



Class 'A' Office Space For Lease in Oakville

354 Davis Rd, Oakville



Accelerating success

Property Profile



Property Details

Total Building Area	150,000 SF*
Available/Leasable Area	18,777 SF
Total Number of Floors	6 Floors
Available/Leasable Floors	4th
Parking	4 Surface Parking Stalls per 1,000 SF of leased space
Vacant Possession	March 1, 2024
Asking Price	\$23.50 PSF Net/Annum
Additional Rent	\$12.30 PSF



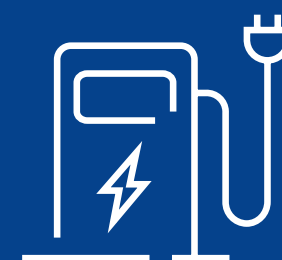
Available Space Configurations

4th Floor Suite: A	9,500 SF
4th Floor Suite: B	9,277 SF
4th Floor (Total)	18,777 SF
Total Available Space	18,777 SF

Building Features



Modern Class "A" Office Building with LEED Gold Certification



32 E.V. Parking Stalls Available



Proximity to QEW, Hwy 403, Hwy 407, and Lakeshore Rd



Walking distance to Oakville Transit Bus Stops & Oakville GO Station



Great curb appeal with high visibility - Signage with QEW exposure

* Approximate

Floor Plans

4th Floor
Suite A
Suite B



Photos








Photos

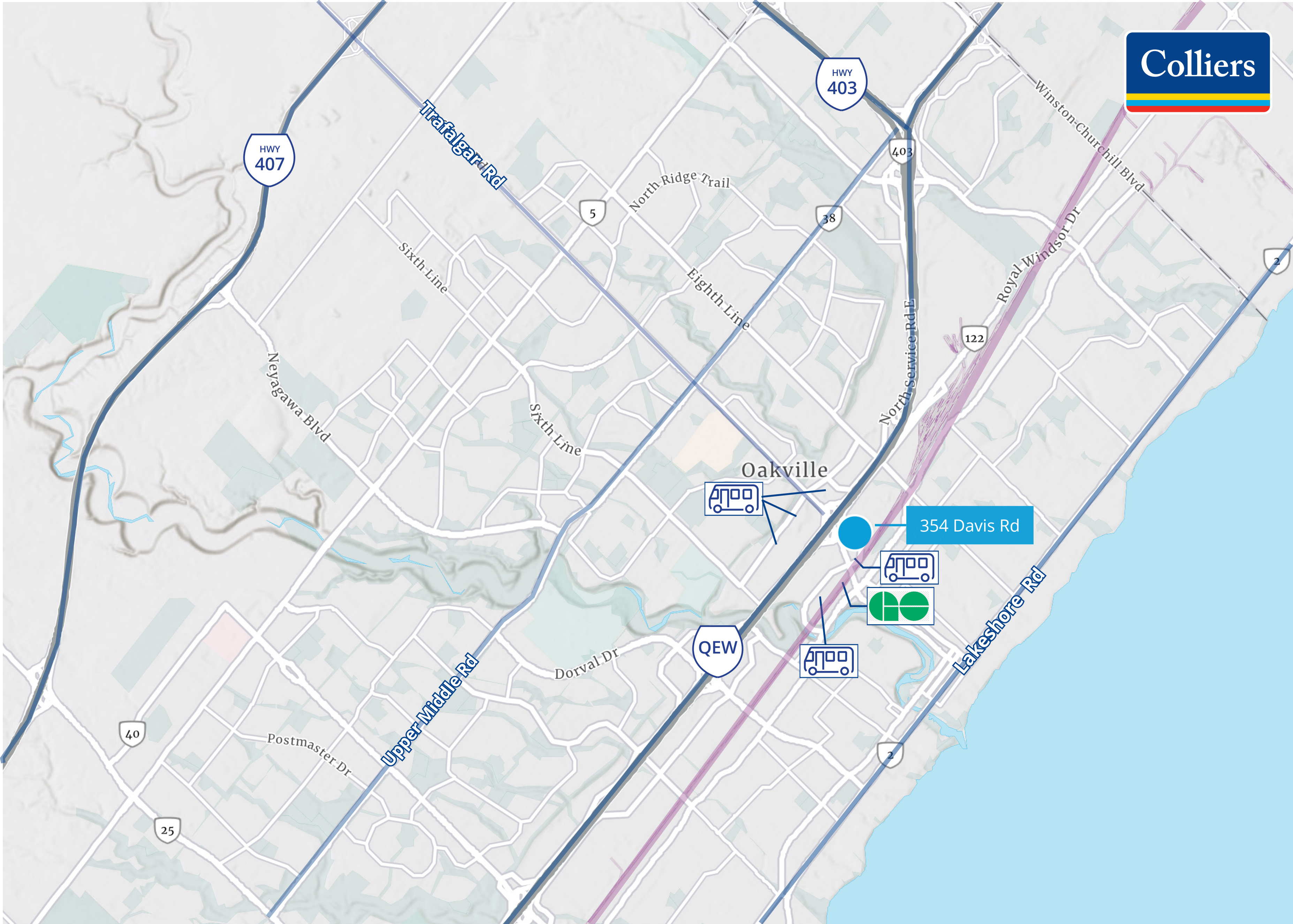


Photos



Site Access

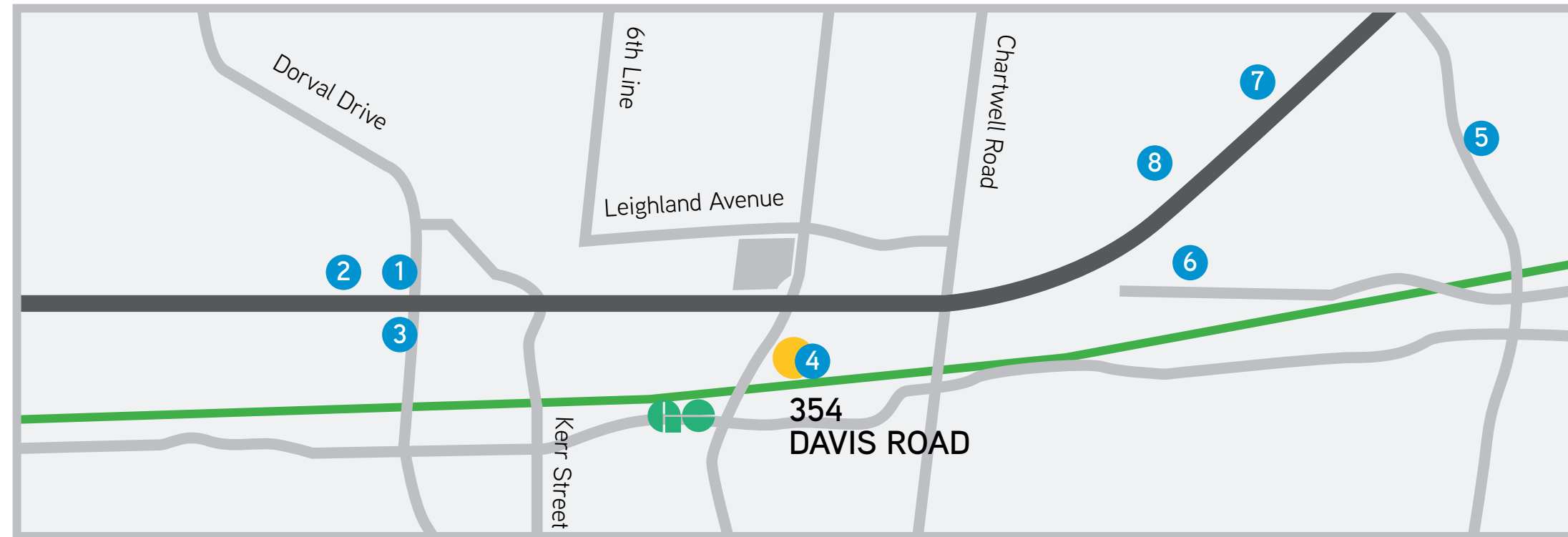
-  **Highway QEW**
2 minutes
-  **Downtown Oakville**
7 minutes
- Mississauga**
15 minutes
- Etobicoke**
20 minutes
- Downtown Toronto**
30 minutes
-  **Oakville Public Transit**
4 minute walk
-  **Oakville GO Station**
9 minute walk
-  **Pearson International Airport**
23 minute drive
- Hamilton International Airport**
38 minute drive



