

NEW PRESTIGIOUS OFFICE DEVELOPMENT | 27,662 SF



CONSTRUCTION UNDERWAY | Q4 2023 OCCUPANCY



BOGART
CORPORATE CENTRE

OFFICE SPACE FOR LEASE

2988 Bristol Circle, Oakville, Ontario

Unique opportunity for a corporate head office in the Winston Business Park.
Modern design offering excellent flexibility, with a focus on health and safety.

**AVISON
YOUNG**



2988 Bristol Circle, Oakville, Ontario

DETAILS

TOTAL AVAILABLE AREA

27,662 sf

First Floor
4,385 sf

Second Floor
7,399 sf

Third Floor
7,939 sf

Fourth Floor
7,939 sf

Zoning
E3 SP:43

Parking
4 per 1,000 sf

DRONE VIDEOGRAPHY

Click [here](#) to watch

STARTING NET RENT

Floor 1-3: \$21.50 psf

Floor 4: \$22.95 psf

ADDITIONAL RENT (2022)

\$12.50 psf

OCCUPANCY

Q4 2023



High profile 4-storey, Class A office development in Winston Business Park



Building will feature an exclusive rooftop patio for incredible outdoor employee space



Prime location within walking distance to many amenities & quick access to major highways



Flexible size configurations starting at 2,000 sf up to the entire building of 27,662 sf



