

N

# 1315

North Service Road E

OAKVILLE, ON

## PREMIUM OFFICE FOR LEASE

Availabilities from  
**2,729-48,538 SF**



Listed by:

PROUDLY MANAGED BY

**FENGATE**

**AVISON  
YOUNG**

# DESCRIPTION

Located near the border of Oakville and Mississauga with superior access and exposure to Highway QEW, 1315 North Service Road East is Oakville's first LEED Gold certified building. Additionally, the building has achieved BOMA BEST Gold; an award recognizing 1315 North Service Road East's dedication to energy efficiency, sustainability and environmental leadership.

Situated on 4.5 acres, this seven-storey, class A office building features elegant architecture and premium interior design, accentuated by well-manicured landscaping.

With excellent underground and surface parking ratios, access to on site amenities and proximity to area amenities, 1315 North Service Road East is ideally positioned to meet the needs of top tier corporate occupiers.



# HIGHLIGHTS



BOMA BEST Gold &  
First LEED  
Gold-certified  
building in Oakville



Highway QEW  
access and  
exposure



Grand lobby  
with 29 ft ceiling  
heights



Excellent surface  
and underground  
parking ratios



Indoor bicycle  
storage



Shower/change  
facilities



Access to green  
space



Onsite Food  
Service

# AVAILABILITIES

## 1ST FLOOR

Suite 101: 8,145 sf

LEASED

## 3RD FLOOR

Suite 300: 10,312 sf

Suite 301: 2,729 sf

Suite 302: 6,162 sf

Suite 303: 5,059 sf

Contiguous to 24,262 sf

OCCUPANCY  
Immediate

## 4TH FLOOR

Suite 400: 24,276 sf

OCCUPANCY  
Immediate  
  
Virtual Tour

3RD & 4TH Floor Contiguous to 48,538 sf

## BASIC RENT

Ask listing agent

## ADDITIONAL RENT

\$16.48 psf (2024 est.)

## TENANT IMPROVEMENT ALLOWANCE

Speak with Listing Agent for details

## PARKING

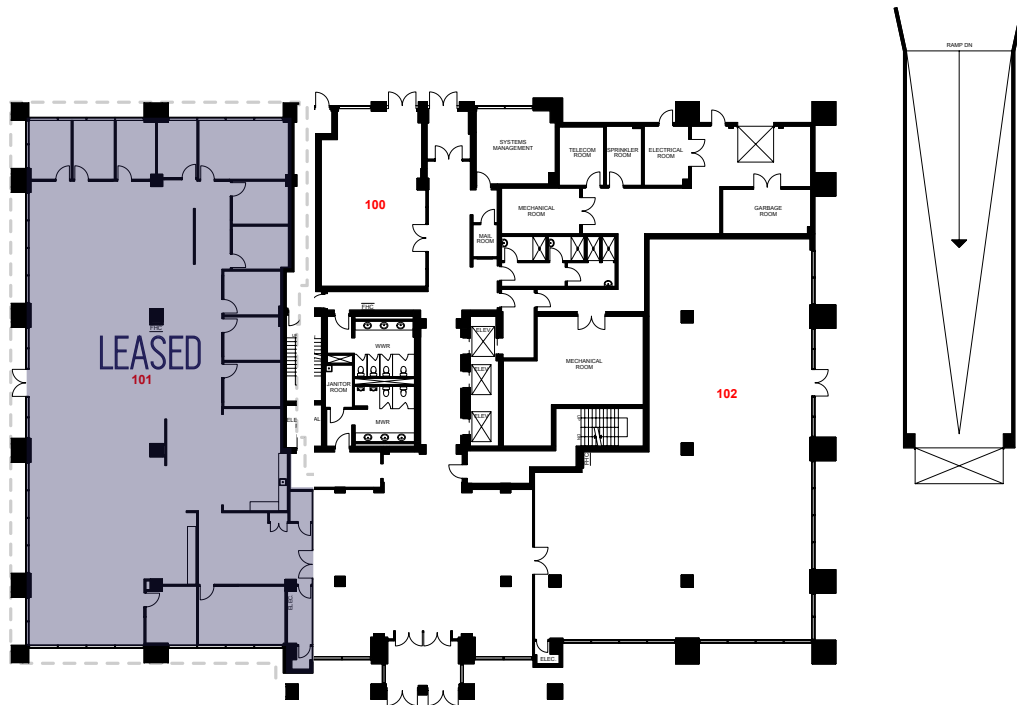
Unreserved Free Surface - 4/1,000 sf leased

