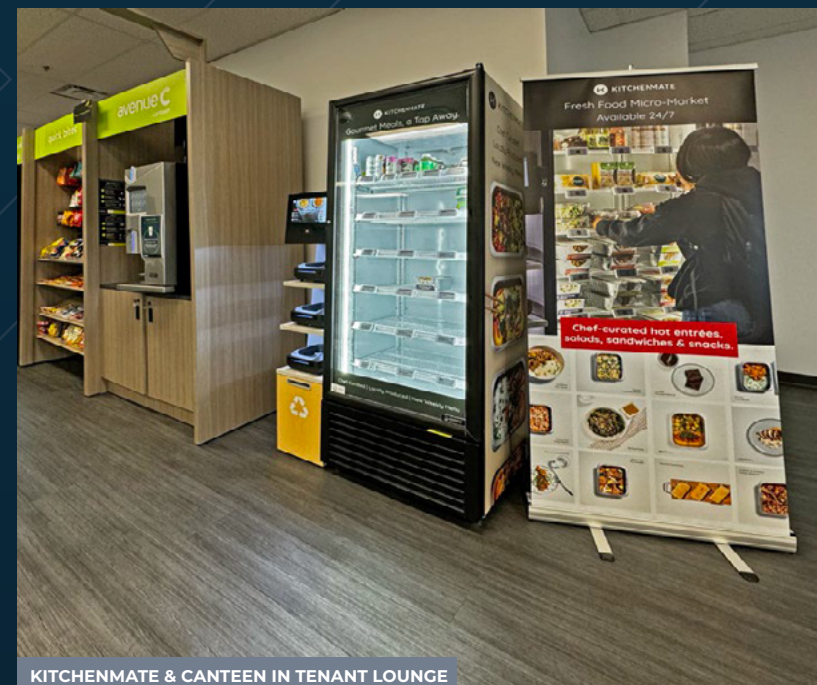
helloart



BEEHIVE APIARY



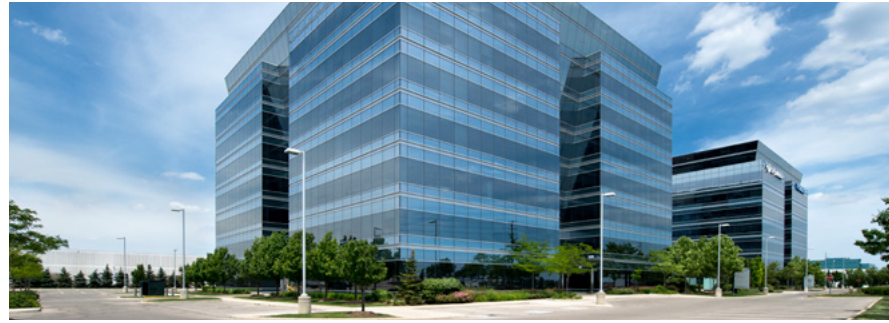
ONSITE TENANT EVENTS



KITCHENMATE & CANTEEN IN TENANT LOUNGE

# 2265

Upper Middle Road East



BUILDING INFO



Number of floors  
**7**



Building size  
**151,443 SF**



Year built  
**2008**



Average floor size  
**22,000 SF**



Surface Parking  
**4/1,000 SF**  
(reserved parking available)

AVAILABILITIES

Suite	Area (SF)	Availability	Net Rent (PSF)	Additional Rent (PSF) (2024)
100	7,834	Immediate	\$22.00	\$14.89
102	3,968	Immediate	\$22.00	\$14.89

# 2275

Upper Middle Road East



BUILDING INFO



Number of floors  
**7**



Building size  
**150,630 SF**



Year built  
**2007**



Average floor size  
**22,600 SF**



Surface Parking  
**4/1,000 SF**  
(reserved parking available)

AVAILABILITIES

Suite	Area (SF)	Availability	Net Rent (PSF)	Additional Rent (PSF) (2024)
100	3,710	Immediate	\$22.00	\$14.85
202	4,546*	Immediate	\$22.00	\$14.85
300	16,243	Immediate	\$22.00	\$14.85
500	6,693	Immediate	\$22.00	\$14.85

BUILDING ACCREDITATIONS



## BOMA Best® Certified Gold

The BOMA BEST® Program requires meeting the BEST Practices for Energy and Environmental Management.

