



2140 - 2150 Winston Park Drive, Oakville

Premium office and industrial space available **for lease**

Justin Venancio

Sr. Sales Representative
+1 289 266 1006
justin.venancio@colliers.com

Chris Basta

Sales Representative
+1 289 266 1007
chris.basta@colliers.com



Colliers

Property Overview

Professionally managed by Dream - bold ideas for better communities.



Close to Clarkson GO Station



Quick Access to QEW/Highway 403



Located in Winston Churchill Business Park



Fibre Optic Available

Industrial Available

2150 Winston Park Drive

First Floor

Unit 4-5 (coming soon - size to be confirmed)

- Shared truck level door
- Double and single man doors for access points

Unit 13 (4,130 sq.ft)

- 1 truck level and 1 drive-in shipping door
- Available Feb 1st 2023

Office Available

2140 Winston Park Drive

Second Floor

Unit 201 (1,049 sq.ft)*

Unit 202 (3,011 sq.ft)*

Unit 204 (2,156 sq. ft.)

Unit 205 (1,040 sq. ft.)

Unit 207 (1,878 sq. ft.)

Unit 211 (1,760 sq. ft)

2150 Winston Park Drive

Second Floor

Unit 200/214 (7,060 sq. ft.)

Unit 204 (686 sq. ft.)

Unit 211 (988 sq. ft.)

* can be combined for a total of 4,060 sq. ft.

Location Overview

Located in Winston Churchill Business Park with quick access to QEW.

- West of Clarkson GO Station - frequent stops for the Lakeshore West and East line.
- Close by Oakville transit stops.
- Across the street from the Oakville Entertainment Centrum.
- Quick access to the QEW - a 30 min drive East to Toronto and West to Hamilton.