Landlord will provide turnkey interior build-out to tenant's desired layout

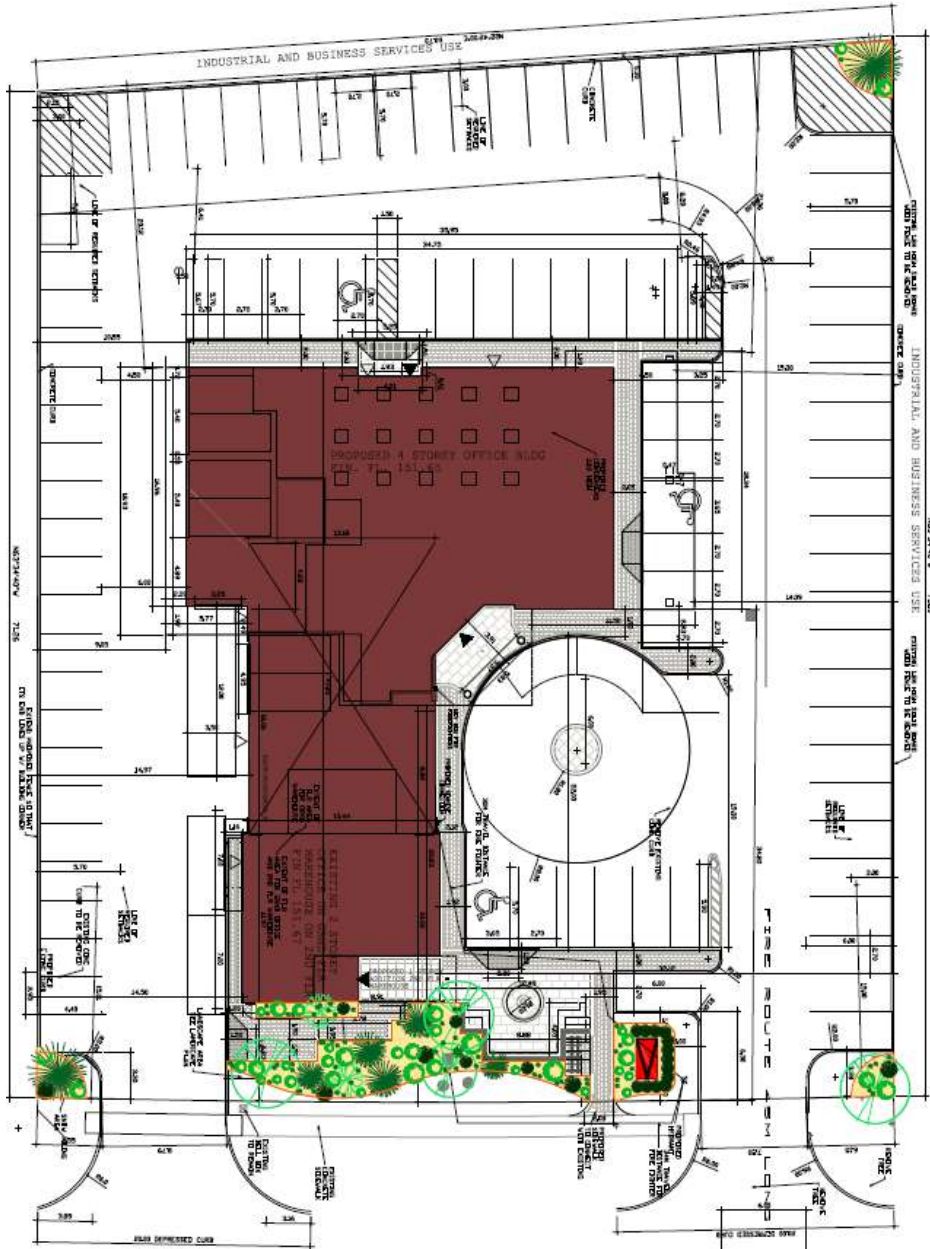


Targeting possession of Q4 2023 for tenant improvements



Additional parking may be made available - speak to listing agents



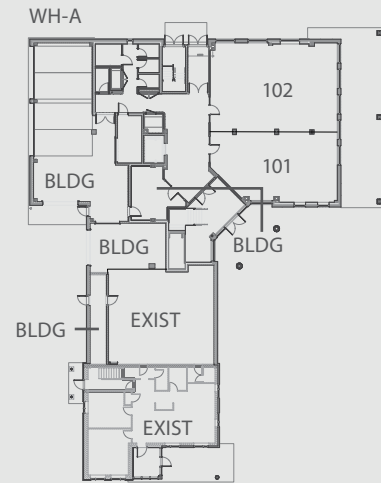


SITE PLAN

FLOOR PLANS

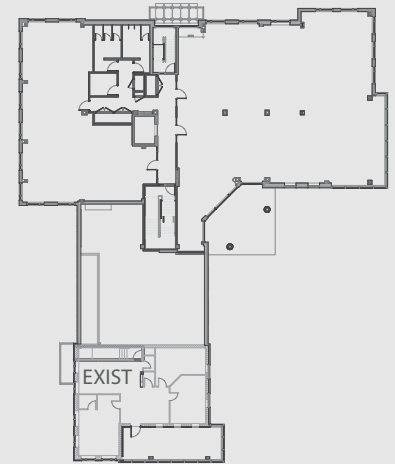
FIRST FLOOR

4,385 sf



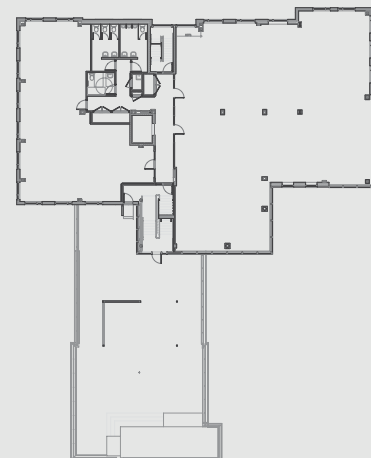
SECOND FLOOR

7,399 sf



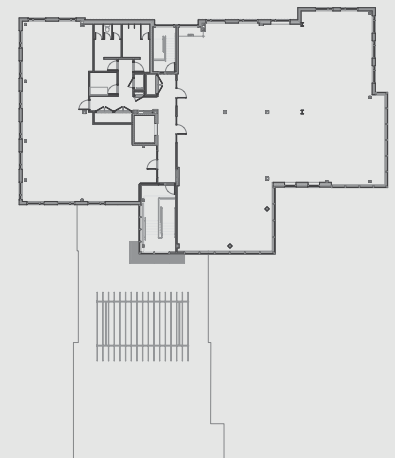
THIRD FLOOR

7,939 sf



FOURTH FLOOR

7,939 sf



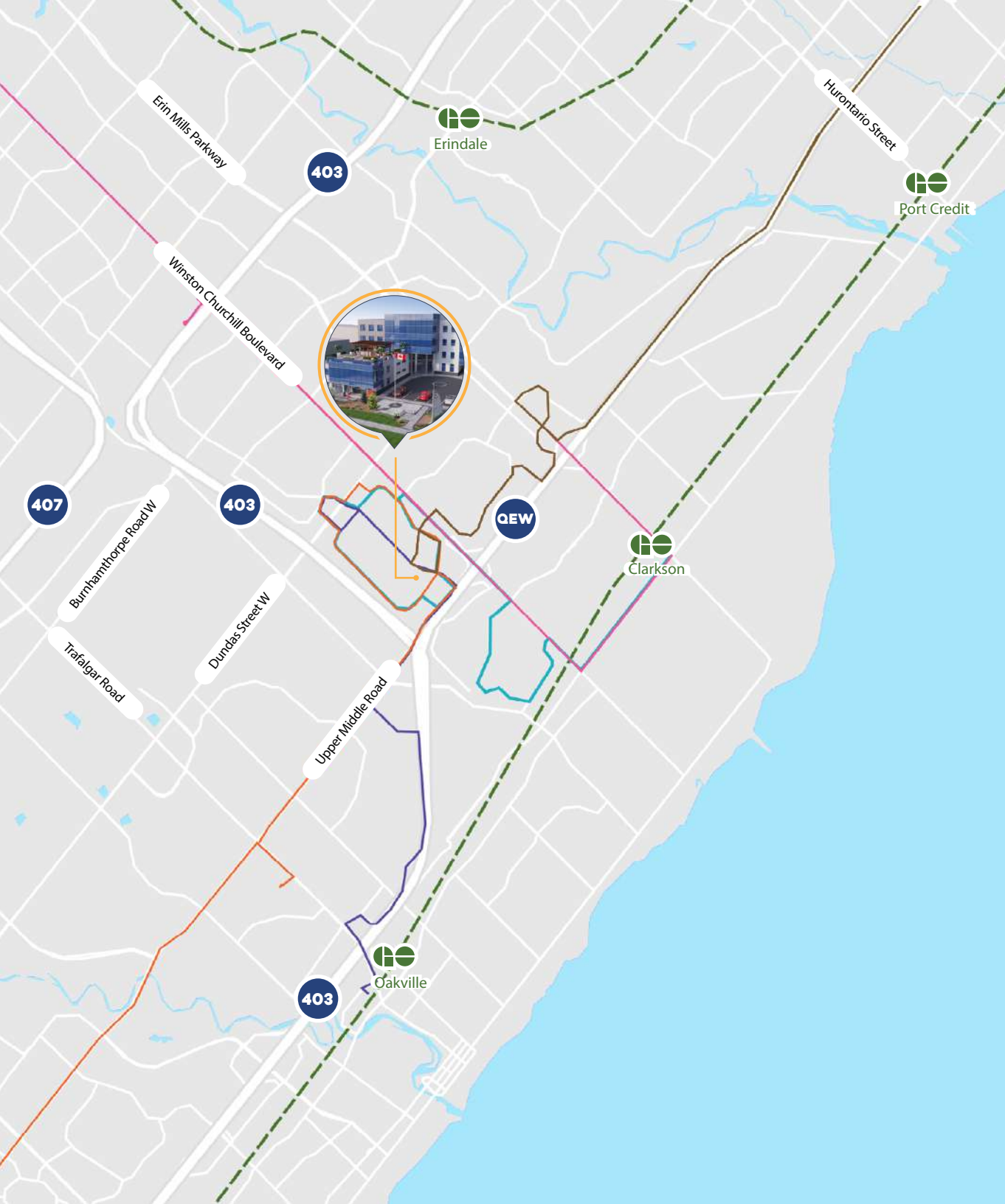


BIRD'S EYE VIEW



ROOFTOP PATIO

TRANSIT & DRIVE TIMES



OAKVILLE TRANSIT

- 6 Upper Middle
