



243-251

North Service Road West

OAKVILLE, ON

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Executive Vice President

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OFFICE SUITES FOR LEASE

ChoiceProperties

CBRE



Property Highlights

Available Sizes 996 - 3,343 Sq. Ft.

Available Units 3

Possession Varying

Parking Ratio Approx. 3/1000

Zoning

C3 SP. 170

- Business Office
- Commercial School
- Financial Institution
- Medical Office
- ...And More!



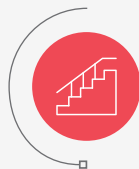
[CLICK HERE FOR
ZONING BY-LAW](#)



[CLICK HERE FOR
SPECIAL PROVISIONS](#)



VARIOUS ENTRY POINTS
In Every Building On-Site



ACCESS SUITE
Without Stepping Into Close
Quarter Elevators



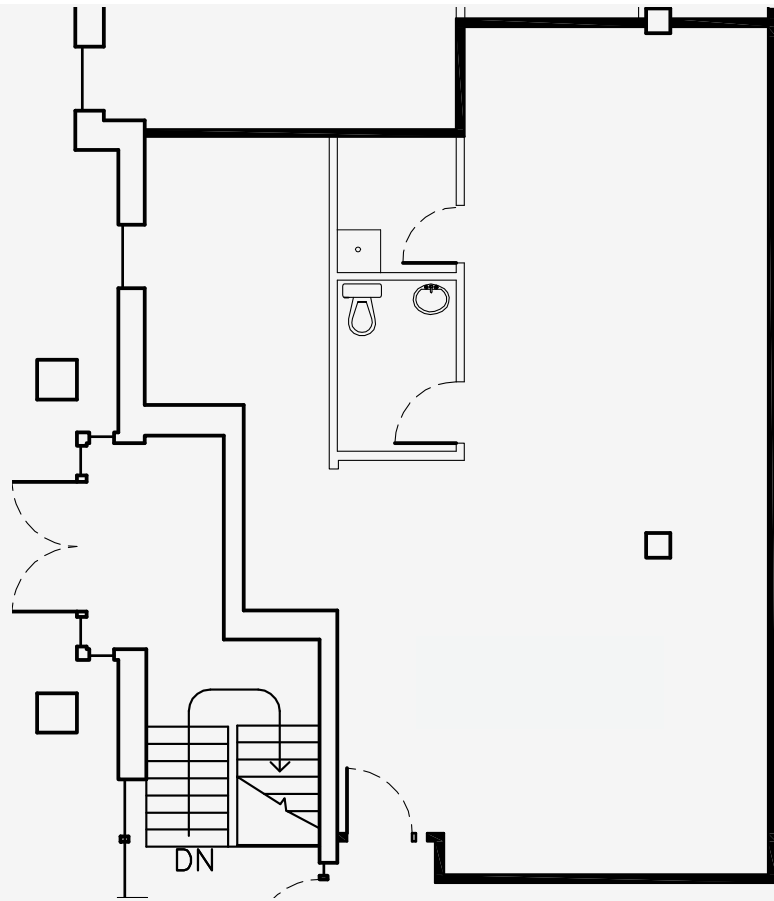
PRIVATE WASHROOM
Available In Each Suite



AMPLE ON-SITE PARKING
Tenants and Their Clients Enjoy
Access to Free Surface Parking

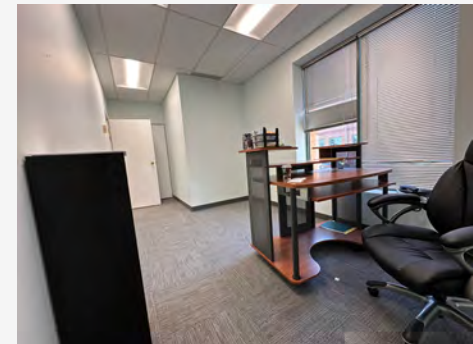
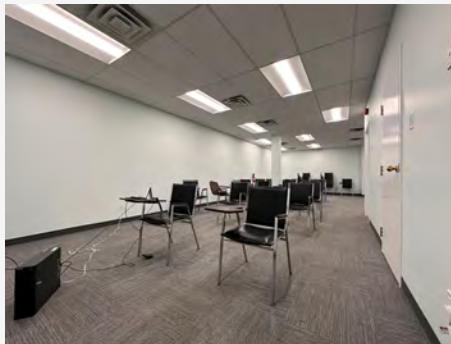


