

WESTBURY INTERNATIONAL CENTRE

FOR LEASE
READY FOR TENANT
IMPROVEMENTS

2201 BRISTOL CIRCLE

OAKVILLE | ONTARIO



Westbury International



Accelerating success.

Premier Office Development Ready for Tenant Improvements

WESTBURY
INTERNATIONAL
CENTRE

2201
BRISTOL
CIRCLE

Property Information

ASKING NET RENT	\$24.00 PSF/Annum Years 1-5 \$26.50 PSF/Annum Years 6-10
ADDITIONAL RENT	Estimated to be \$14.25 PSF/Annum (2024 Est.)
TIMING	Ready for Tenant Improvements
PARKING	4 spaces per 1,000 SF leased

Floor Areas - all areas are based on the rentable area

TOTAL AVAILABLE SPACE:

Approximately 56,166 SF. Flexible office sizes available.

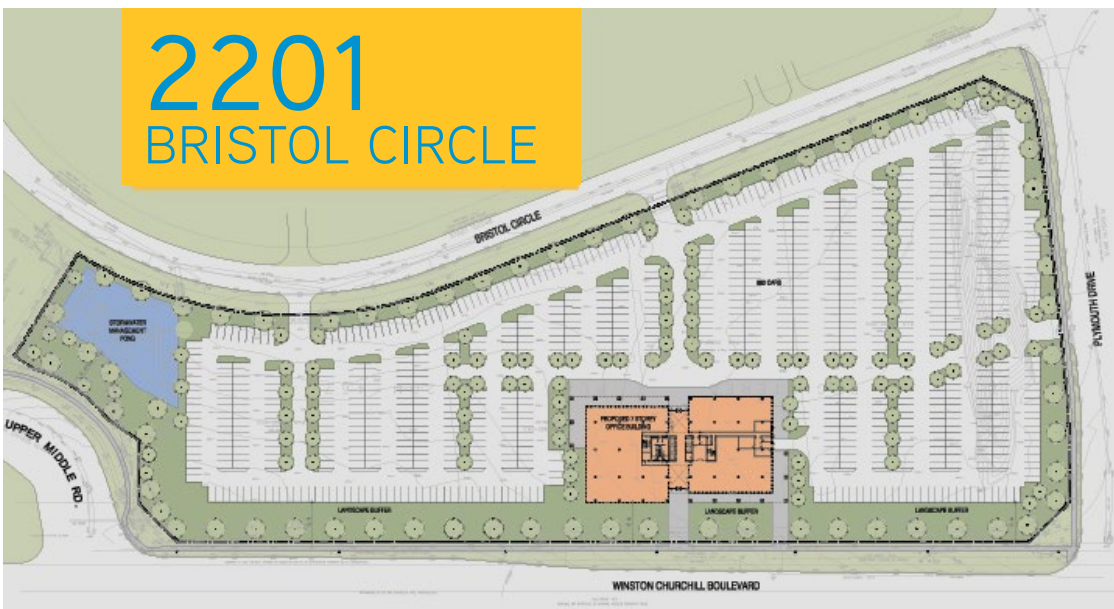
TYPICAL FLOOR:

Suite 202 - 2,173 SF
Third Floor - 32,969 SF
Sixth Floor - 8,326 SF (approx)

COMMENTS:

- 7-storey, premium office tower LEED Silver Certified.
- Roof top signage available for lead tenant visible from QEW. Keep your brand top of mind.
- Walking distance to a host of amenities including Oakville Entertainment Centrum shopping mall.
- Bright and spacious floor plates.
- Great public transit access with connections to Clarkson GO Station. Centrally located with excellent highway access.

Site Plan



Winston Churchill Blvd. & Plymouth Drive, Oakville, Ontario

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The Building

2201 Bristol Circle in Oakville is a 219,175 gross square foot, state-of-the-art new office building, which fronts onto Winston Churchill Blvd., in Oakville. Located within the prestigious Winston Business Park, this 7-storey building is built to green standards through LEED Silver Certification. Walk to lunch, gym or bike to work. This exceptional location with roof top exposure for your business is close to a host of retail amenities with over 20 restaurants and coffee shops (including Starbucks and Tim Hortons), banks, retail shops, hotels, fitness facilities, schools and day-care facilities. The closer amenities are located, the less time employees spend out of the office and are more satisfied with their workplace location. Easily accessible from Downtown Toronto, Mississauga, and other points in the GTA, 2201 Bristol Circle is serviced by Highways 403 and 407, the QEW, and a host of arterial roads including both Mississauga and Oakville transit and GO bus and train service.

