

**AVISON
YOUNG**



For Lease

209

Oak Park Boulevard

Oakville, ON



[VIEW SITE VIDEO](#)

1,550 sf to 25,087 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	204	6,008 sf
Third	301	8,531 sf*
Fourth	400	16,556 sf*
Fifth	500	1,550 sf
Fifth	502	3,401 sf

*Suites 301 & 400 are Contiguous for 25,087 sf Total

Price

STARTING ASKING RENT	\$21.25 psf net
ADDITIONAL RENT (est. 2026)	\$14.15 psf
IMPROVEMENT ALLOWANCE	Negotiable





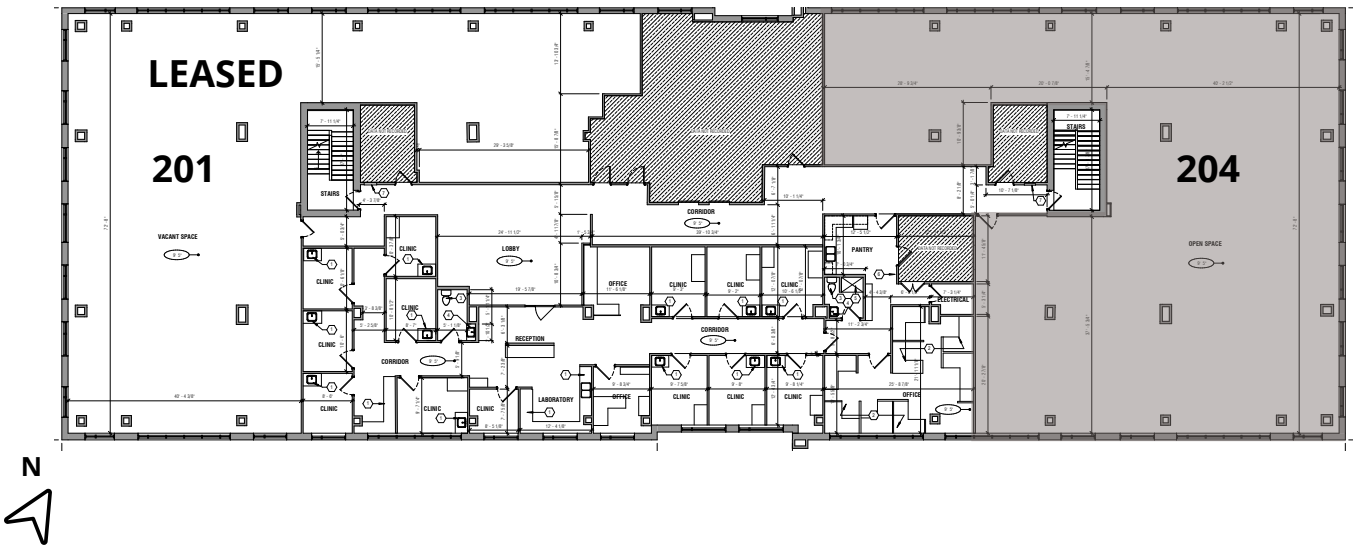