- 120 East Industrial
- 12 Winston Park

miWAY

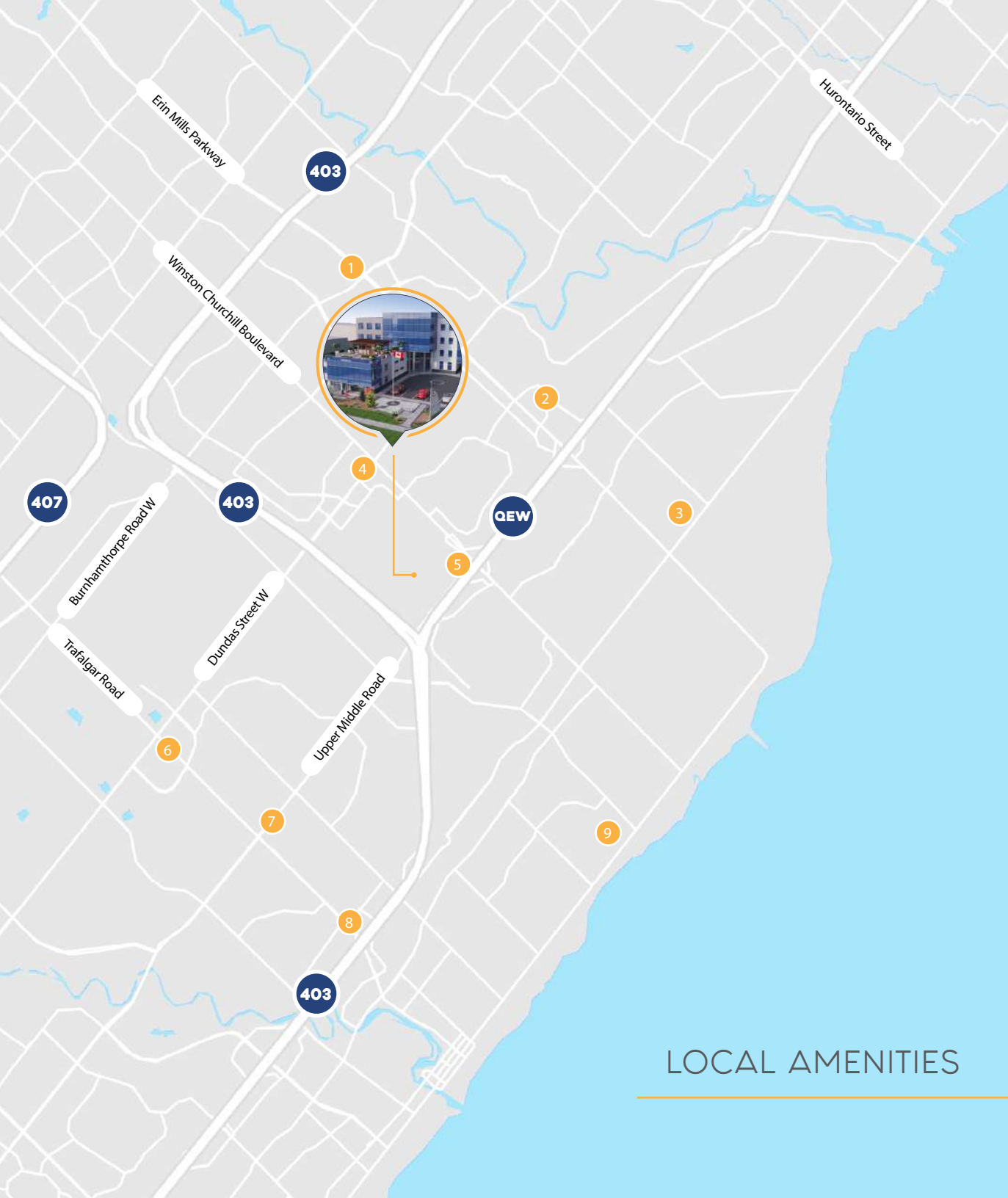
- 45 Winston Churchill
- 71 Sheridan

- Transit
- Rail



DRIVE TIMES

- 2 MINS** Highway 403
- 3 MINS** Highway Q.E.W.
- 5 MINS** Highway 407
- 8 MINS** Clarkson GO Station
- 11 MINS** Erin Mills Town Centre
- 13 MINS** Square One Shopping Centre
- 19 MINS** Toronto Pearson International Airport



- 1 Walmart
TD Bank
Five Guys
Popeye's
- 2 **Sheridan Centre**
Shoppers Drug Mart
Scotiabank
Metro
McDonalds
Tim Hortons
- 3 Homesense
McDonalds
Capra's Kitchen
Michael's Backdoor
Esso
Home Hardware
- 4 Home Depot
Canadian Tire
Best Buy
Michael's
Party City
Chapters
Sport Check
Winners
Tim Hortons
Starbucks
Jack Astor's
Mandarin
Milestone's
- 5 Boston Pizza
Cineplex
IFly
Dave & Busters
3 Brewers
K&B Sushi
Scaddabush
Trattoria Timone
Homewood Suites
- 6 **Smart Centre Oakville**
Walmart
Canadian Tire
CIBC
Nando's
The Keg
Goodlife Fitness
- 9 RONA
Tim Hortons
Subway
Sunset Grill
- 7 **Upper Oakville Shopping Centre**
Shoppers Drug Mart
Beer Store
The Oakville Pump & Patio
- 8 **Oakville Place**
Goodlife Fitness
Starbucks
BMO
The Bay
Sport Chek
Pusateri's

LOCAL AMENITIES



OFFICE SPACE FOR LEASE

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For more information, please contact:

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