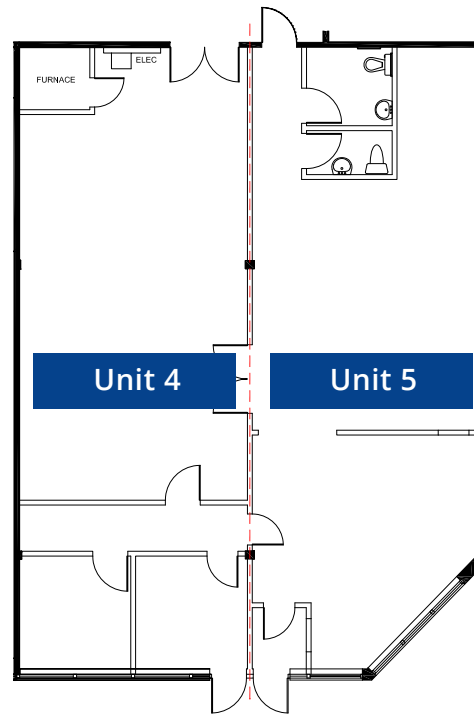


QEW



2150 Winston Park Drive Industrial

Coming Soon

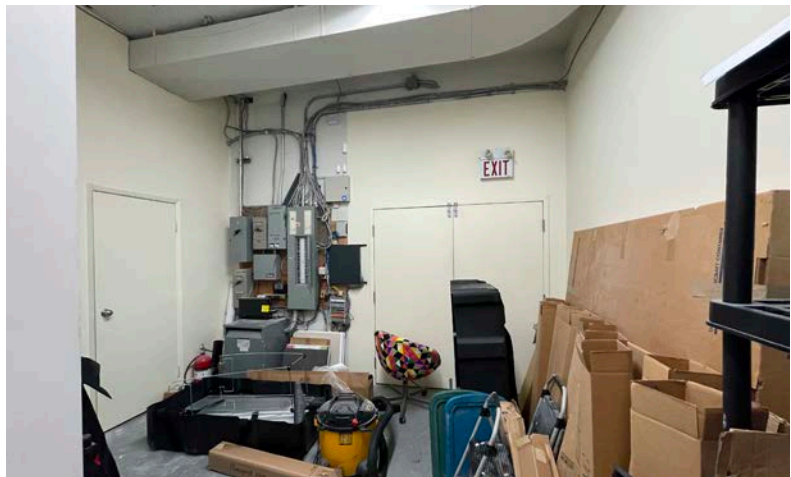
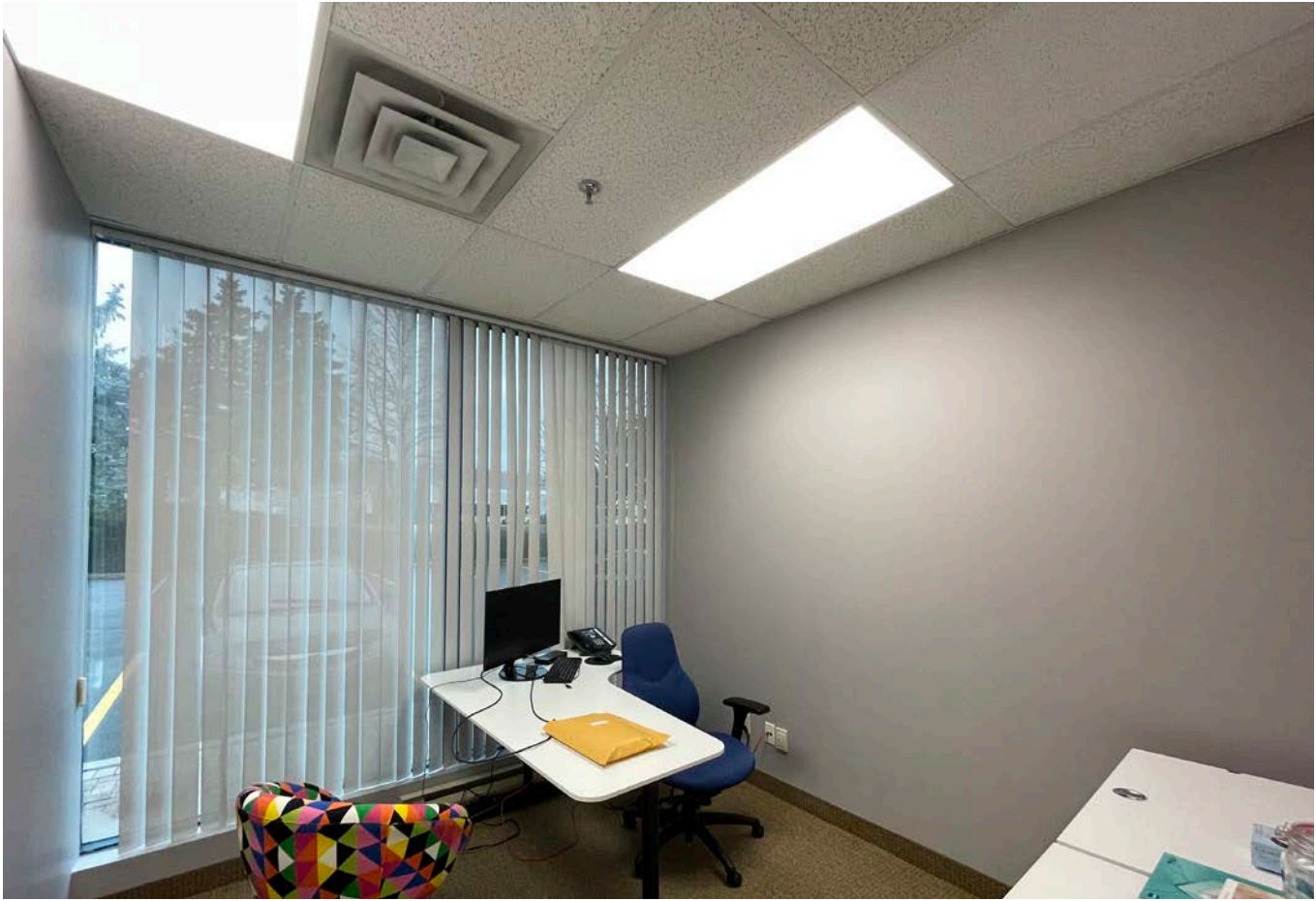


Unit 4 - 5

- 4 private offices
- 1 boardroom
- 1 open workspace area
- 1 kitchenette
- Shared truck level door
- Double and single man doors for access points