[bomabest.org](http://bomabest.org)



## WiredScore SILVER

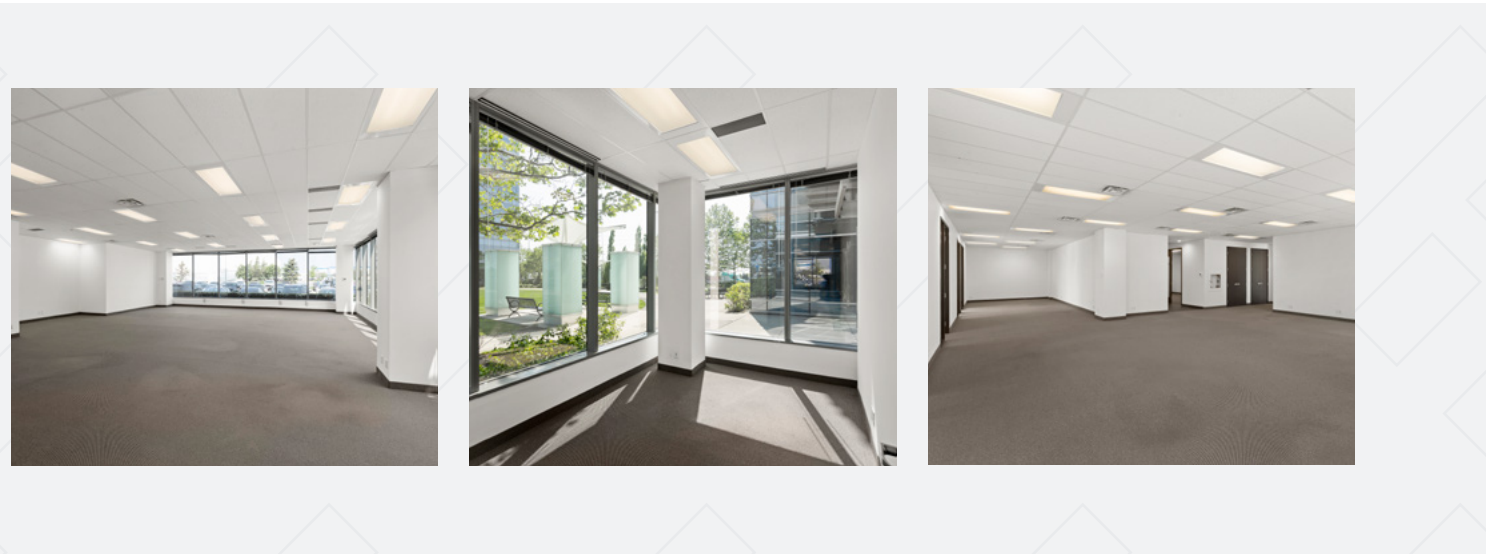
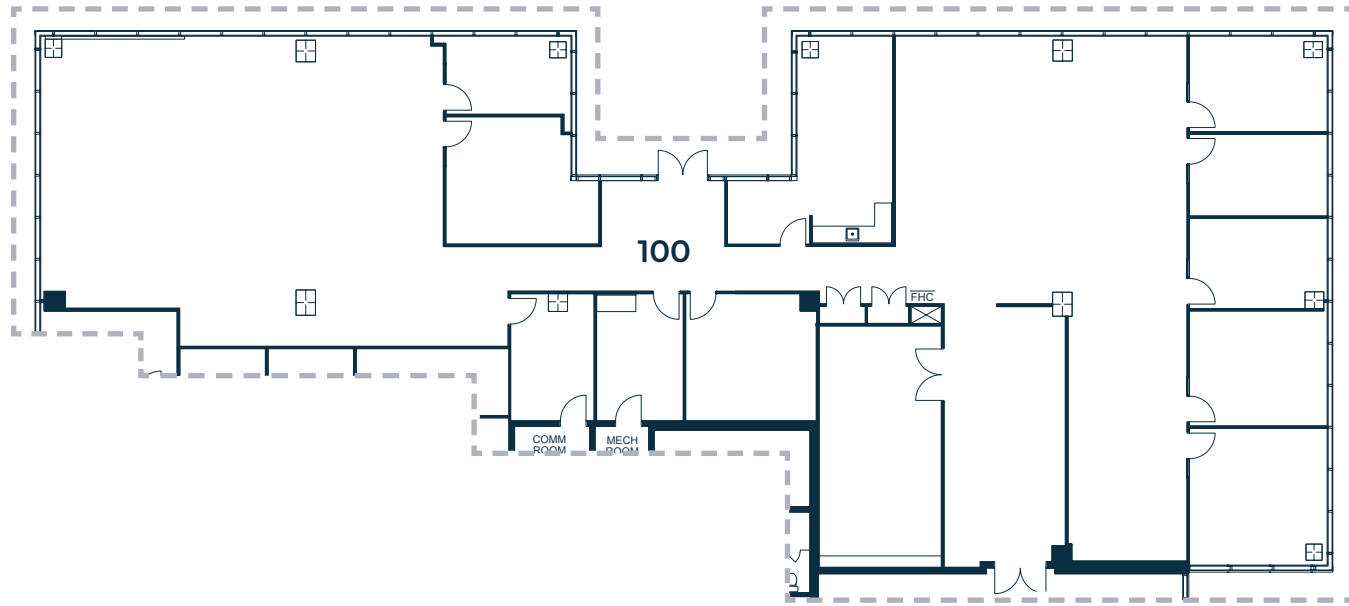
## WiredScore Certification