Underground Reserved - Subject to availability

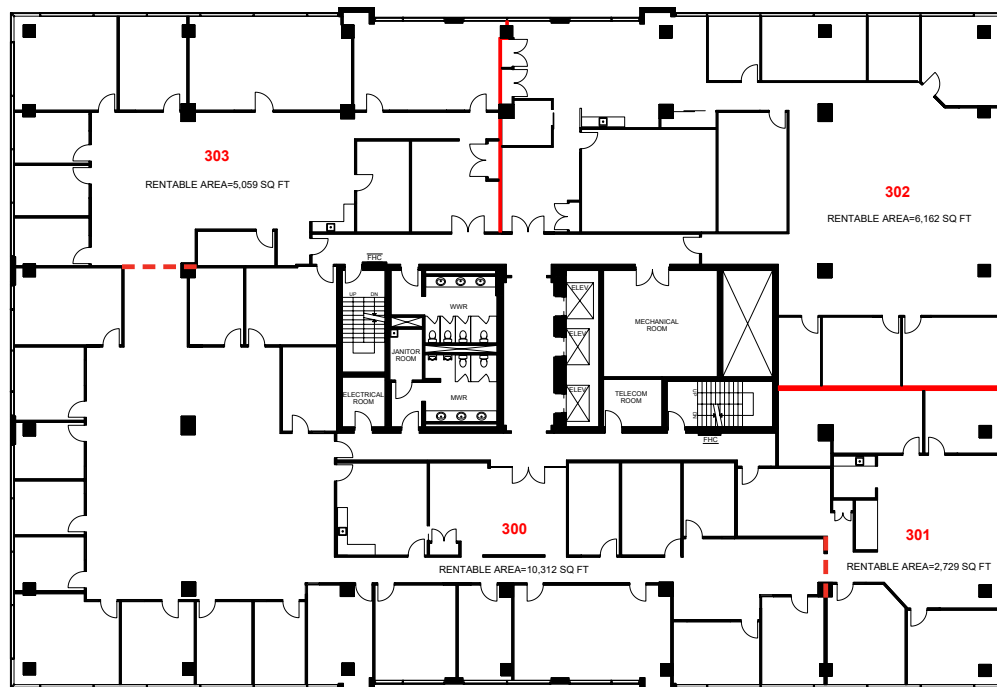
Electronic Vehicle Charge Station Available