Net Lease Rate:
\$12.95 PSF

TMI:
\$12.44 PSF



Unit 4-5

2150 Winston Park Drive

Industrial

Floor plan coming soon

Photos coming soon

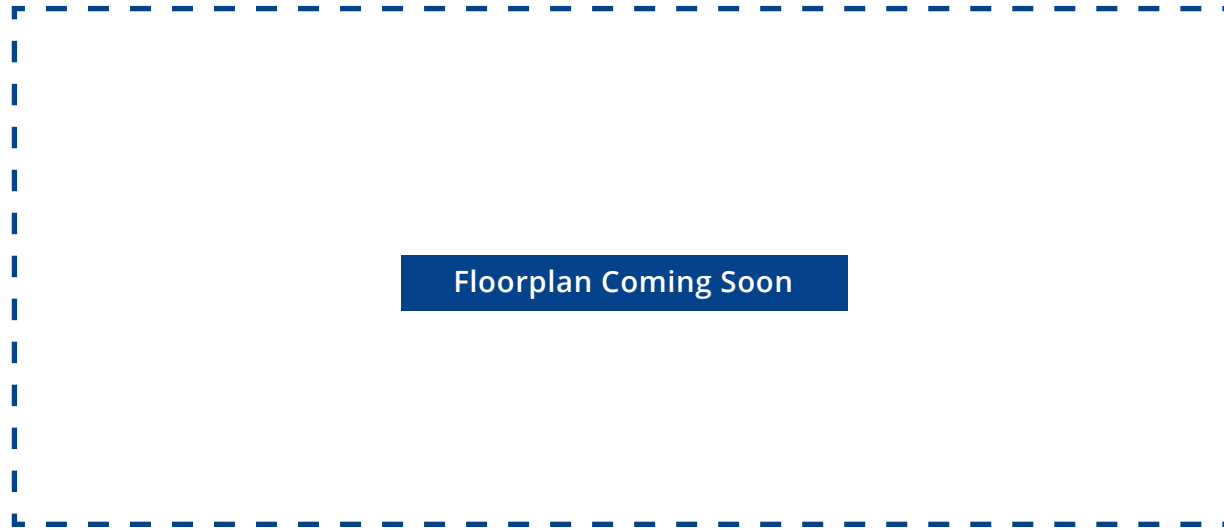
Unit 13

- 4,130 sq.ft
- 1st Floor – 2150 Winston Park
- 18' ft clear height
- 2 offices and lunch room with 2 bathrooms
- 1 truck-level and 1 drive-in shipping door
- Available March 1st 2023