Owned, operated and developed by Westbury International (1991) Corporation. Westbury's portfolio of managed properties included 40 tenants in over 900,000 square feet of Class "A" office space in Oakville and Burlington. Westbury provides full service property management with a focus on customer satisfaction.

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MAIN LOBBY

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Specifications

BUILDING STRUCTURE

> Structural steel frame with 45' x 30' column spacing.

ELEVATORS

> Four computer-controlled elevators with one elevator to facilitate move-ins, plus stainless steel and high grade wood finishes. The elevators will be accessed after hours by security card only.

LOBBY

> Two-storey main lobby with indirect lighting, granite floors, feature walls, and sculpted drywall ceilings.

WASHROOMS

> Two common washrooms per floor finished with ceramic tile floors and walls, painted drywall ceilings, quartz vanities, factory painted metal toilet partitions, washroom accessories, plumbing fixtures, lighting and all mechanical services. All washroom fixtures will be white vitreous china with electric "no-touch" faucets.

LIFE SAFETY

> Each floor will be equipped with a wet sprinkler system and fire alarm speakers based on an open floor plan in accordance with N.F.P.A 13. In addition the building will be monitored by an addressable fire alarm system.

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Building Photos

Specifications

HEATING & AIR CONDITIONING

> Perimeter and interior zone heating, cooling and ventilation to be provided by individual heat pump units distributed to an open floor plan complete with controls and thermostats. Each floor will comprise of approximately 34 environmentally controlled zones on a typical floor, ideal for easy adaptations for tenant partitioning requirements. A superior fresh air ventilation system of 20 CFM per person is provided which is almost double the ventilation of 11 CFM per person required by the Ontario Building Code. This system also incorporates a continuous general exhaust system to maintain a constant "flushing-out" of office-generated contaminants and a steam humidification system for office comfort in the winter. The building will be cooled and heated by a central H.V.A.C. high efficiency energy saving system located in the penthouse.

ELECTRICAL

> Building is powered by a 2500 K.V.A pad mounted transformer with secondary voltage of 347/600 3-phase 4 wire. Each floor will feature its own electrical closet to accommodate its lighting, power and HVAC requirements.

LIGHTS

> General office lighting will be recessed in T-Bar 500mm x 1500mm direct LED (4000 K) troffers with acrylic pattern 12 lens in a staggered pattern to provide 35 to 40 footcandles average.

COMMUNICATIONS

> Fiber cabling available in the building:
- Bell, Rogers and Cogeco

SECURITY SYSTEM

> The building will be protected with a keyless card entry system to facilitate after hour requirements, and Nine CCT cameras on the ground floor.

PARKING

> 4/1,000 square foot leasable.

CEILINGS

> Installed modular ceiling suspension system based on a 1500 mm module, with 500 mm by 1500 mm lay-in acoustic tiles.

WINDOW COVERINGS

> Window coverings installed on all exterior windows.

ENERGY EFFICIENCY

> The lighting & HVAC system is controlled by our BAS for energy efficiency and conservation for after hours, weekends and holidays. (Non business hrs/use).

LEED Silver Classification

> Smart water system installed for the exterior landscape to conserve on water usage.

EMERGENCY POWER

> 250 KW emergency generator to support emergency lighting and one elevator.



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Aerial Map



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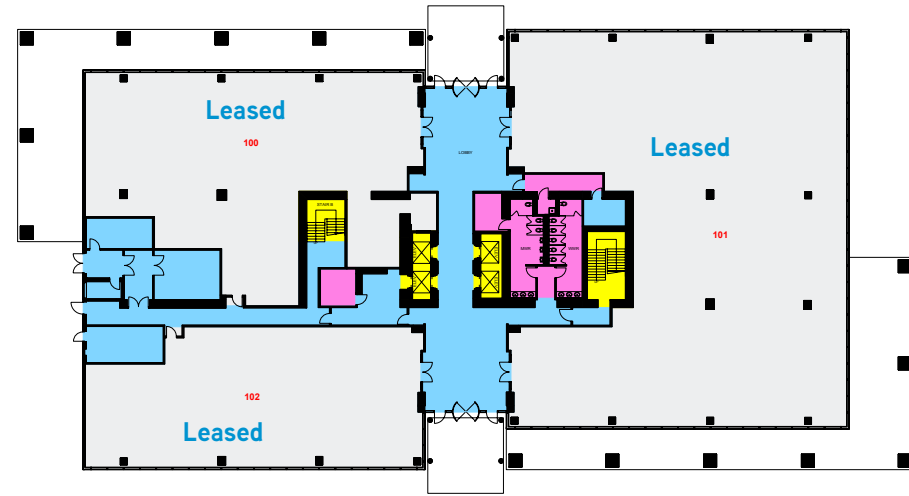
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Site Plan



