



New Construction, Executive Style Office | For Lease

Suite
A203

1939 Ironoak Way
Oakville, ON

2,193 SQ. FT. | BUILT-OUT SUITE, OCCUPANCY READY

For more information, Contact:

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CBRE

Suite Specifications

Turnkey, Executive design. Second floor office suite with unobstructed views overlooking the creek lands

Size	2,193 Sq. Ft.
Occupancy	Immediate
Net Rent	\$31.00
TMI	\$11.05

UTILITIES ARE SEPERATELY METERED

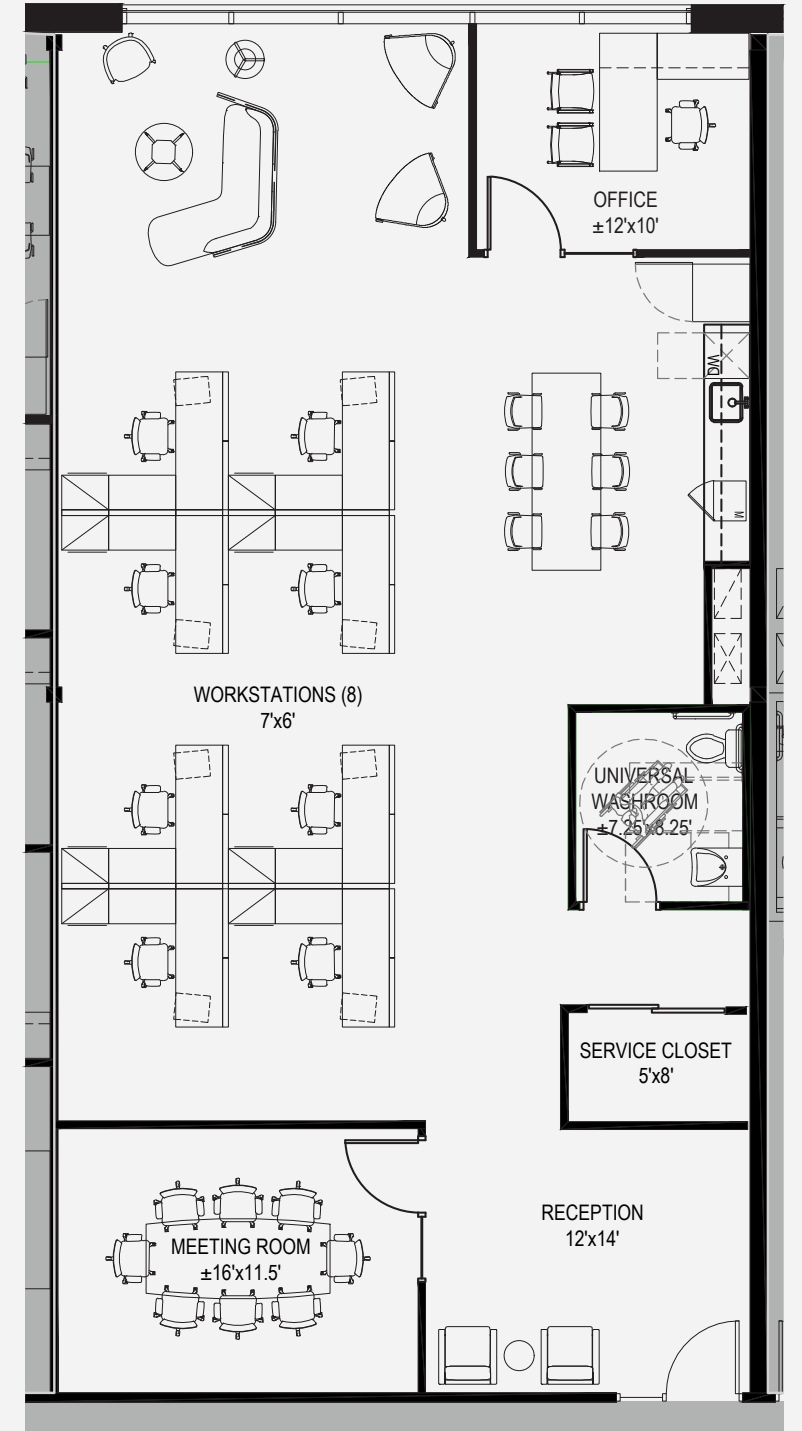


Comments:

- Reception, spacious office, open area, kitchenette, in-suite accessible washroom and meeting room for 8
- Part of the newly constructed 5-building iQ2 development
- Neighboring retail, Oakwood Centre with Farm Boy, Starbucks, banking and other amenities