Net Lease Rate:
\$17.50 PSF

TMI:
\$8.44 PSF

2140 Winston Park Drive Office



* can be combined for up to 4,060 sq. ft.

Unit 201

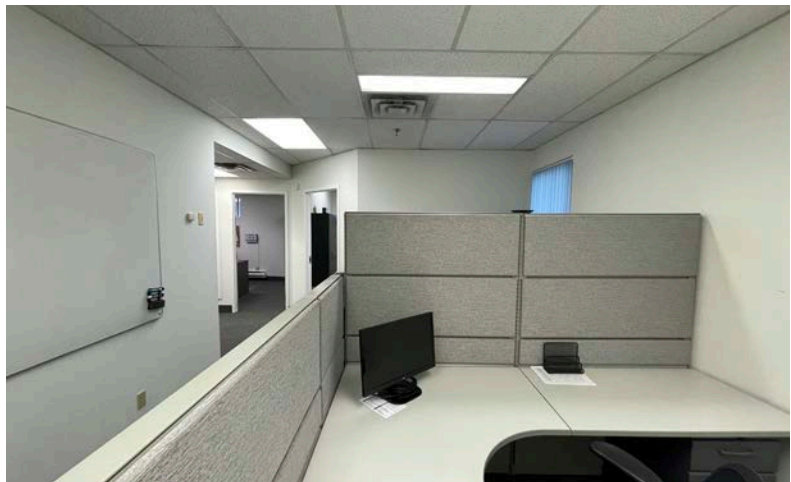
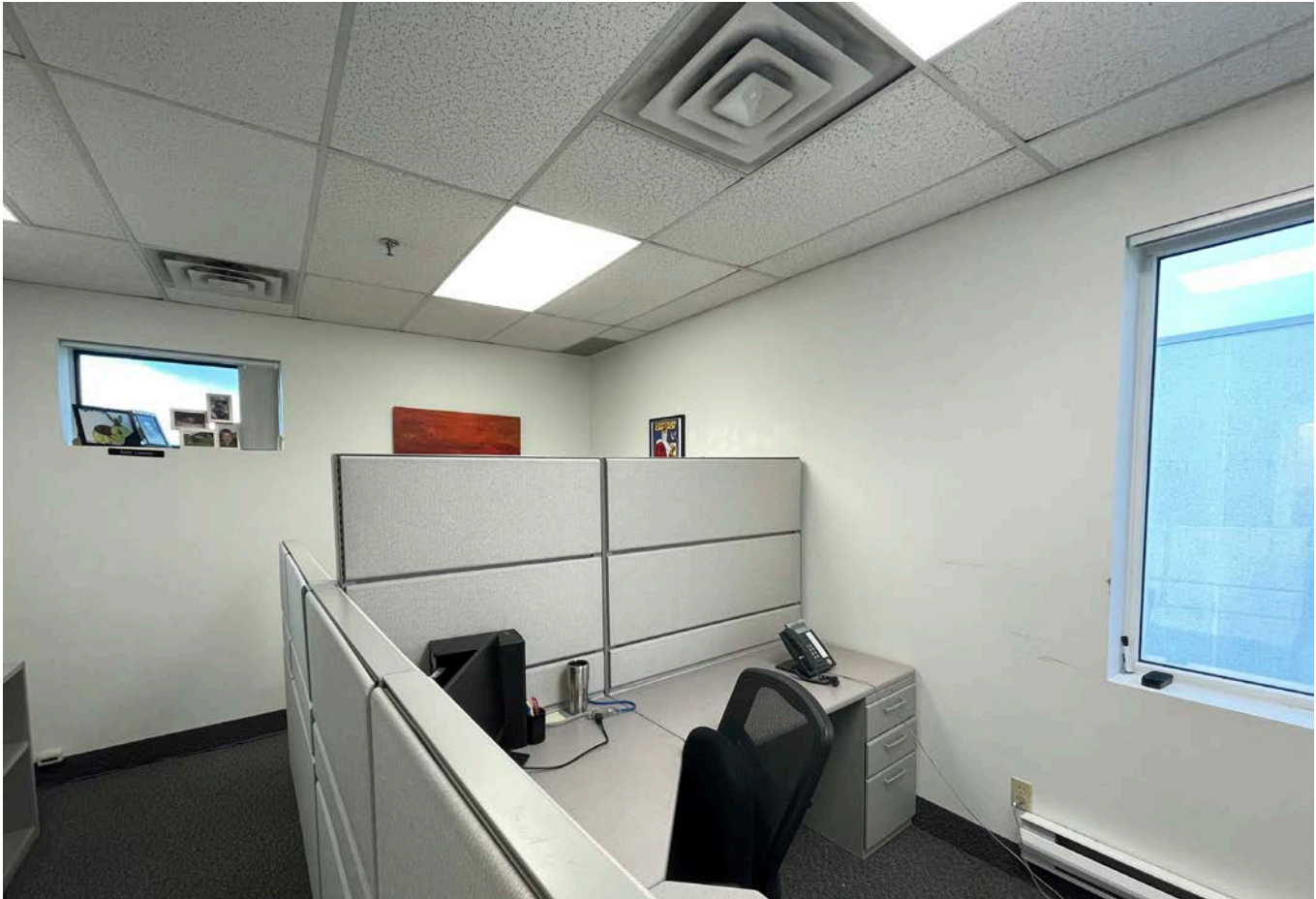
- 1,049 sq. ft.*
- 2nd Floor - 2140 Winston Park Drive
- 3 private offices, 1 open workstation area, 1 printer/server room
- Available April 1st, 2023