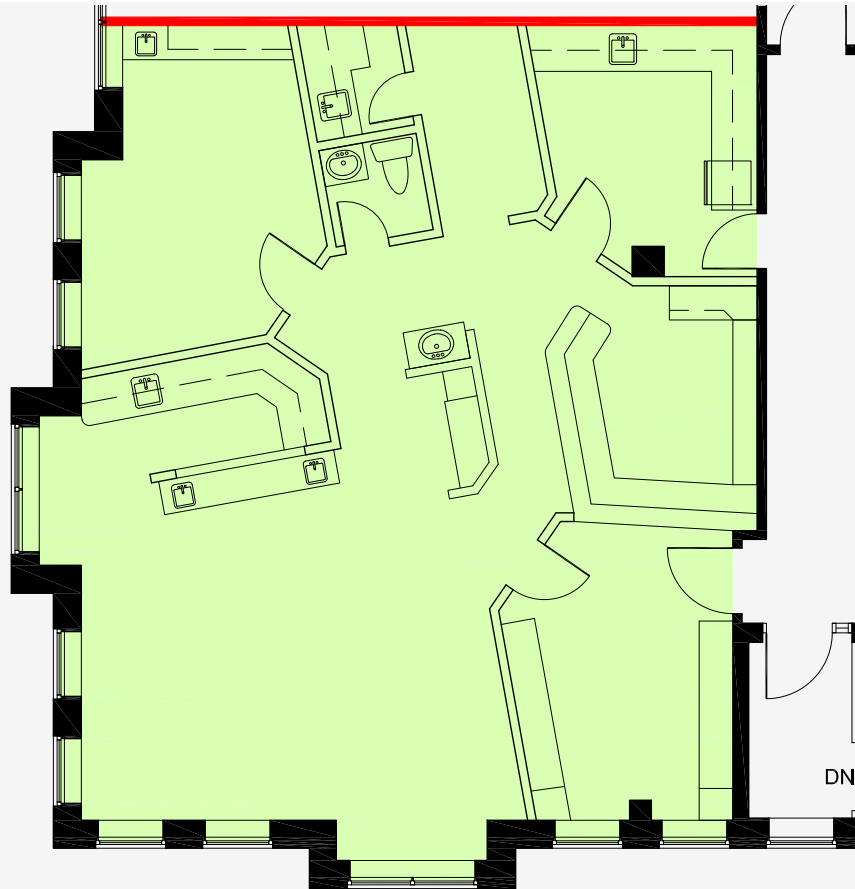
EASY TRANSIT ACCESS
Multiple Route Options Nearby
& Close Proximity to Oakville GO



243 North Service Road West

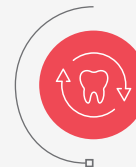
Suite	203 <i>Second Floor</i>
Suite Size	996 Sq. Ft.
Asking Net Rent	\$11.00 Per Sq. Ft. <i>Escalations Year Over Year</i>
T.M.I. (2025)	\$15.11 Per Sq. Ft. <i>Includes Utilities</i>
Possession	January 1, 2026