As-Built Space Plan

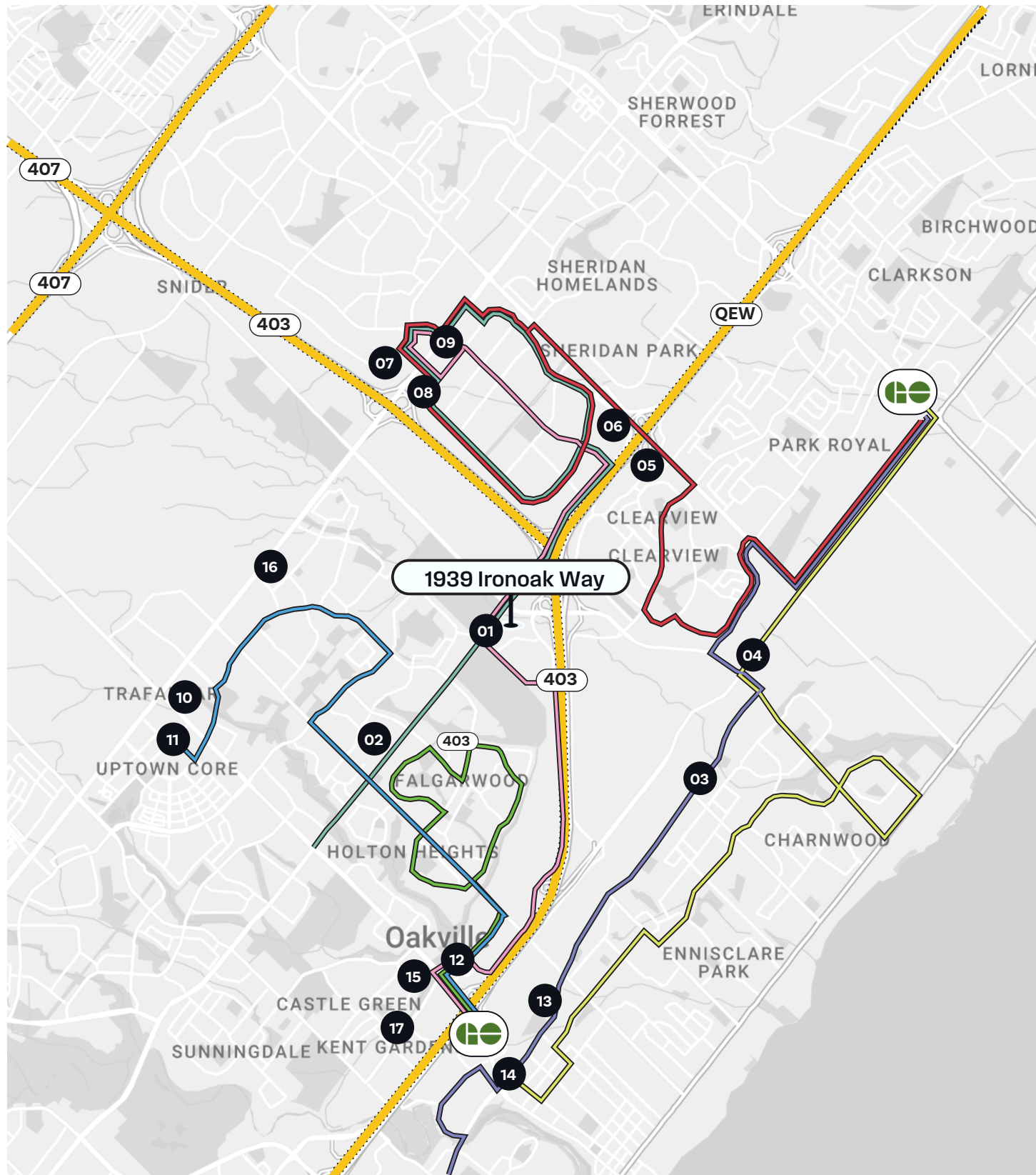


Suite A203

Pictures



AMENITIES & TRANSIT MAP



TRANSIT

- **Route 6 - UPPER MIDDLE**
- **Route 11 - LINBROOK**
- **Route 4 - SPEERS-CORNWALL**
- **Route 12 - WINSTON PARK**
- **Route 26 - FALGARWOOD**
- **Route 20 - NORTHRIDGE**
- **Route 126 - EAST INDUSTRIAL**

DRIVE TIMES

HIGHWAY 403	0.5 KM (1 minutes)	DOWNTOWN TORONTO	32.6 KM (25 minutes)
QEW	1.5 KM (2 minutes)	MISSISSAUGA CITY CENTRE	18.3 KM (14 minutes)
HIGHWAY 407	7 KM (8 minutes)	DOWNTOWN BURLINGTON	27.7 KM (21 minutes)
HIGHWAY 401	22.6 KM (18 minutes)	DOWNTOWN HAMILTON	36.4 KM (28 minutes)

AMENITIES

- 1 Farm Boy, Subway
- 2 Metro | Swiss Chalet | LCBO | Shoppers Drug Mart | Subway
- 3 Rexall | Tim Hortons | Sobeys
- 4 Tim Hortons | Wendy's | RONA
- 5 Tim Hortons
- 6 Subway | East Side Mario's | Wild Wing | Boston Pizza
- 7 PartyCity | Golf Town | Leon's Furniture
- 8 Canadian Tire | Montana's
- 9 Tim Hortons | PetSmart | Best Buy | The Home Depot | Milestones | Jack Astors | Costco | The Brick | CIBC Bank
- 10 Canadian Tire | Longo's | Starbucks | BMO Bank | A&W
- 11 Walmart | McDonald's | TheBeer Store | Little Caesars | Pet Valu | CIBC Bank | LCBO | Real Canadian | Time Hortons | Dairy Queen
- 12 Tim Hortons | McDonald's | TD Bank
- 13 Longo's
- 14 Whole Foods | LCBO | Starbucks | Shoppers Drug Mart | RBC Bank
- 15 Hudson's Bay | Foot Locker | H&M | Oakville Place
- 16 Shoppers Drug Mart | TD Bank | Starbucks
- 17 The Home Depot

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