Unit 202

- 3,011 sq. ft.*
- 2nd Floor - 2140 Winston Park Drive
- 8 private offices, 1 boardroom, 2 kitchenettes
- Available April 1st, 2023

Net Lease Rate:
\$12.95 PSF

TMI:
\$12.44 PSF



Unit 201/202

2140 Winston Park Drive Office

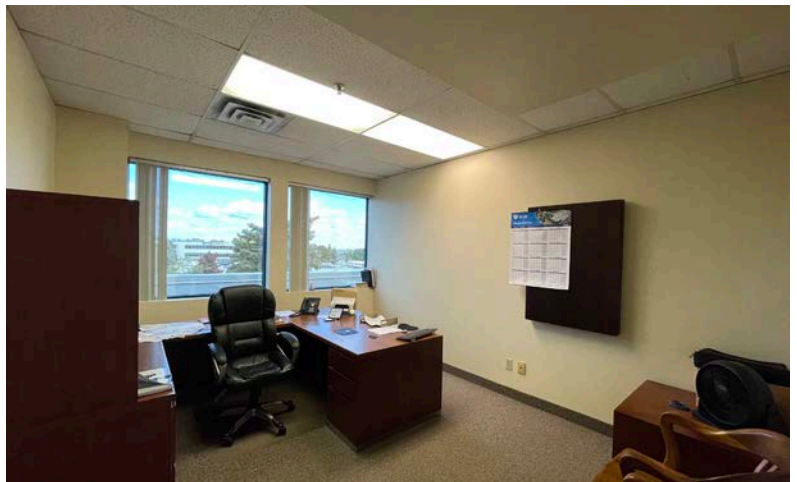


Unit 204

- 2,156 sq. ft.
- 2nd Floor - 2140 Winston Park Drive
- 5 private offices, 1 board room, 1 open workspace area, & 1 kitchenette.
- Available January 1st, 2023

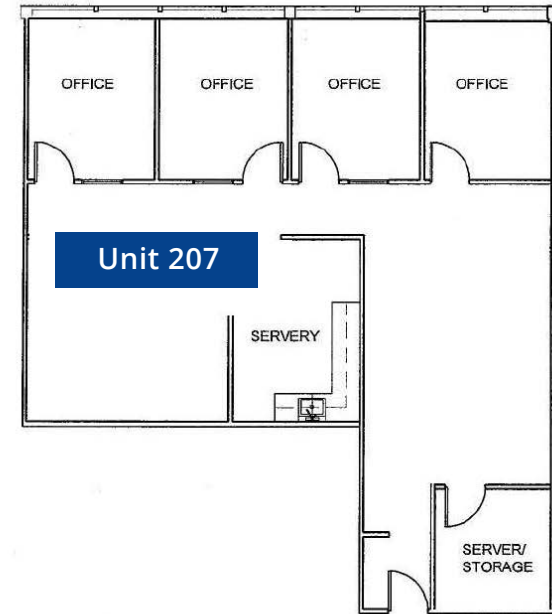
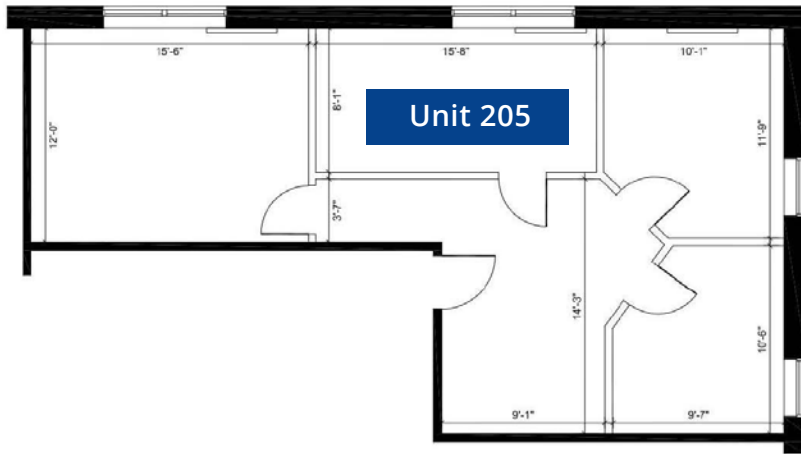
Net Lease Rate:
\$12.95 PSF