WiredScore certification recognizes and promotes best-in-class digitally connected buildings across the globe.

[wiredscore.com](http://wiredscore.com)

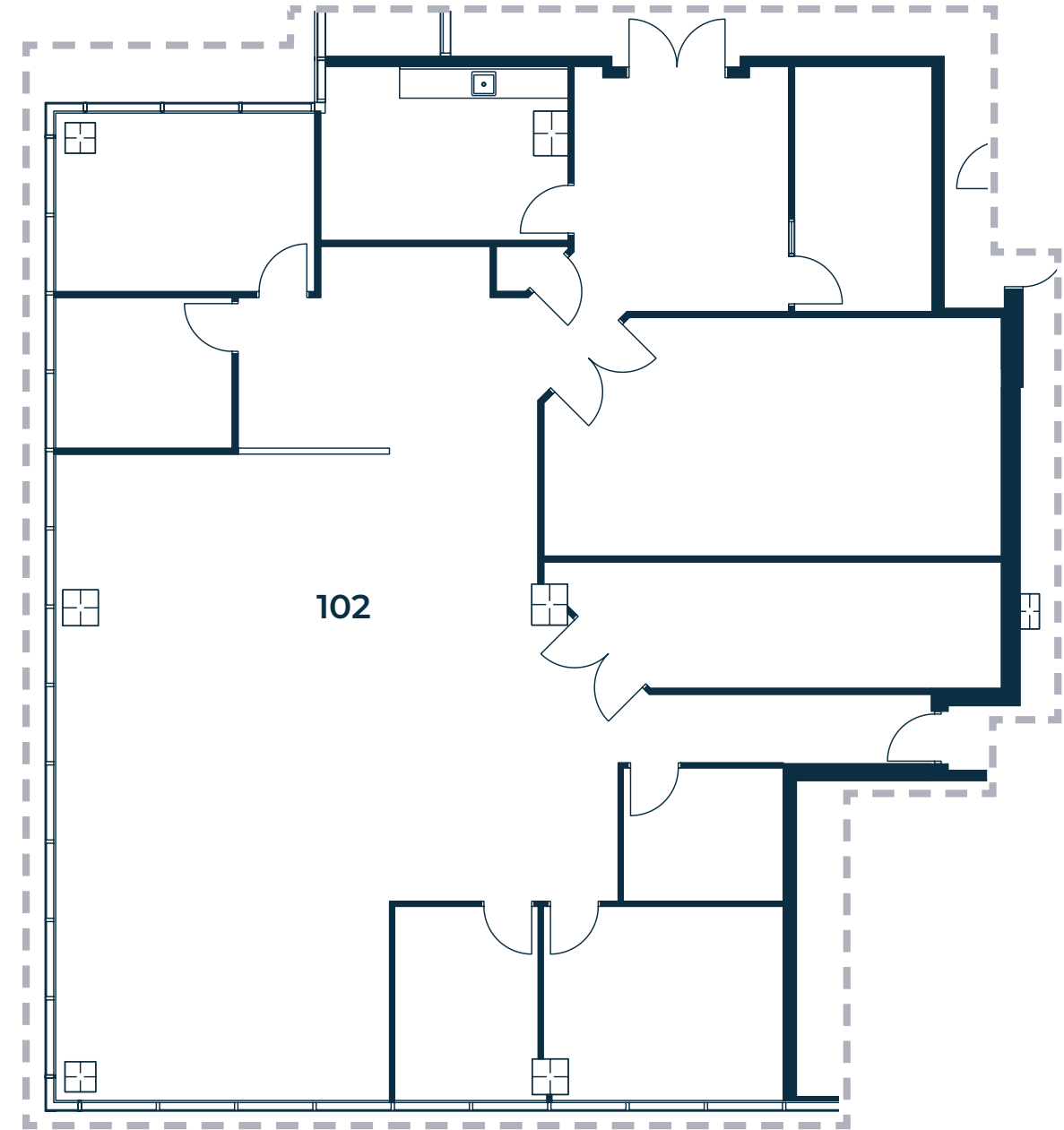
# Suite 100

2265 Upper Middle Road East  
7,834 sf



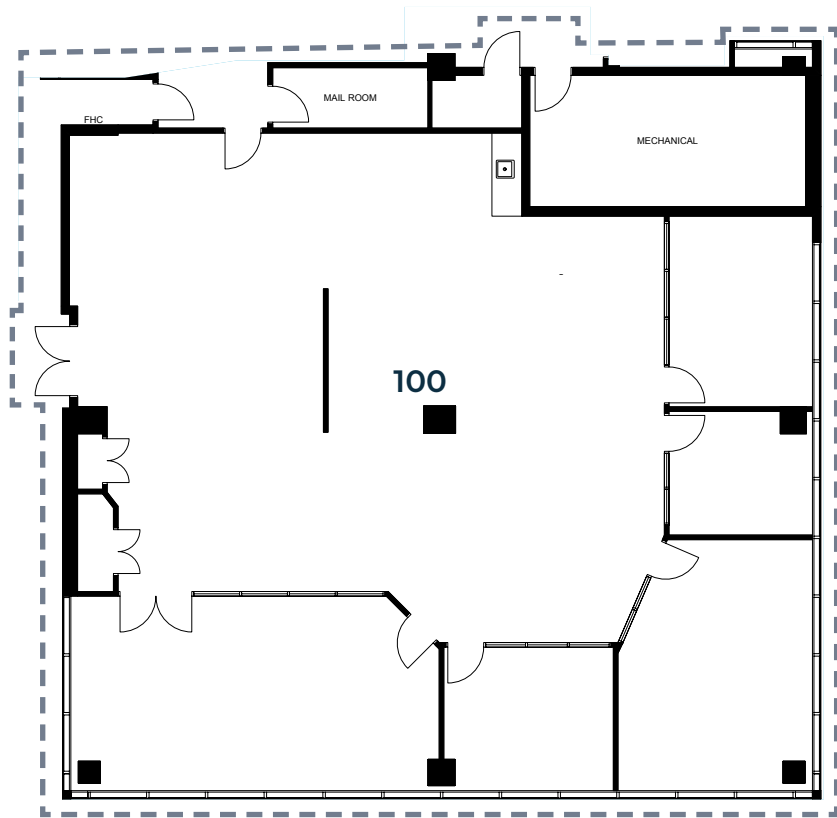