# FLOOR PLANS

## 1ST FLOOR

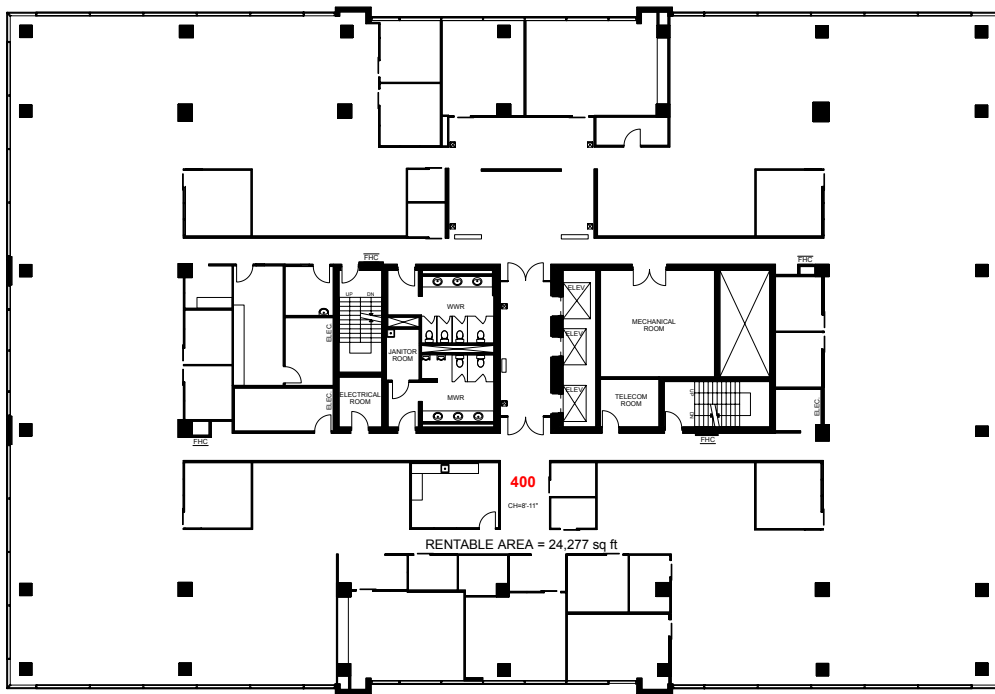


## 3RD FLOOR

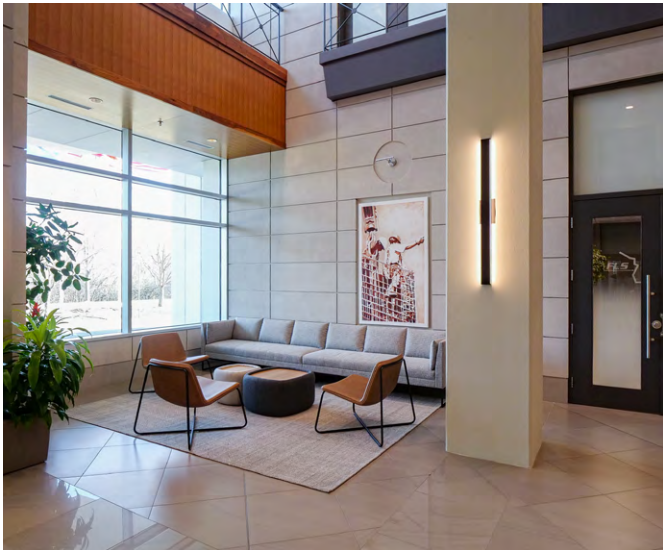
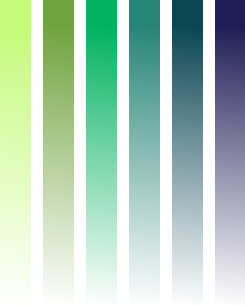


# FLOOR PLANS

## 4TH FLOOR [View Virtual Tour](#)



# LOBBY



# INTERIOR & EXTERIOR PHOTOS



SHOWERS



LEED & BOMA BEST GOLD



UNDERGROUND PARKING ENTRY



ONSITE FOOD SERVICE

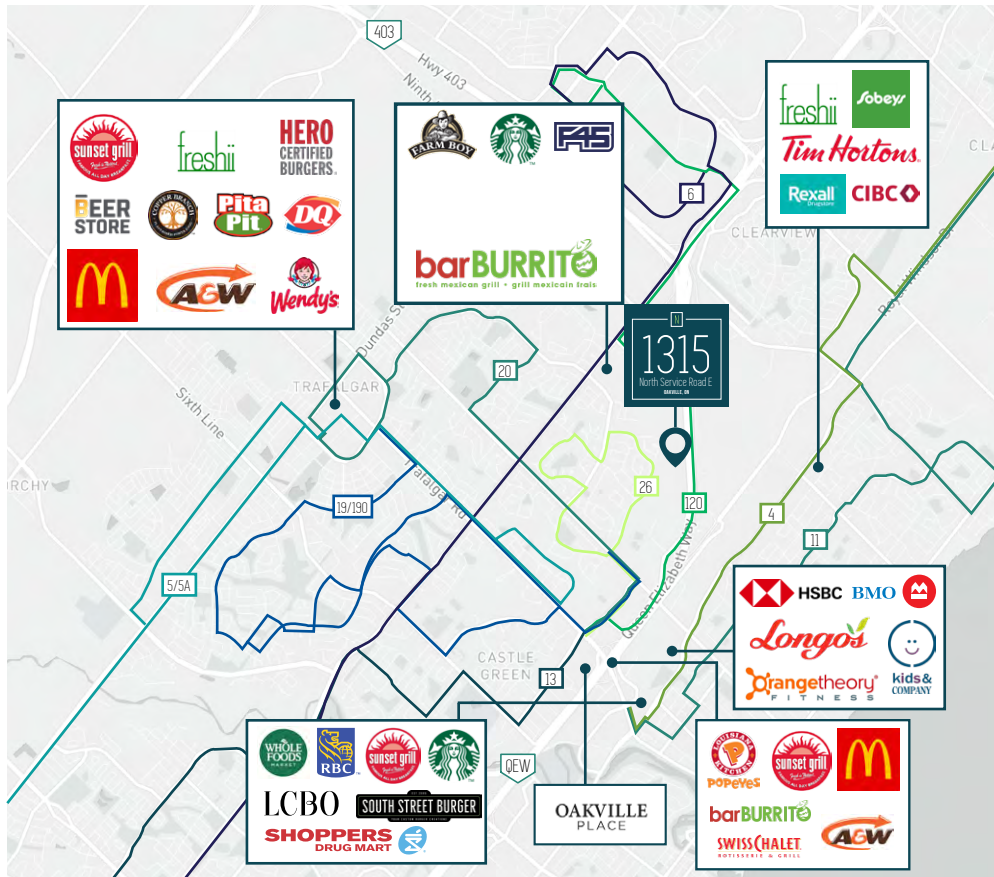
# 4TH FLOOR PHOTOS

[View Virtual Tour](#)