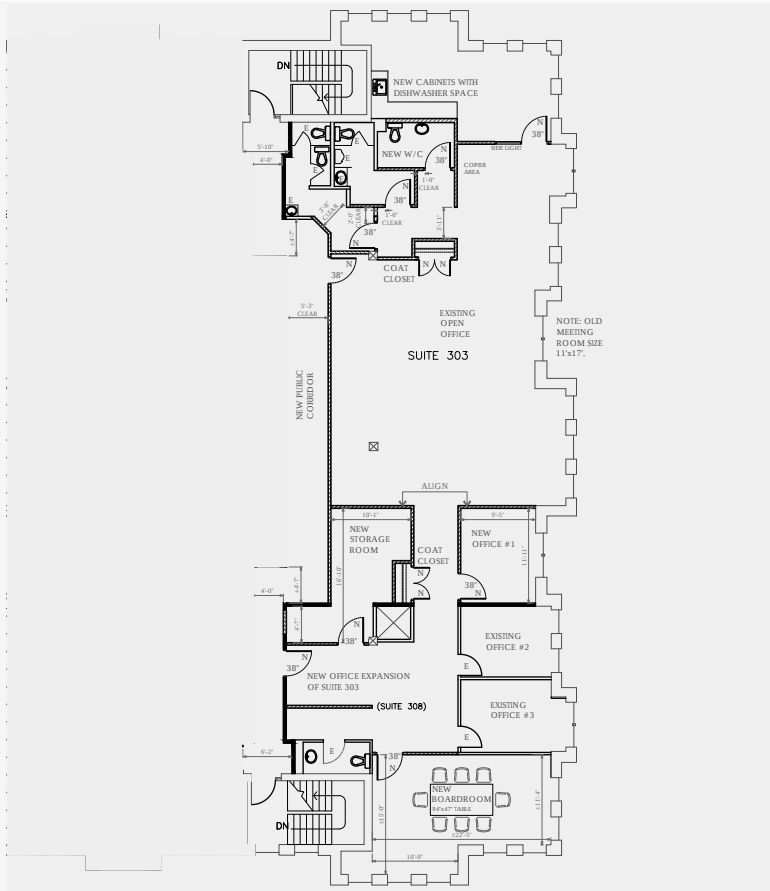
243 North Service Road West

Suite	301 <i>Third Floor</i>
Suite Size	1,232 Sq. Ft.
Asking Net Rent	\$11.00 Per Sq. Ft. <i>Escalations Year Over Year</i>
T.M.I. (2025)	\$15.11 Per Sq. Ft. <i>Includes Utilities</i>
Possession	Immediate



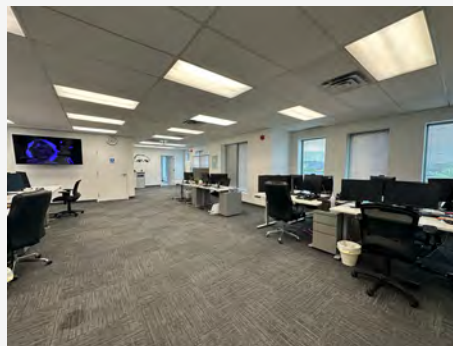
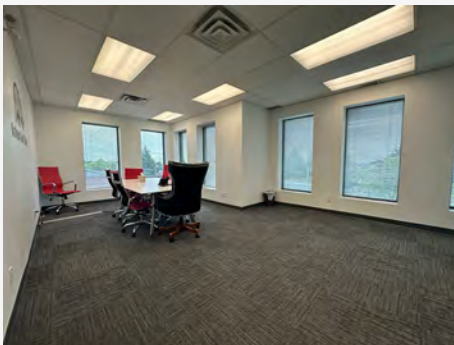
FORMER ORTHDONTIST CLINIC
Some Infrastructure Still Intact





243 North Service Road West

Suite	303 <i>Third Floor</i>
Suite Size	3,343 Sq. Ft.
Asking Net Rent	\$11.00 Per Sq. Ft. <i>Escalations Year Over Year</i>
T.M.I. (2025)	\$15.11 Per Sq. Ft. <i>Includes Utilities</i>
Possession	90 Days