# Suite 102

2265 Upper Middle Road East  
3,968 sf



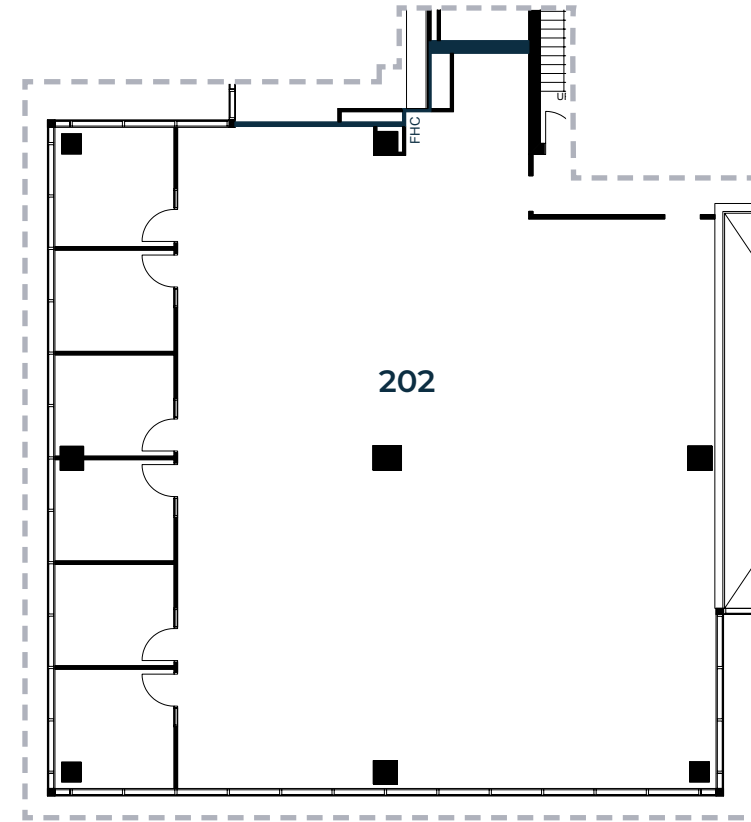
# Suite 100

2275 Upper Middle Road East  
