



**2,422 SF FOR LEASE & SALE**  
**TURNKEY OFFICE OPPORTUNITY**

**406**

**NORTH SERVICE ROAD EAST**  
**SUITE 300**

**OAKVILLE, ON**

**STEVEN SOTIROFF**  
Associate  
+1 647 580 5030  
[steven.sotiroff@cushwake.com](mailto:steven.sotiroff@cushwake.com)

**AARON ENRIQUEZ**  
Associate Vice President  
+1 905 808 6070  
[aaron.enriquez@cushwake.com](mailto:aaron.enriquez@cushwake.com)



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# PROPERTY HIGHLIGHTS

- Lease term flexibility available (12 - 120 Months)
- 2,422 SF turnkey office suite with professional buildout, including reception, boardroom, kitchenette, washrooms and several private offices
- Prime Oakville location with convenient access to Highway 403, QEW, and Oakville GO
- Amenities include fitness, dining, and retail shops in the immediate area
- On-site surface parking available
- Available in 60-90 Days

## PROPERTY DETAILS



**For Purchase**

**\$1,008,900**



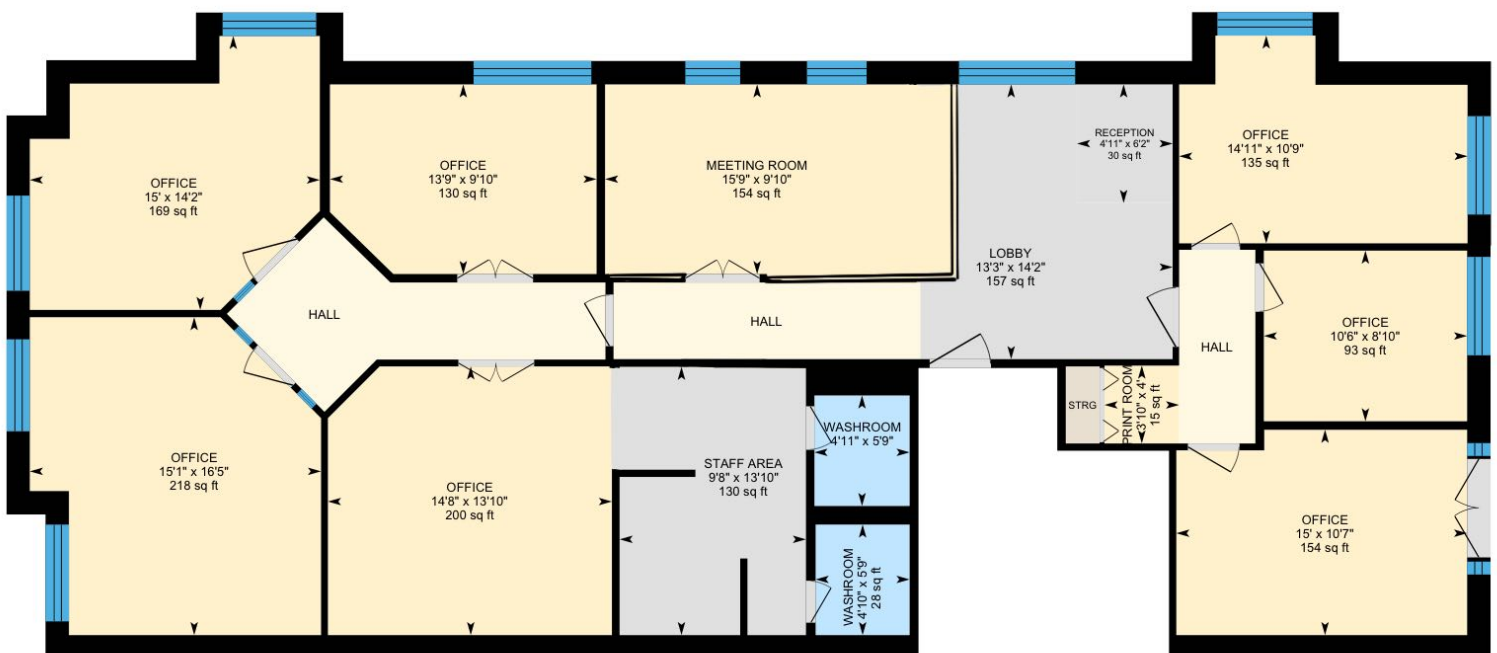
**For Lease**

**\$14.50 Net Rent**



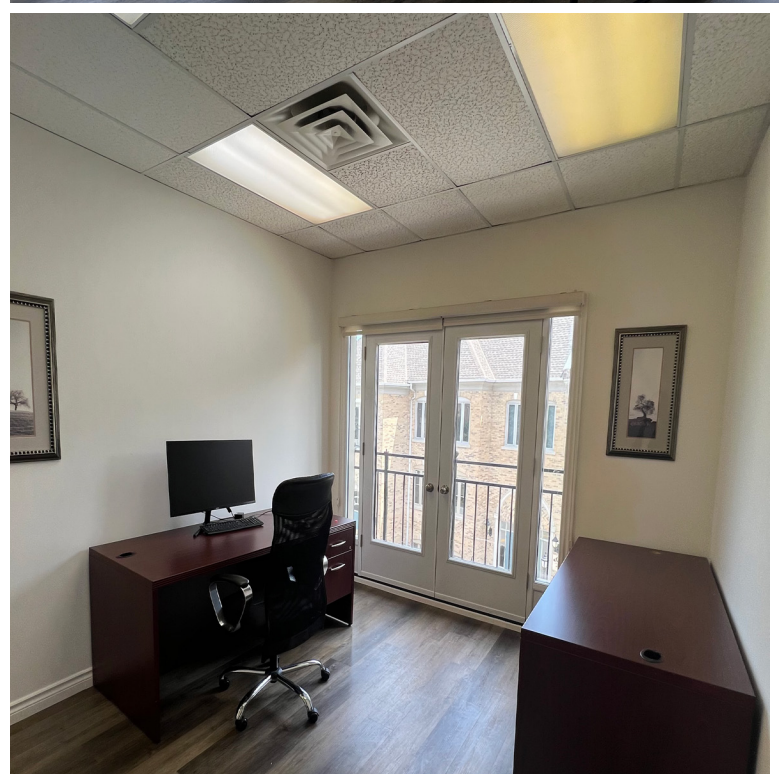
**Additional Rent**

**\$11.76**





# PICTURES





# AMENITY MAP

## RETAIL

1. Plato's Closet Oakville
2. **Oakville Place**
3. Nike
4. L.L.Bean
5. Garage
6. TELUS
7. Soccer World
8. Oakville Honda
9. Whole Foods Market

## GAS STATIONS

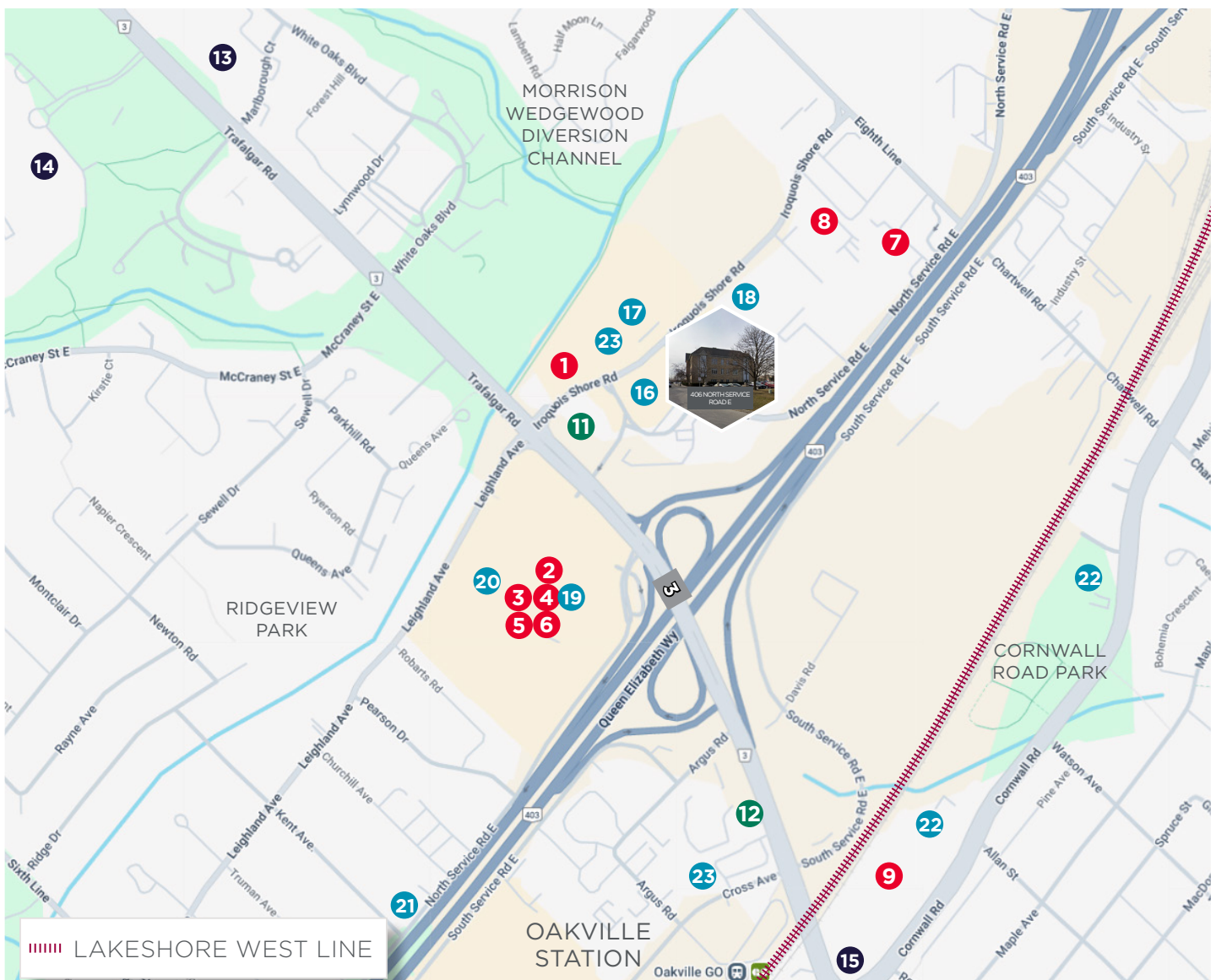
11. Petro-Canada & Car Wash
12. Esso

## SPORT & ENTERTAINMENT

13. Monaghan's Sports Pub & Grill
14. The Marquee
15. Beertown Public House Oakville

## FOOD/RESTAURANTS

16. Moods Eastern Fusion
17. Gladiator Burger Oakville
18. Montfort Mediterranean Cuisine
19. The Art of Pho
20. STACK BBQ Smokehouse
21. WU JI XI'AN FOODS
22. Starbucks
23. McDonald's



**FOR MORE INFORMATION, PLEASE CONTACT:**

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