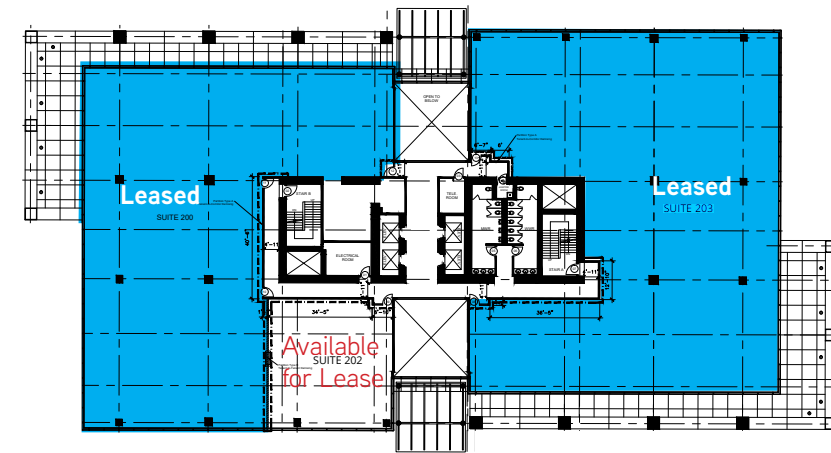


Floor Plan



GROUND FLOOR PLAN

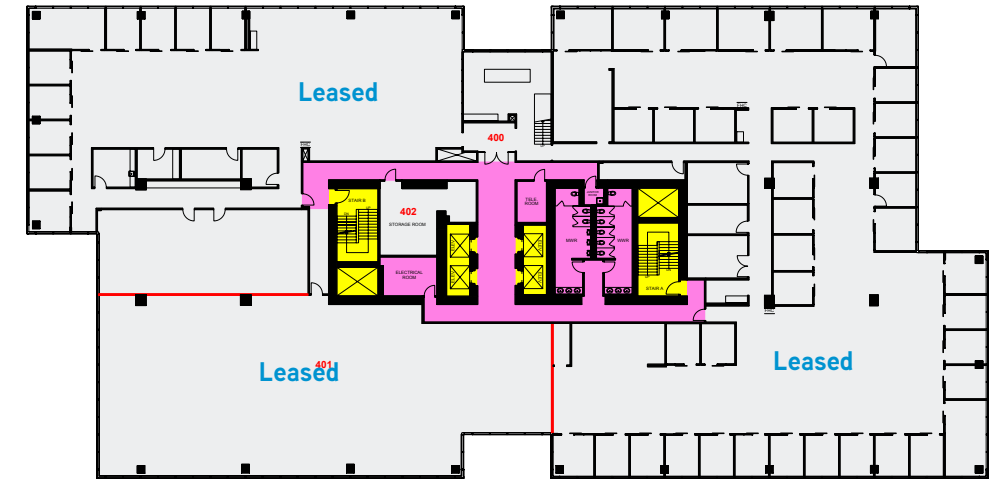
LEASED
SECOND FLOOR PLAN



THIRD FLOOR PLAN



Floor Plan



FOURTH FLOOR PLAN

SIXTH FLOOR PLAN





Westbury International

About Westbury

President Michael H. DeGroot has no plans to make Westbury International (1991) Corporation one of the largest real estate developers in the country. Instead he is successfully steering Westbury along a more “low-key” course marked by reputation and profitability.

“Westbury is a full-service real estate development Company, specializing in commercial/industrial land, residential development and property management” he says. “We take raw land and manage the development from design to final sale or occupancy. My philosophy is to work within our means. We do not speculate or enter into conditional sales. If we promote a residential or office project, we go ahead with it.”

Westbury is located in Oakville. It began in 1991 with a residential property in London. Over the next few years the Company focused on the Oakville and Burlington area including 10 office buildings containing over 900,000 square feet. Now, Mr. DeGroot and his staff are concentrating on Oakville as a new commercial office market, making use of the reputation they have built to date.

“I live and work in Oakville and I like having a hand in the growth of the community where I’ve been for some 25 years” he says. “I also have a very hands-on management style and I’d like Westbury’s properties to be more local.”

NEW PROJECTS TAKING SHAPE OVER THE NEXT COUPLE OF YEARS ARE:

- Westbury Corporate Centre occupying 15 acres fronting the Queen Elizabeth Way, East of Third Line
- Westbury Business Park II occupying 17.57 acres also fronting the Queen Elizabeth Way, East of Appleby, Burlington.

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