3,710 sf



# Suite 202

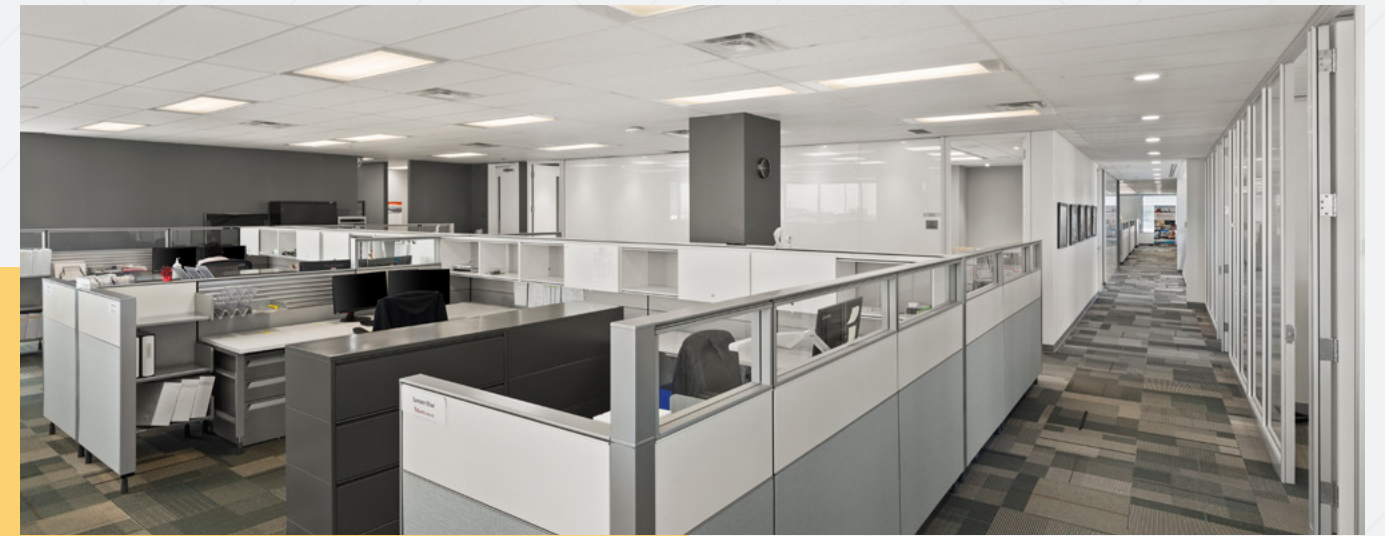
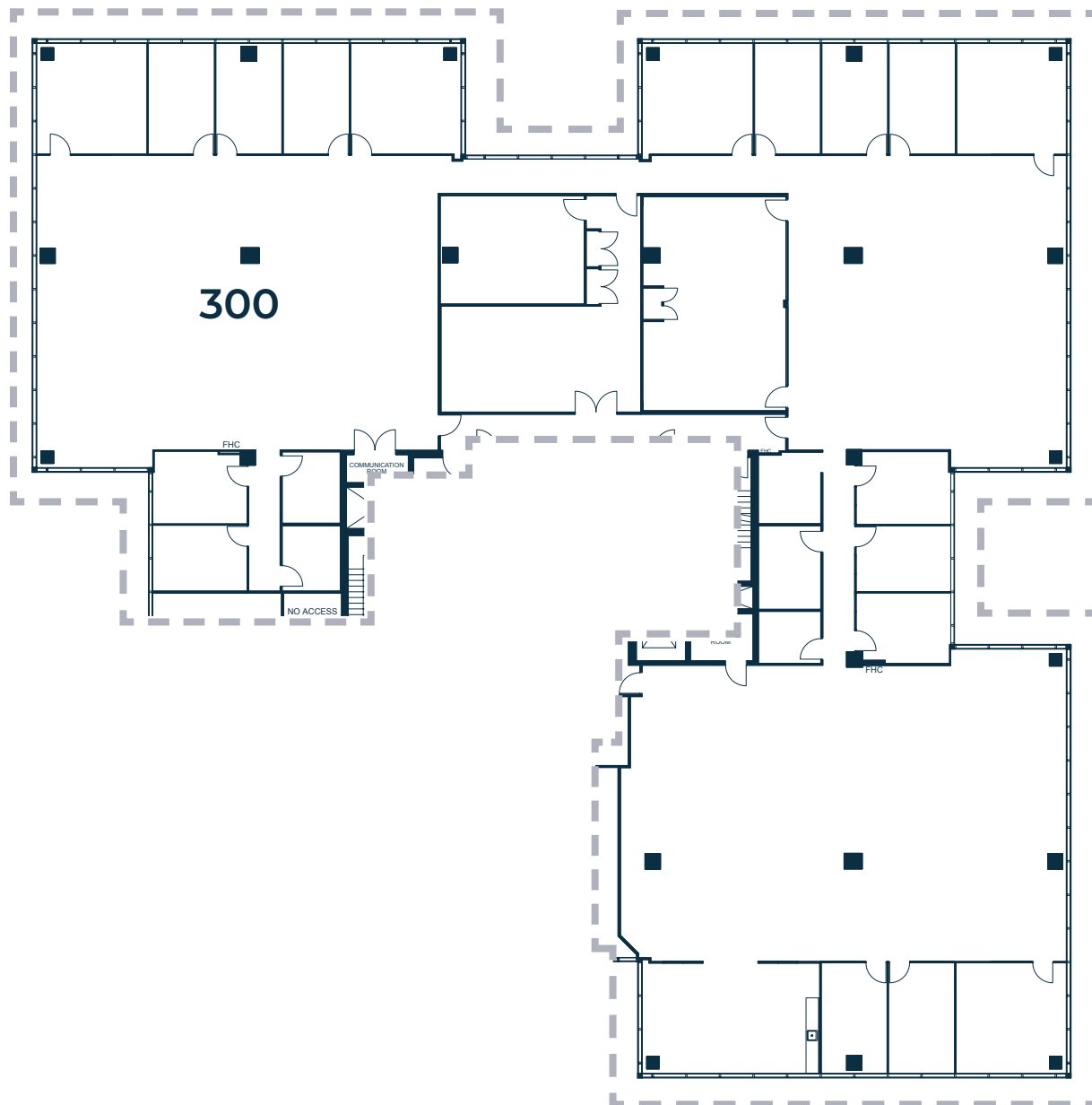
2275 Upper Middle Road East  
4,546 sf