209 Oak Park Boulevard

OAKVILLE, ON

Second Floor Availability

Suite 204

6,008 sf



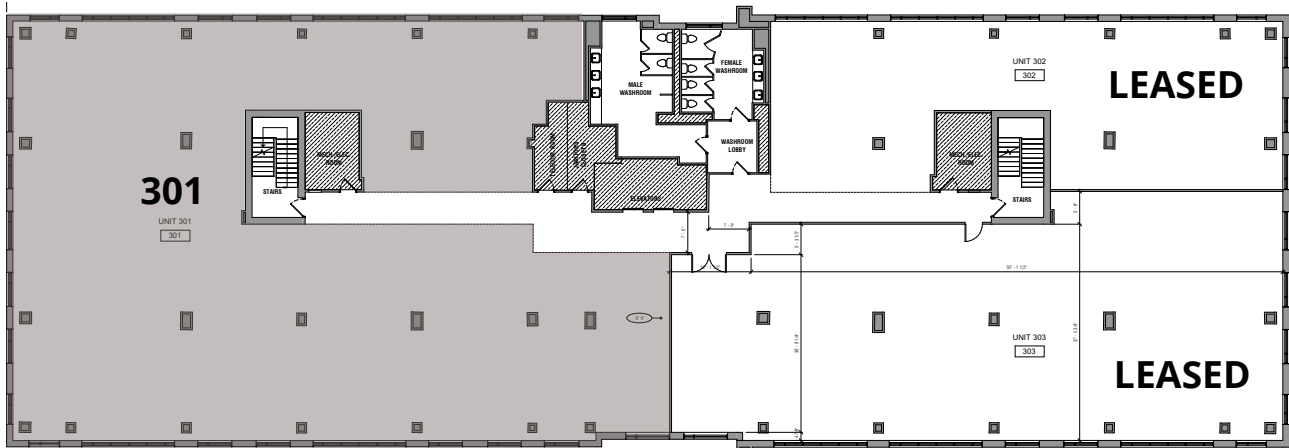
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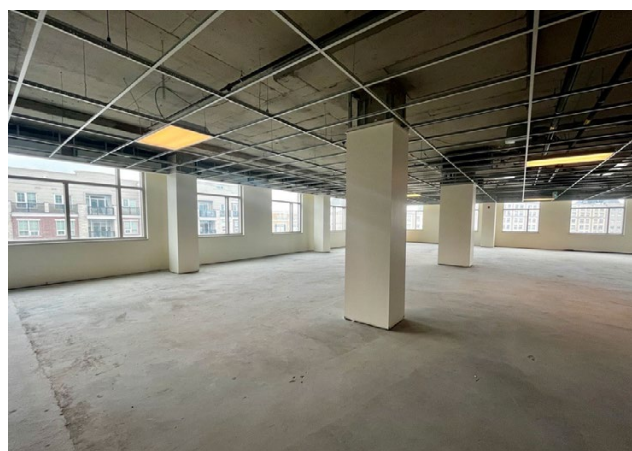
Third Floor Availability

Suite 301* 8,531 sf

*Contiguous with Suite 400 for 25,087 sf Total



SUITE 301



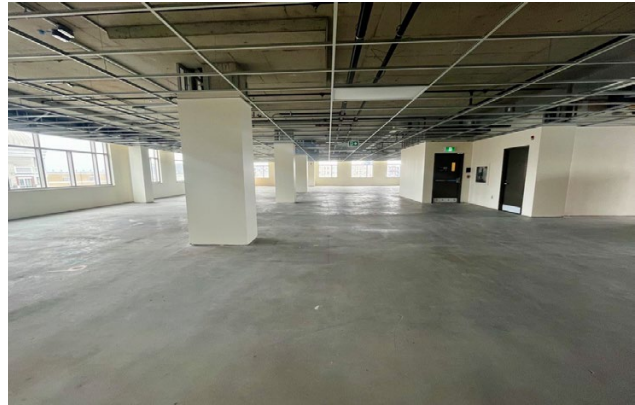
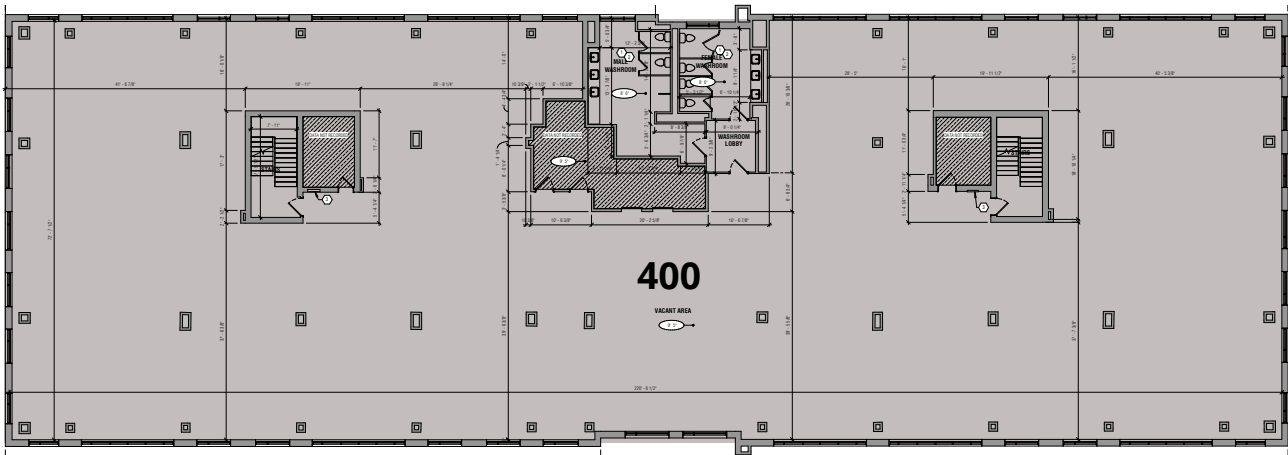
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Fourth Floor Availability