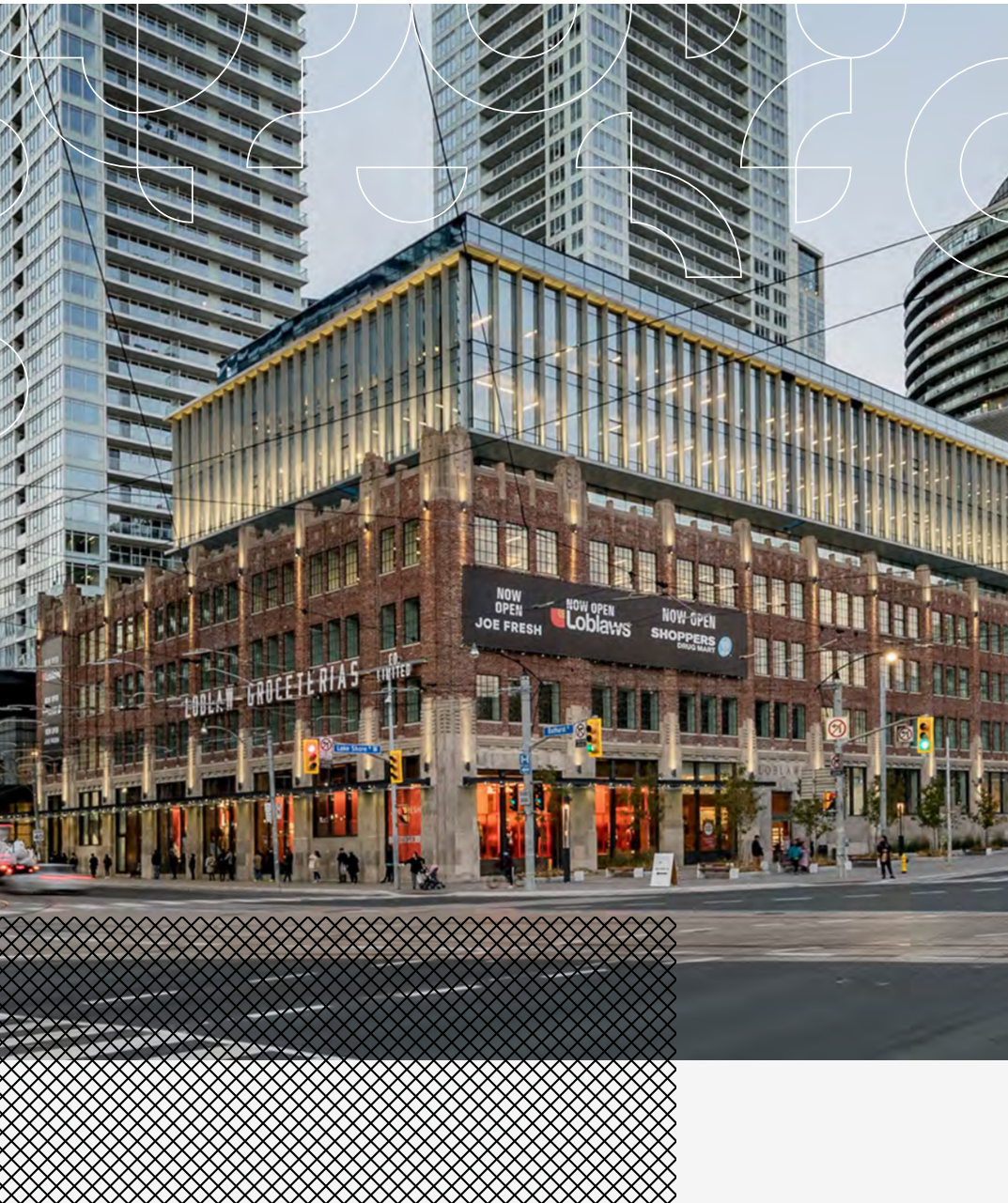
Amenities & Transit



Oakville At A Glance

Welcome to the Town of Oakville. Located on the shores of Lake Ontario between Toronto and Niagara, Oakville is renowned for its scenic harbours, bustling shopping districts, thriving arts scene, and top-tier dining. The town, established in 1857, boasts over 1,400 hectares of parkland, 200 km of trails, and numerous historical sites. Oakville conveniently sits 30 km from Downtown Toronto and only an hour drive from the U.S. borders. Oakville is also home to three major business districts and several regional and national head offices including Ford Canada, Siemens Canada and The Weather Network.





ChoiceProperties

Choice Properties is a leading Real Estate Investment Trust that creates enduring value through the ownership, operation and development of high-quality commercial and residential properties.

We believe that value comes from creating spaces that improve how our tenants and communities come together to live, work, and connect. We strive to understand the needs of our tenants and manage our properties to the highest standard. We aspire to develop healthy, resilient communities through our dedication to social, economic, and environmental sustainability. In everything we do, we are guided by a shared set of values grounded in Care, Ownership, Respect and Excellence.

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For More Information, Contact Us

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CBRE

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