

**AVISON  
YOUNG**



# For Lease

**209**

**Oak Park Boulevard**

**Oakville, ON**



[VIEW SITE VIDEO](#)

1,550 sf to 16,556 sf  
**OFFICE SPACE**



# 209

Oak Park Boulevard  
Oakville, ON



Quick access to 403, QEW, and 407



Abundance of on-site amenities and large retail centre within walking distance



Professionally managed by Downing Street Property Management

## Property Summary

**TOTAL BUILDING AREA**  
83,000 sf

**TYPICAL FLOOR**  
16,556 sf

**NUMBER OF FLOORS**  
5

**SURFACE PARKING**  
Free

## Availability

FLOOR	SUITE	TOTAL SF
Second	201	5,282 sf
Second	204	6,008 sf
Third	301	8,531 sf
Third	<b>302 (Model Suite)</b>	<b>2,893 sf</b>
Fourth	400	16,556 sf
Fifth	500	1,550 sf
Fifth	502	3,401 sf

## Price

<b>STARTING ASKING RENT</b>	\$21.25 psf net
<b>ADDITIONAL RENT</b>	\$13.65 psf (est. 2024)
<b>IMPROVEMENT ALLOWANCE</b>	Negotiable





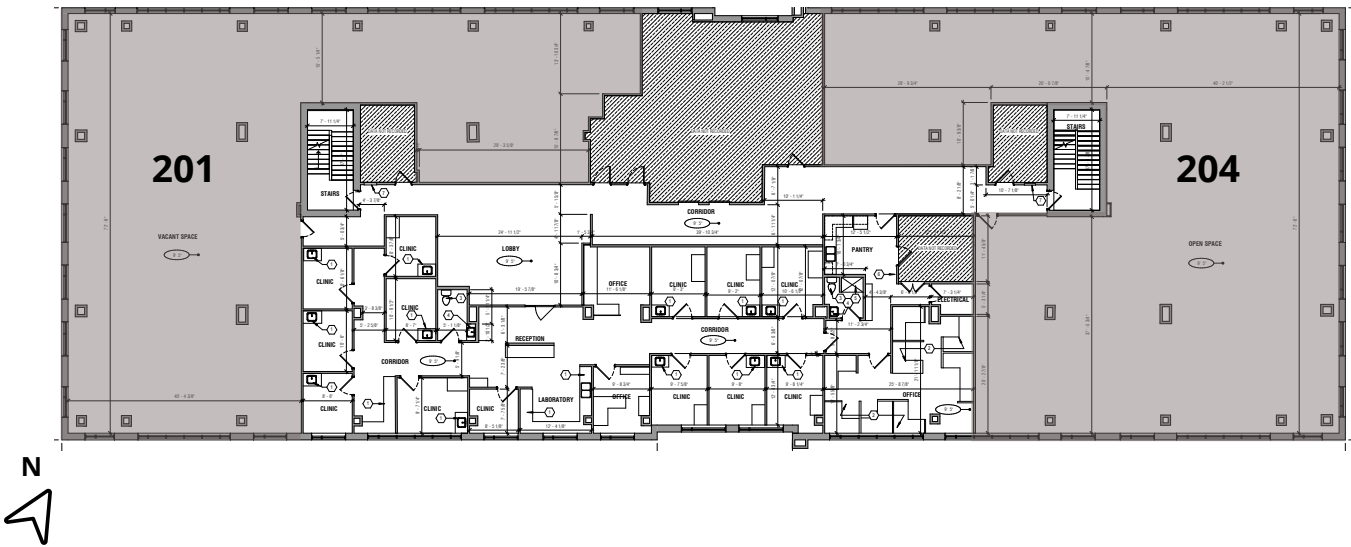
# 209 Oak Park Boulevard

## OAKVILLE, ON

### Second Floor Availability

Suite 201 5,282 sf

Suite 204 6,008 sf



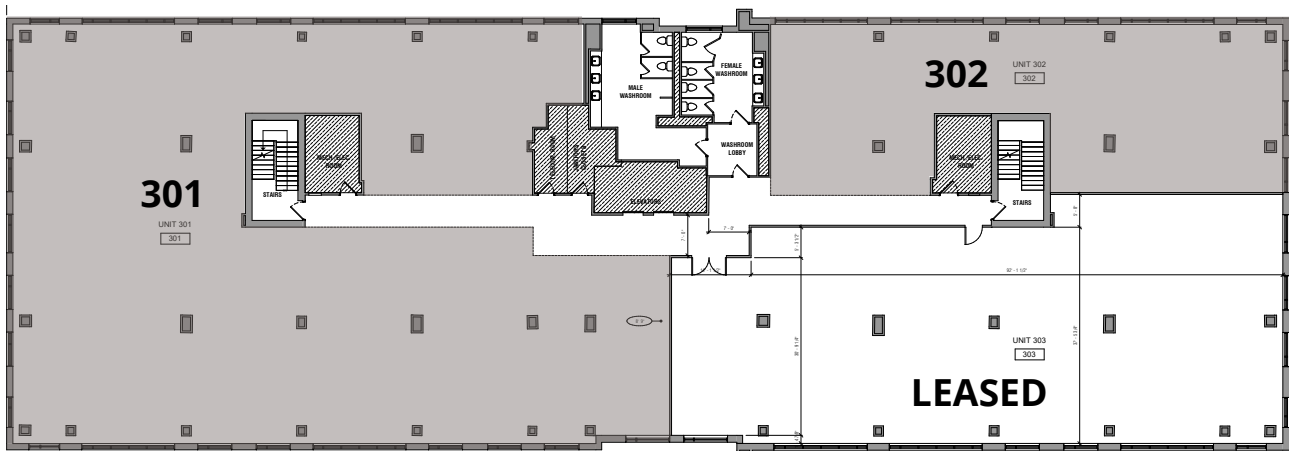
# 209 Oak Park Boulevard

## OAKVILLE, ON

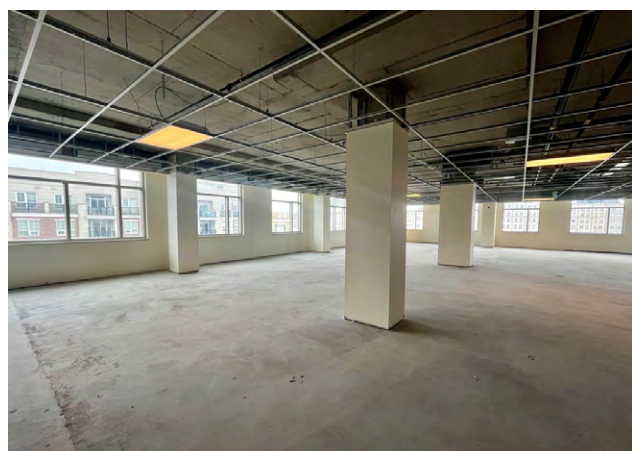
### Third Floor Availability

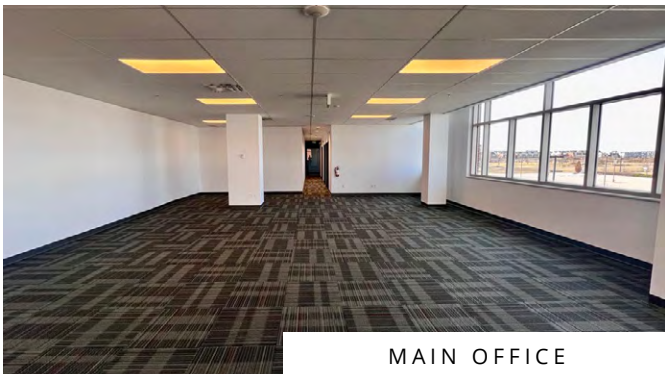
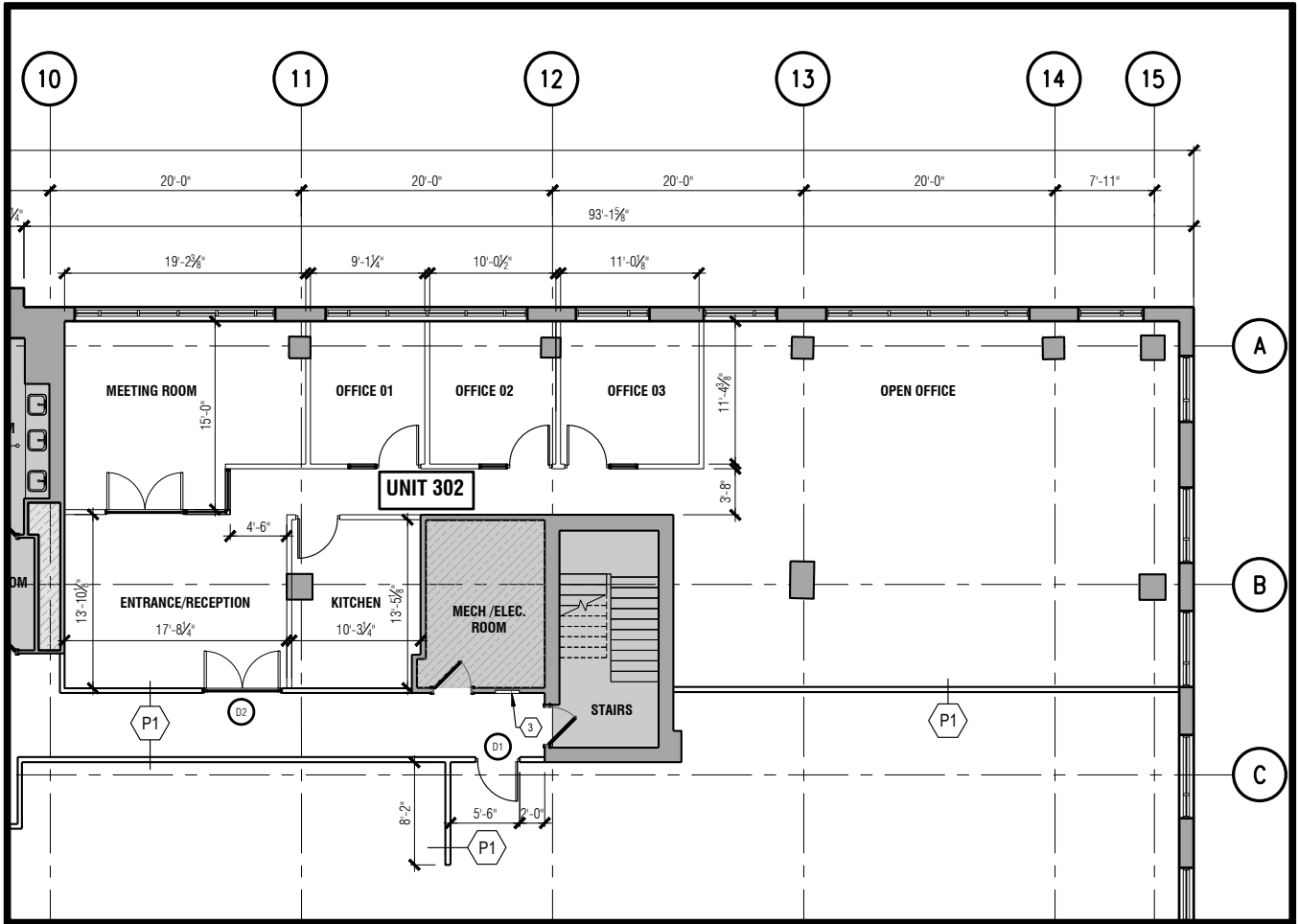
Suite 301 8,531 sf