# Suite 300

2275 Upper Middle Road East  
16,243 sf



Suite 300

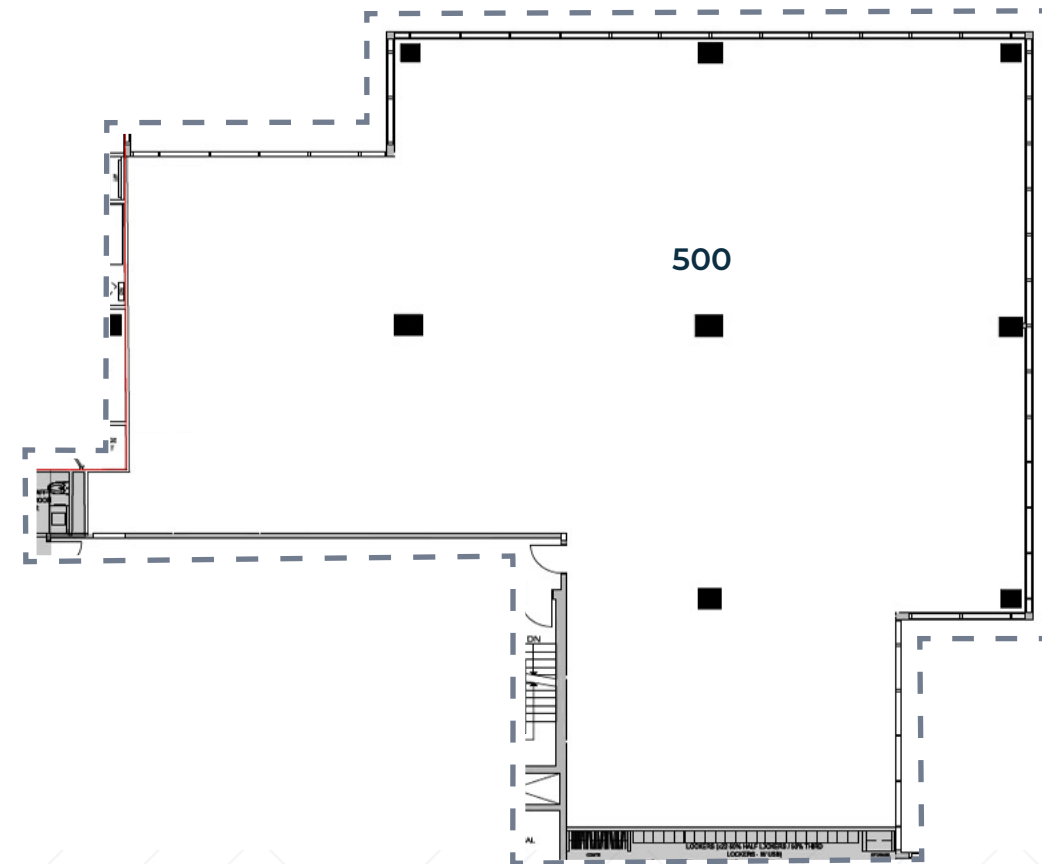


Suite 500

# Suite 500

2275 Upper Middle Road East

6,693 sf



# Location

## Churchill Crossing Shopping Mall | 5 min drive

- |                     |                    |                           |
|---------------------|--------------------|---------------------------|
| 1. Costco Wholesale | 6. Home Depot      | 11. Montana's BBQ & Bar   |
| 2. Bank of Montreal | 7. Best Buy        | 12. Chapters              |
| 3. LCBO             | 8. TD Canada Trust | 13. Lone Star Texas Grill |
| 4. Longo's          | 9. Jack Astor's    | 14. Canadian Tire         |
| 5. Milestones       | 10. CIBC           |                           |

## Oakville Entertainment Centrum | 2 min drive

- |                     |                 |                       |
|---------------------|-----------------|-----------------------|
| 1. Boston Pizza     | 6. iFly Toronto | 11. East Side Mario's |
| 2. Cineplex         | 7. Hilton       | 12. Café Demetre      |
| 3. Trattoria Timone | 8. Bâton Rouge  |                       |
| 4. Petro-Canada     | 9. Tim Hortons  |                       |
| 5. Child Ventures   | 10.3 Brewers    |                       |

## Clarkson Crossing Shopping Mall | 9 min drive

- |                   |                    |
|-------------------|--------------------|
| 1. RBC Royal Bank | 4. Starbucks       |
| 2. Scotiabank     | 5. Metro           |
| 3. LCBO           | 6. Fionn MacCool's |

## Oakwoods Centre Shopping Mall | 4 min drive

- |               |                     |
|---------------|---------------------|
| 1. Farmboy    | 4. Scotiabank       |
| 2. Starbucks  | 5. Subway           |
| 3. barBurrito | 6. Qwench juice bar |

## Driving Times

Sheridan College Trafalgar Campus	7 min	Trillium Health Partners, Mississauga Hospital	11 min