# TRANSIT & AMENITIES



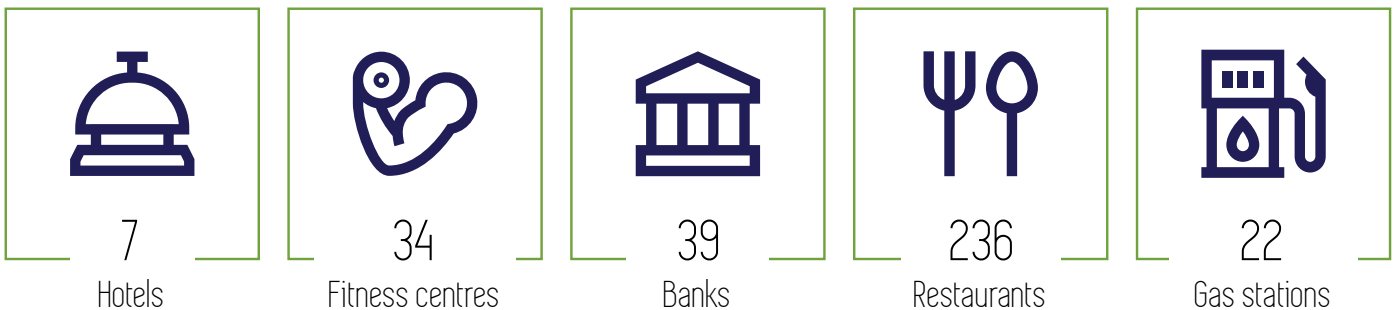
## TRANSIT

- 6 Bristol Circle to Bronte Go
- 4 Royal Windsor to Clarkson GO
- 20 Eighth line to Oakville Go
- 11 Royal Windsor to Oakville Go
- 26 Falgarwood to Oakville Go
- 13 Bronte Go to Oakville Go
- 120 Laird & Ridgeway to Oakville place
- 5/5A 407 Go Carpool to Sheridan College
- 19/190 Uptown Core to Sheridan College

## DRIVE TIMES

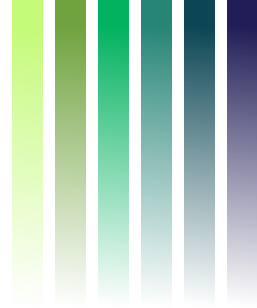
Oakville Go	6 mins		4.1km
Clarkson Go	8 mins		7.2km
Bronte Go	10 mins		9.5km
Oakville Hospital	16 mins		11.9km
Mississauga	16 mins		17.1km
Burlington	18 mins		23.1km
Pearson Airport	21 mins		31.4km
Milton	22 mins		26.7km

## AMENITIES WITHIN 5 KM RADIUS



## OAKVILLE DEMOGRAPHICS





## BUILDING SPECIFICATIONS

YEAR BUILT	2010
BUILDING SIZE:	146,131 sf
AVERAGE FLOOR SIZE:	21,200 sf
NUMBER OF FLOORS:	7
PARKING:	<ul style="list-style-type: none"> <li>• Free surface parking at a ratio of 4/1,000 sf leased (total of 634 spaces)</li> <li>• Underground reserved parking - Subject to availability</li> <li>• One-double electric vehicle charging station</li> </ul>
FEATURES:	<ul style="list-style-type: none"> <li>• Shower/change room facilities</li> <li>• Indoor bicycle storage</li> <li>• Grand lobby with 29 ft ceiling heights</li> </ul>

## MECHANICAL, ELECTRICAL & COMMUNICATIONS

FRESH AIR:	Heat recovery makeup for fresh air requirements is supplied through rooftop unit
HVAC:	<ul style="list-style-type: none"> <li>• One zone per 450 ft<sup>2</sup> perimeter, one zone per 1,000 ft<sup>2</sup> interior including humidification systems. Consists of 2 boilers and a chiller system</li> <li>• HVAC Operating Hours 8:30am-5:00pm Monday through Friday, adjustable based on tenant needs</li> </ul>
EMERGENCY POWER:	125KW indoor emergency generator which supports emergency lighting and elevators
LIGHTING:	20"x60" ceiling grid suitable for open concept
ELEVATORS:	3 elevators that operate at a rate of 350 fpm
UTILITIES:	Gas and Hydro
FIBER OPTICS:	Current carriers are: Bell and Rogers

## LIFE SAFETY & SECURITY

AIR SAFETY:	CO2 sensors on all air handlers
MONITORING:	Monitored building life safety and security
ACCESS:	All perimeter doors are equipped with card readers, 24/7 card access
CCTV:	Security cameras onsite
SPRINKLERS:	Building has wet fire sprinkler systems
FIRE DETECTION:	Fully equipped fire alarm system on each floor

## GREEN INITIATIVES

DAYLIGHT HARVESTING:	Daylight sensors automatically adjust the level of individual lights in response to natural lighting conditions
WATER EFFICIENT FIXTURES:	Dual flush toilets, waterless urinals and sensor controlled lavatories
ROOFING:	Highly reflective roof material reduces the heat island effect
BUILDING MATERIAL:	Recycled material content of 7.5%
SUSTAINABLE STRATEGIES:	HVAC systems are controlled by a BAS system for energy conservation for after-hours, weekends and holidays.



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## About Property Management

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.

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