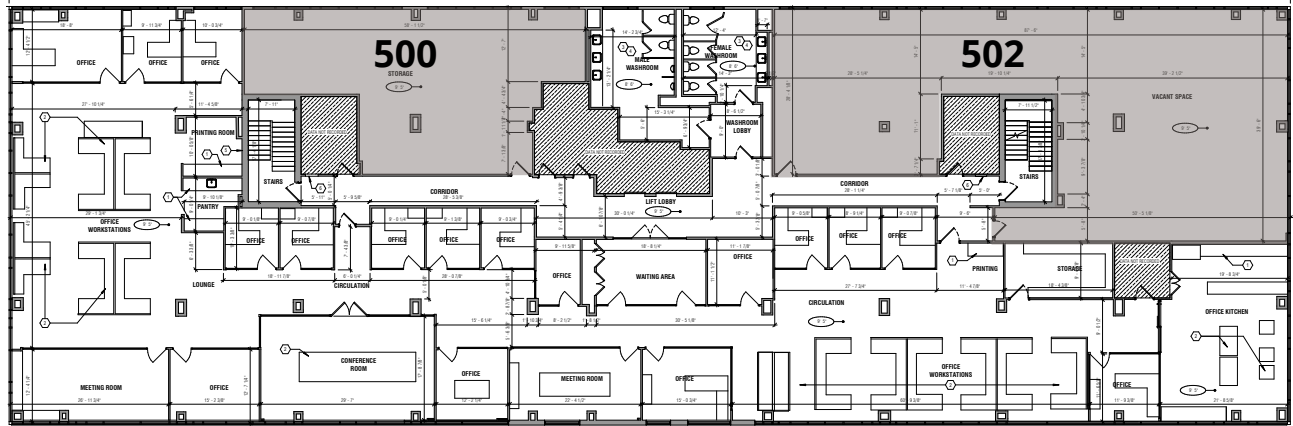
Suite 400* 16,556 sf

*Contiguous with Suite 301 for 25,087 sf Total

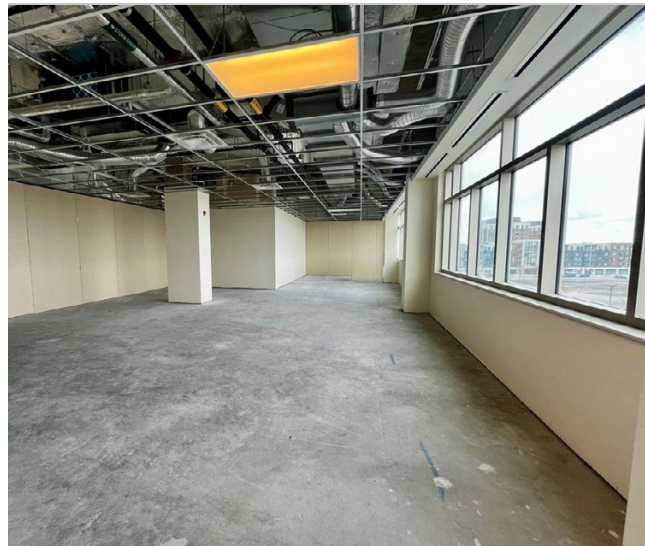


Fifth Floor Availability

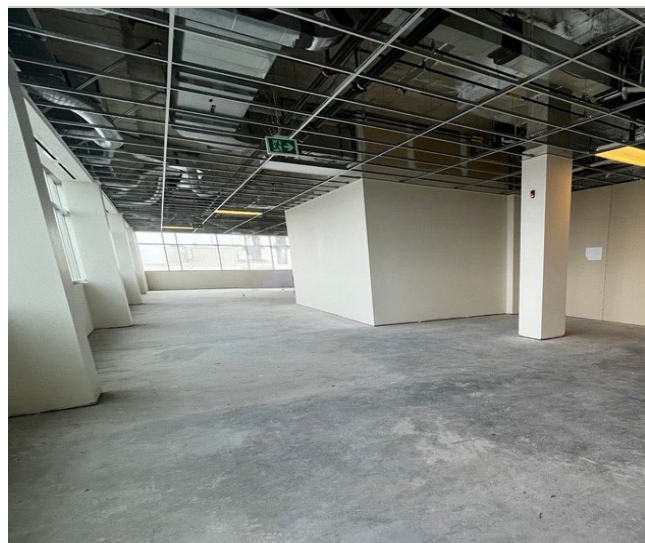
500	1,550 sf
502	3,401 sf

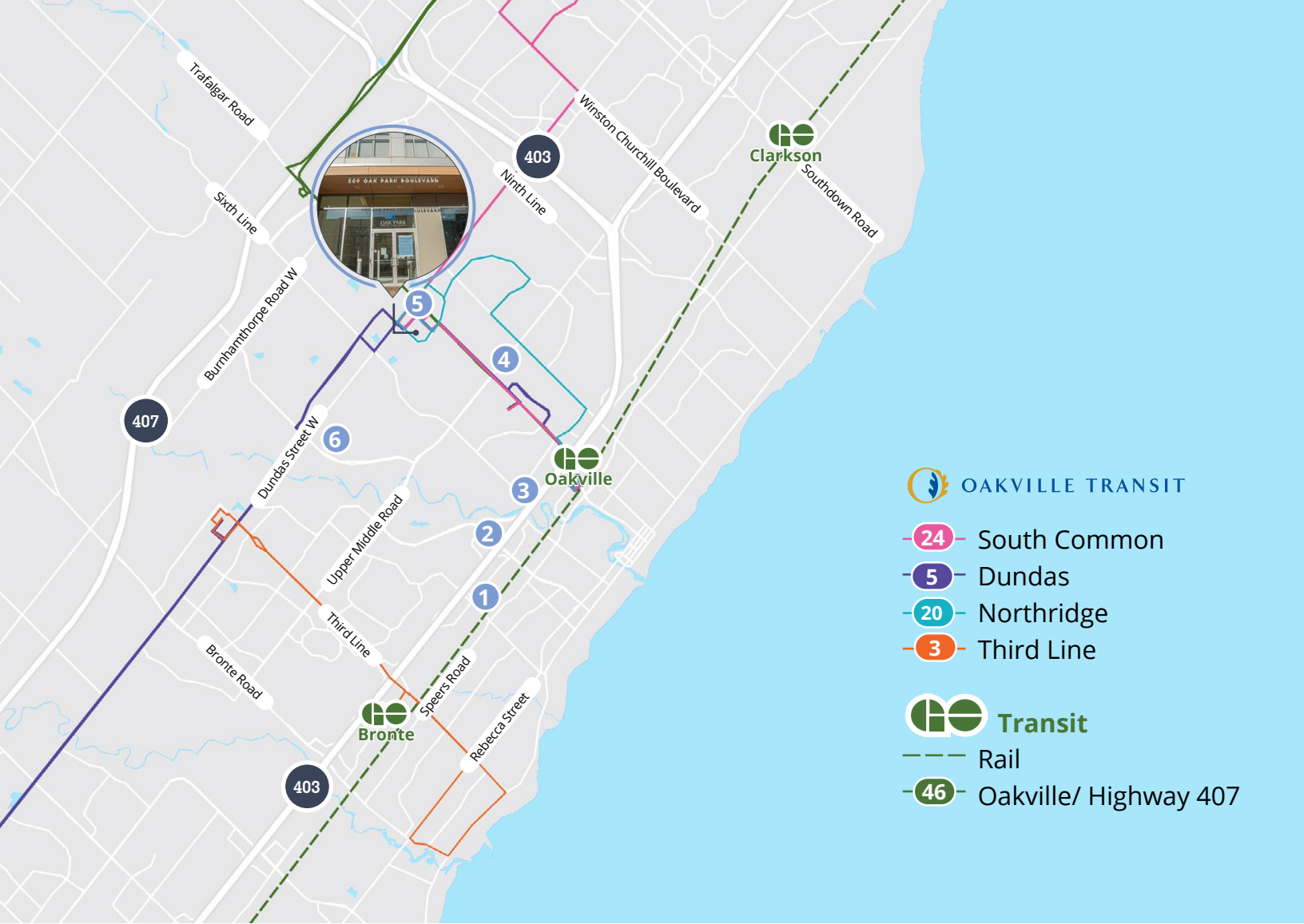


SUITE 500



SUITE 502





AMENITIES LEGEND

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

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

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

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

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

- 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

**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
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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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