Clarkson GO Station	8 min	Oakville Trafalgar Memorial Hospital	17 min
Oakville GO Station	9 min	Toronto Pearson International Airport	18 min
University of Toronto Mississauga Campus	9 min	Downtown Toronto	28 min

- Bus Route ● Bus Stop
- GO Transit Lakeshore West Line
- 2265 2275 Upper Middle Road East





# FENGATE

Retaining quality tenants is a top priority for Fengate Real Estate. Our team's skilled and dedicated support begins with lease and space preparation to ensure the absolute best start for your business. Throughout your tenancy, expect Fengate's experienced, proactive and client-focused property management team to be your dedicated partners, supporting your business needs. You can rely on our team's firm commitment to customer service, pride of property and top-tier building operations, responsiveness, and integrated reporting and leasing services.

Fengate Real Estate is a business division of Fengate Asset Management, a leading alternative investment manager focused on infrastructure, private equity and real estate strategies. Fengate Real Estate manages all properties on behalf of its investors, including the LIUNA Pension Fund of Central and Eastern Canada.



The JLL team specializes in high performance office buildings and challenge traditional methods of workplace value analysis by demonstrating how investments in healthy, sustainable workplaces offer the most profound opportunity for cost savings. While most organizations focus on reducing utilities and rent costs, JLL's approach focuses on the impact that the workplace environment can have on an organization's most valuable (and costly) asset: their people and their productivity.



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**Upper Middle Road East**

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