TMI:
\$12.44 PSF



Unit 204

2140 Winston Park Drive Office



Unit 205

- 1,040 sq. ft.
- 2nd Floor - 2140 Winston Park Drive
- 4 private offices

Unit 207

- 1,878 sq. ft.
- 2nd Floor - 2140 Winston Park Drive
- 4 private offices

Net Lease Rate:
\$12.95 PSF

TMI:
\$12.44 PSF

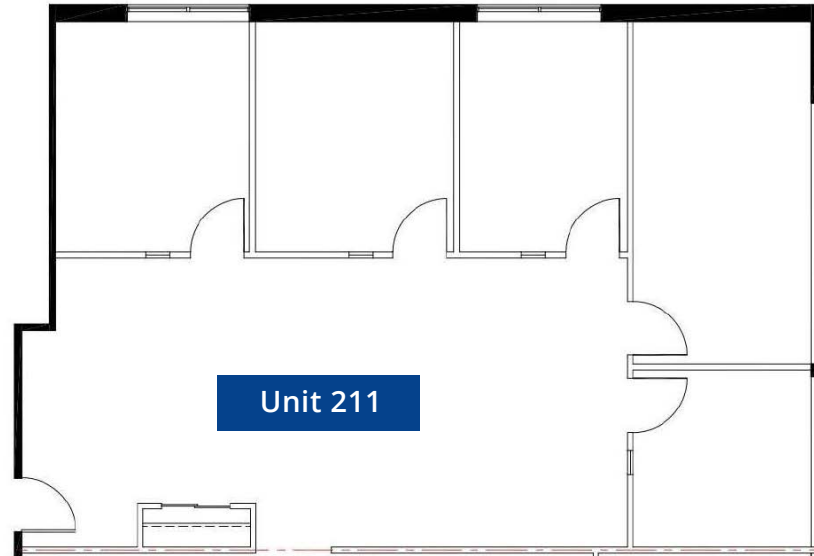


Unit 205



Unit 207

2140 Winston Park Drive Office

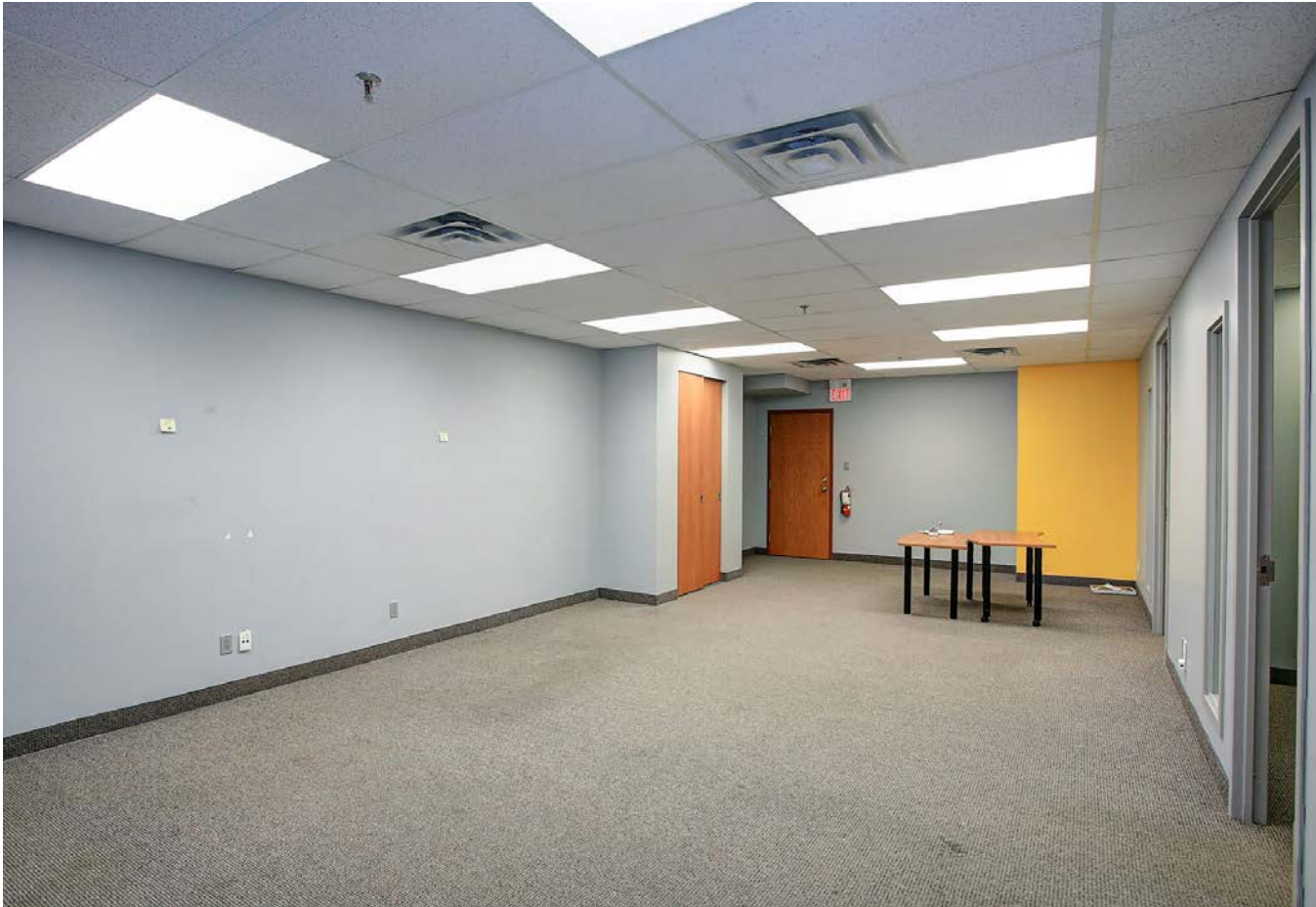


Unit 211

- 1,760 sq. ft.
- 2nd Floor - 2140 Winston Park Drive
- 5 private offices

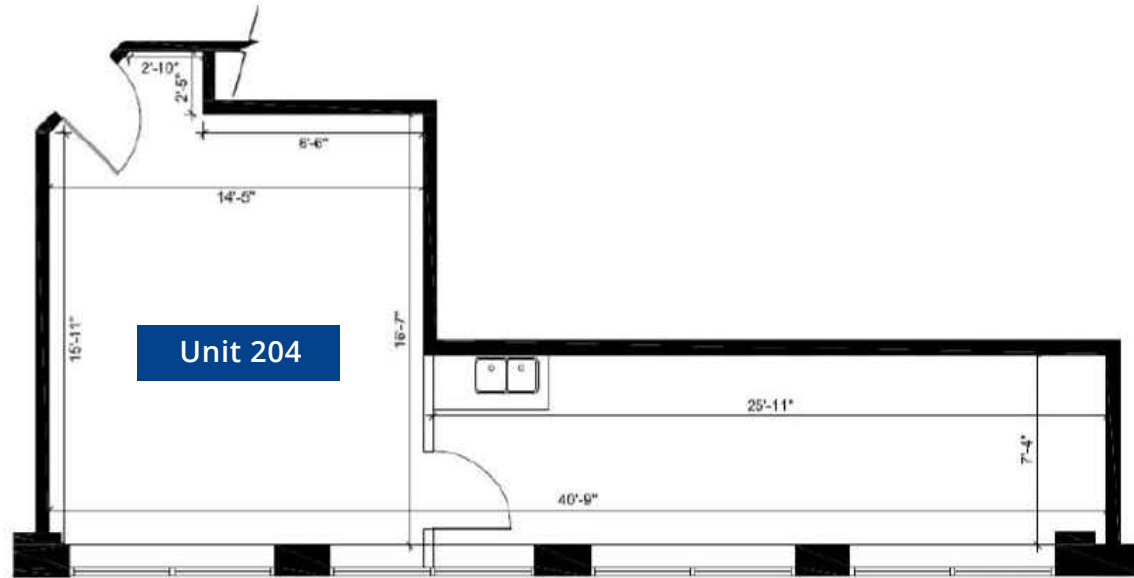
Net Lease Rate:
\$12.95 PSF