Model Suite 302 2,893 sf



### SUITE 301





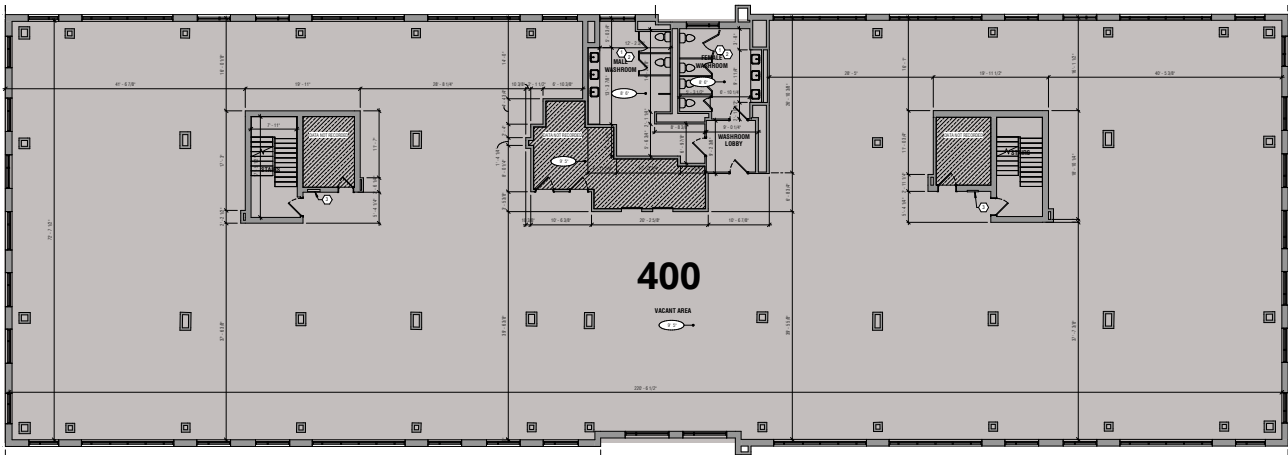
# 209 Oak Park Boulevard

## OAKVILLE, ON

### Fourth Floor Availability

Suite 400

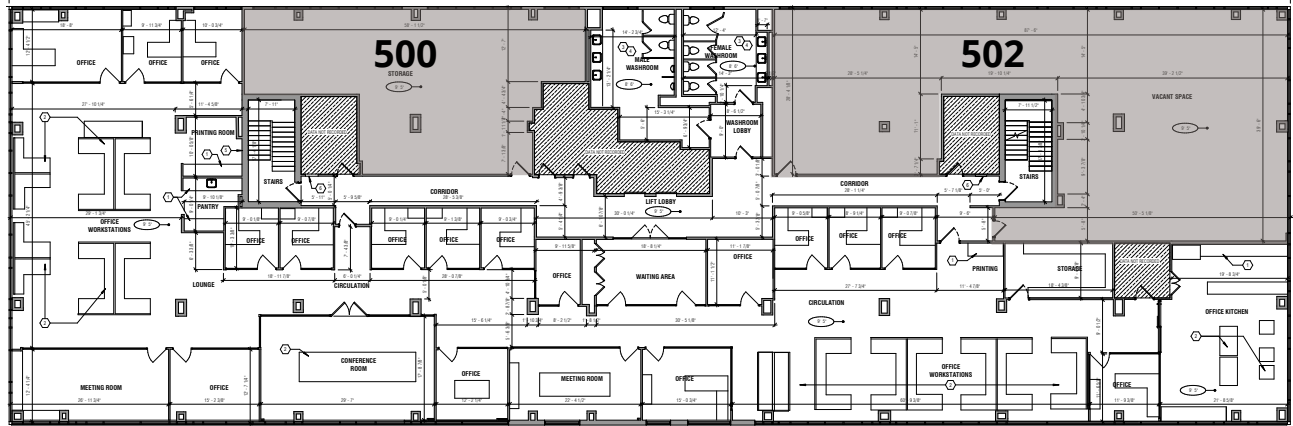
16,556 sf



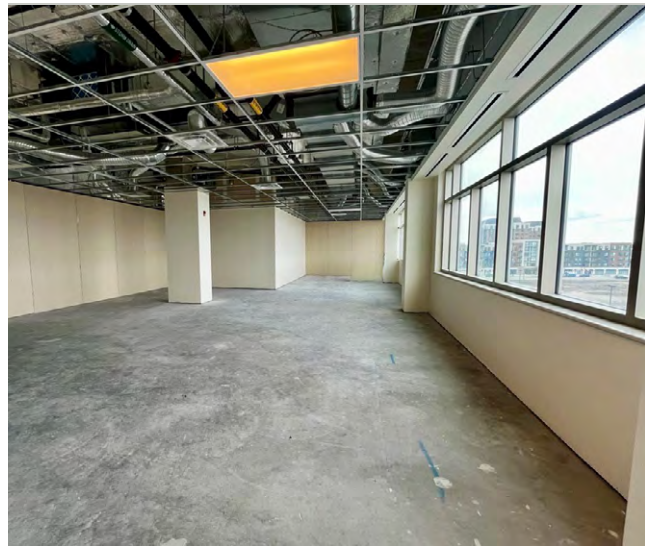
# Fifth Floor Availability

500 1,550 sf

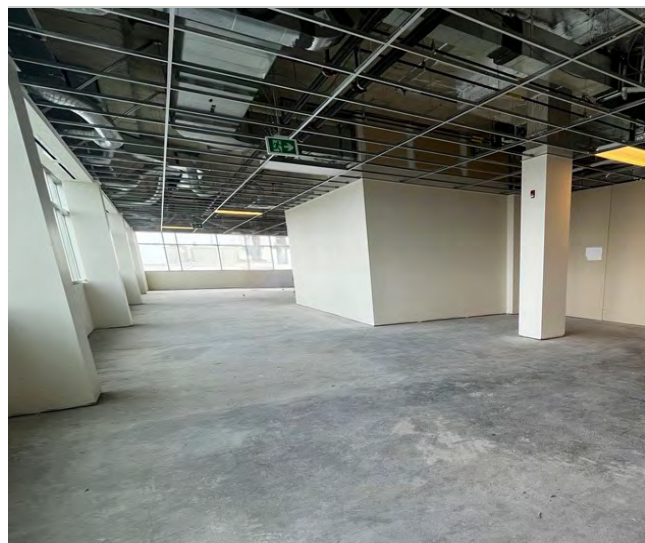
502 3,401 sf



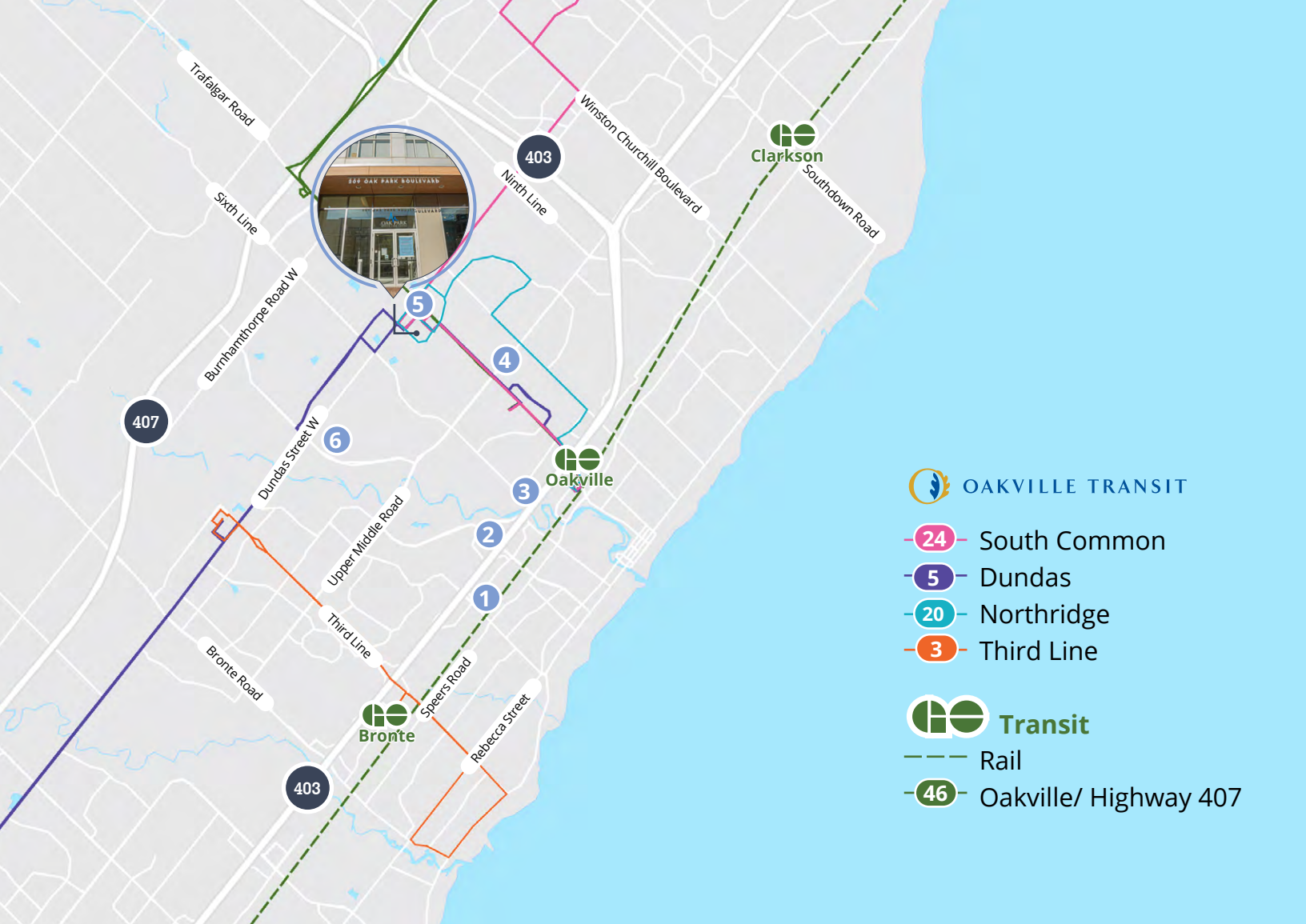
## SUITE 500




## SUITE 502








 OAKVILLE TRANSIT

 24 South Common

 5 Dundas

 20 Northridge

 3 Third Line

 Transit

 Rail

 46 Oakville/ Highway 407

## AMENITIES LEGEND

- 1 RONA**  
 Chuck's Roadhouse Bar & Grill  
 Tim Horton's  
 A&W  
 Puppies Ontario

- 2 Dorval Crossing**  
 Winners      Starbucks  
 Staples      McDonalds  
 LCBO      Subway  
 Metro

- 3 Oakville Place**  
 Goodlife Fitness  
 Starbucks  
 SportChek  
 Goodfellas Wood Oven Pizza

- 4 Upper Oakville Shopping Centre**  
 Shoppers Drug Mart  
 Beer Store  