Nearby Amenities & Corporate Neighbours



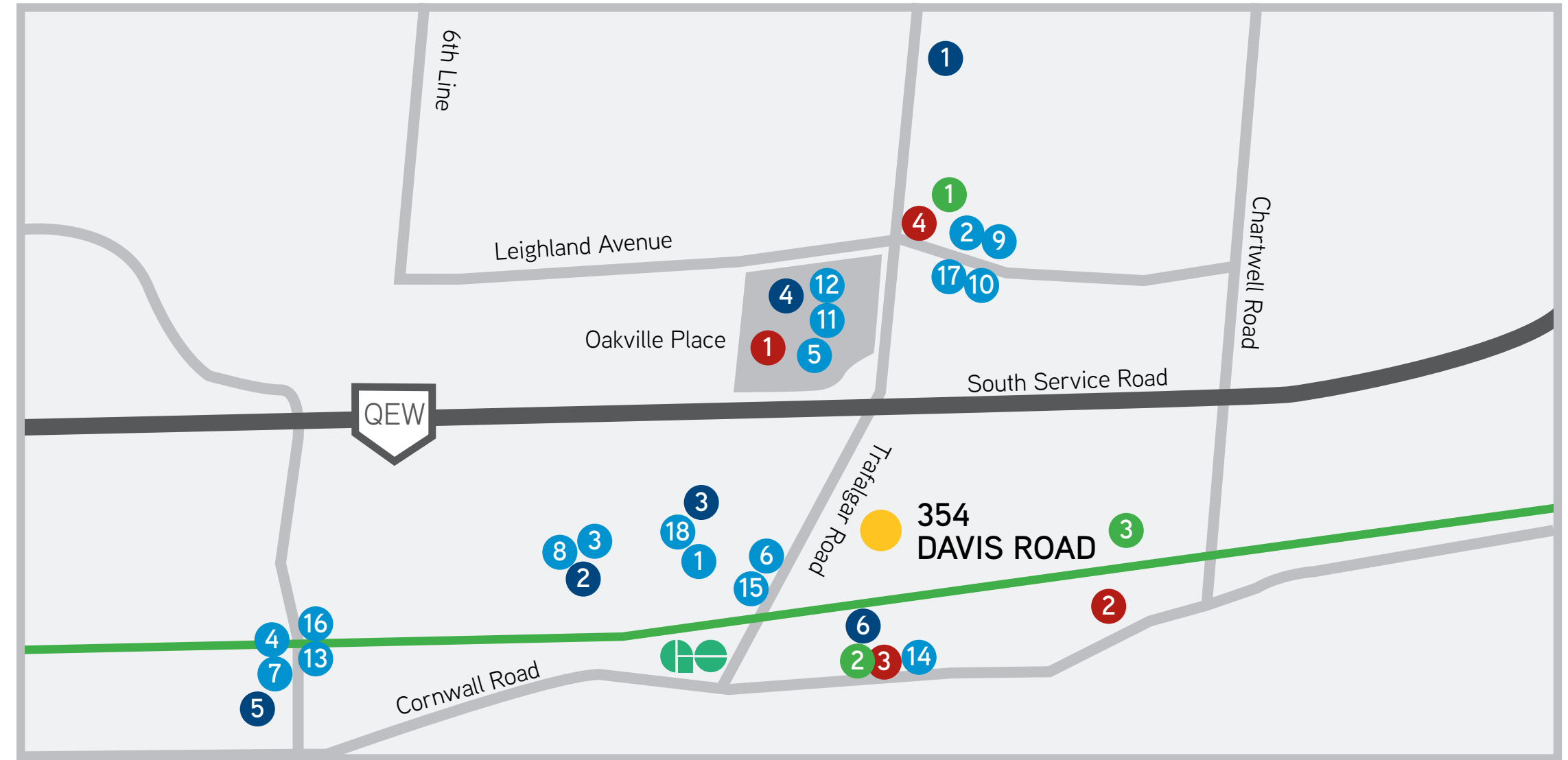
Corporate Neighbours



COMPANIES

- 1 IOVATE Health Sciences Services Inc.
- 2 Takeda-Nycomed
- 3 Rockstar Toronto Inc
- 4 Algonquin Power
- 5 First Canadian Title
- 6 Ford Motor Company Of Canada
- 7 Siemens
- 8 LIUNA

Amenities



RESTAURANTS

- 1 Ami Sushi
- 2 Artisano Bakery Cafe
- 3 Denny's Restaurant
- 4 Guirei
- 5 Jugo Juice
- 6 Lick's Homeburgers & Ice Cream
- 7 Mangiamo Pizza Buffet
- 8 Maria's Brasa Chicken
- 9 McDonald's Restaurants
- 10 Montfort Mediterranean Cuisine
- 11 Mr Sub
- 12 Oliver & Bonacini Cafe Grill
- 13 Ranee's Roti & Caribbean Cuisine
- 14 Sunset Grill
- 15 Taco Bell
- 16 Tartan Fish & Chips
- 17 Thai Orchid Fusion
- 18 Thai Satay & More

GROCERY

- 1 Freshway Market
- 2 Whole Foods Market
- 3 Longo's

BANKS

- 1 Bank of Montreal
- 2 HSBC
- 3 RBC
- 4 TD Canada Trust

PHARMACIES

- 1 Shoppers Drug Mart
- 2 Loblaw Pharmacy
- 3 Medcare Pharmacy
- 4 Guardian
- 5 Shoppers Drug Mart
- 6 Shoppers Drug Mart



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