TMI:
\$12.44 PSF



Unit 211

2150 Winston Park Drive Office



Unit 204

- 686 sq. ft.
- 2nd Floor - 2150 Winston Park Drive

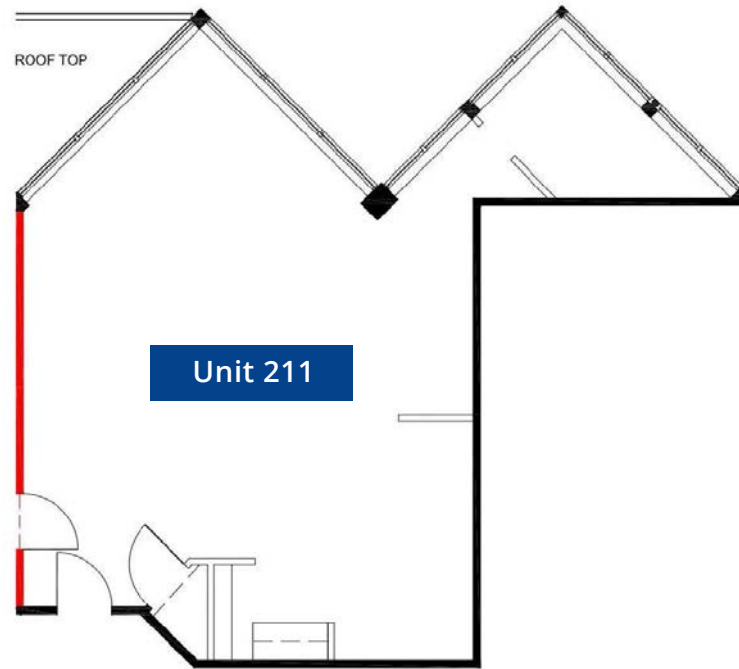
Net Lease Rate:
\$12.95 PSF

TMI:
\$12.44 PSF



Unit 204

2150 Winston Park Drive Office



Unit 211

- 988 sq. ft.
- 2nd Floor - 2150 Winston Park Drive

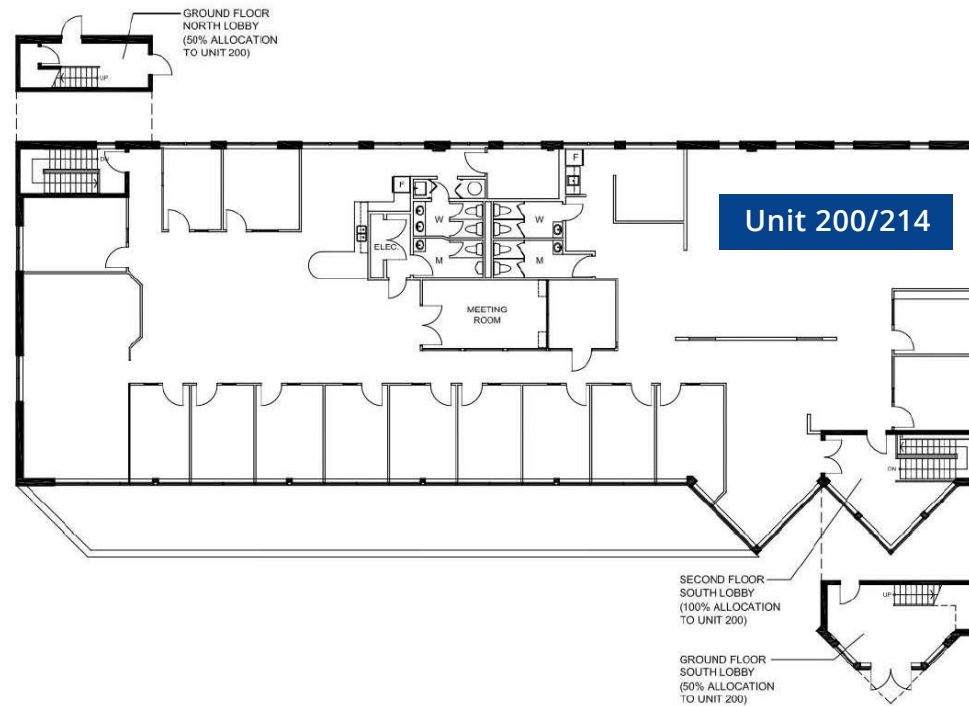
Net Lease Rate:
\$12.95 PSF

TMI:
\$12.44 PSF



Unit 211

2150 Winston Park Drive Office



Unit 200/214

- 7,060 sq. ft.
- 2nd Floor - 2150 Winston Park Drive
- 16 private offices + meeting room