 The Oakville Pump & Patio

- 5 SmartCentres Oakville**  
 Walmart  
 Canadian Tire  
 Real Canadian Superstore  
 Pet Valu

- 6 RioCentre**  
 Food Basics      barBurrito  
 Dollarama      The Stout Monk  
 Fortinos      Shawarma X  
 Popeye's

## AMENITIES WITHIN 5 KM

**172**

RESTAURANTS

**266**

RETAIL

**5**

HOTELS

**24**

FITNESS CENTRES

**34**




BANKS

**20**

GAS STATIONS



**On-site amenities:**

-  The Pipes and Taps Pub
-  Women Zone Spa  
Men Zone Barber
-  Physio Sport Med  
Oak Med Family Health  
Total Health Pharmacy  
Chagger Dental

**GREAT ACCESSIBILITY**

**CONVENIENT TRAVEL TIMES**

**11** minutes  
4.9 km to  
**OAKVILLE GO**

**8** minutes  
3.8 km to  
**HIGHWAY 403**

**6** minutes  
4.1 km to  
**HIGHWAY 407**

**16** minutes  
13.5 km to  
**HIGHWAY 401**

# The Team

209 OAK PARK BOULEVARD, OAKVILLE, ON

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**AVISON  
YOUNG**



Platinum member

Avison Young is the real estate partner businesses trust for intelligent, integrated solutions. We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.

**Avison Young Commercial Real Estate Services, LP, Brokerage**  
77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5  
**Office** 905 712 2100 **Fax** 905 712 2937 **avisonyoung.ca**



Metrontario's initial business consisted of house construction which evolved into several areas of real estate development and investment. These include the production of lots for residential builders; construction, ownership and management of shopping centres, office buildings and rental apartment buildings; and the construction and marketing of condominiums and single family homes in Canada, the United States and Israel. Each project, whether commercial or residential, is built to high standards and it is these standards which have become the hallmark of the Group's work.

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