Net Lease Rate:
\$12.95 PSF

TMI:
\$12.44 PSF



Unit 200/214

Nearby Amenities

 2140 - 2150
Winston Park Drive

- 1** Cineplex

- Dave & Busters

- Boston Pizza

- Wild Wing

- Baton Rouge

- Scaddabush Italian Kitchen & Bar

- K&B Sushi

- Oakville Putting Edge

- Trattoria Timone

- Demetres Oakville

- Dirty Martini Oakville

- Homewood Suites

- 2** Tim Horton's

- 3** Hilton Garden Inn

- 4** Food Basics

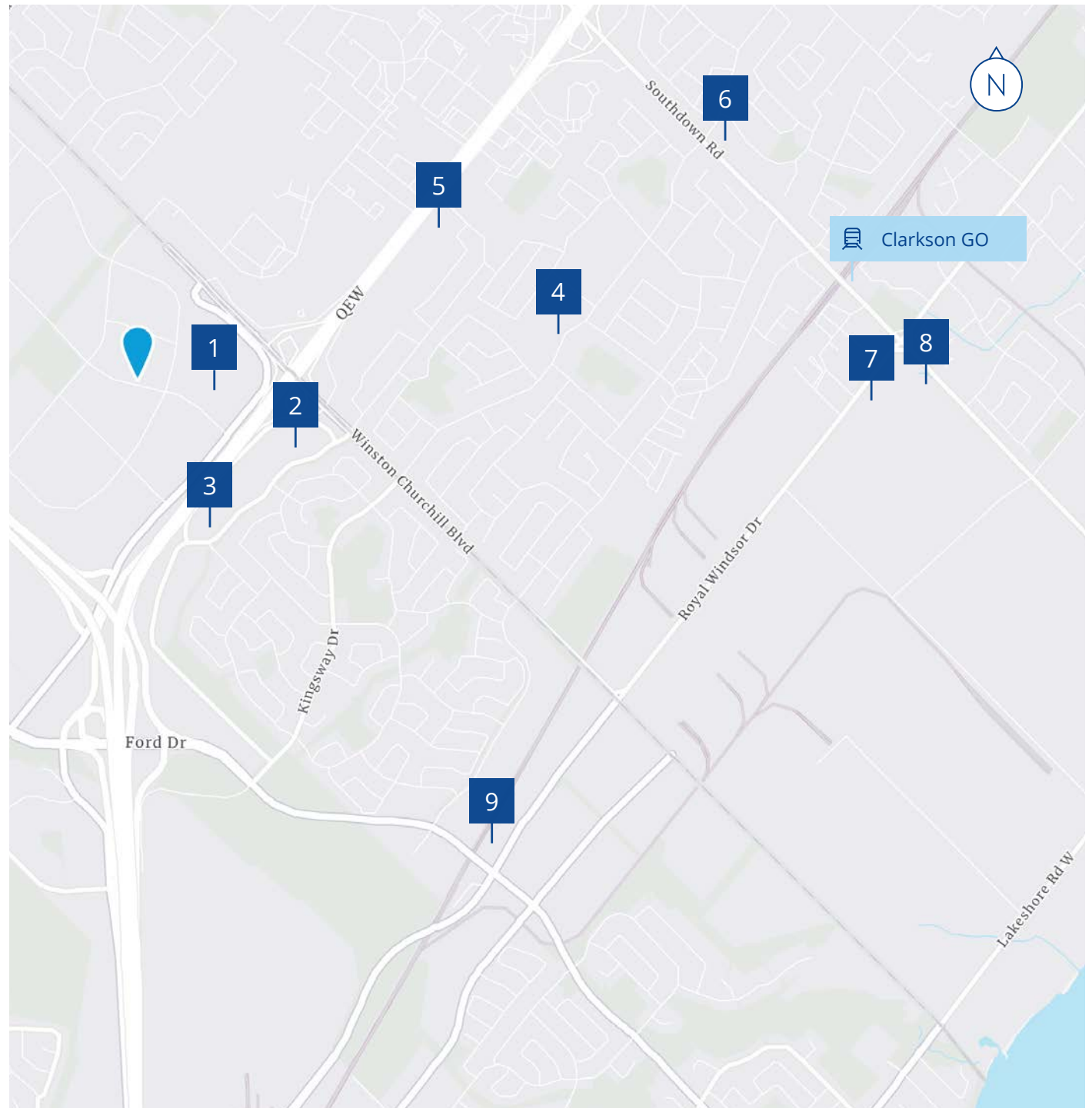
- 5** Esso

- 6** Rexall

- 7** LCBO

- 8** Canadian Tire

- 9** RONA



Professionally Managed by



Bold ideas for better communities



Founded in 1994 with a vision to revolutionize the way people live and work, Dream is one of Canada's leading real estate companies, with over \$13 billion in assets across North America and Europe.

Responsible for some of the country's most iconic and transformative projects, we always invest with purpose, embracing creativity, passion and innovation, delivering strong returns, while positively impacting the communities and the world around us.



We believe in building inclusive communities and exceptional places for people to live and work.



Michael J. Cooper

President and Chief Responsible Officer



Colliers

Justin Venancio

Sr. Sales Representative
+1 289 266 1006
justin.venancio@colliers.com

Chris Basta

Sales Representative
+1 289 266 1007
chris.basta@colliers.com

Doug Murray*, SIOR

Sr. Vice President
+1 289 266 1010
doug.murray@colliers.com

*Sales Representative **Broker
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