

3450 SUPERIOR COURT

OAKVILLE



N NICOLA
REAL ESTATE

CBRE

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HIGHLY EFFICIENT & QUALITY OFFICE SPACE

±7,800 TO 48,358
SQ. FT.

\$20.95 NET RENT
PER SQ. FT.

\$10.37 ADDITIONAL RENT, 2025 EST.
(INCLUSIVE OF INTERIOR JANITORIAL, UTILITIES NOT INCLUDED)

4/1,000
SQ. FT. PARKING RATIO



WELL-APPOINTED, BUILT-OUT SPACE
WITH HIGH LEVEL FINISHES



DRIVE-TO-FRONT DOOR ACCESS
OFFERING PROVIDING EASY ACCESSIBILITY



LOW-RISE OFFICE BUILDING ALLOWING
FLEXIBLE LAYOUTS AND INCREASED SPACE
EFFICIENCY

PRIVATE, IN-SUITE WASHROOMS





BUILDING DETAILS

SUPERIOR COURT, OAKVILLE



FULL BUILDING 48,358 SQ. FT.



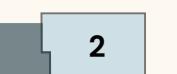
SUITE 1 16,824 SQ. FT.



SUITE 1A \pm 7,400 SQ. FT.



SUITE 1B \pm 9,800 SQ. FT.



SUITE 2 31,534 SQ. FT.

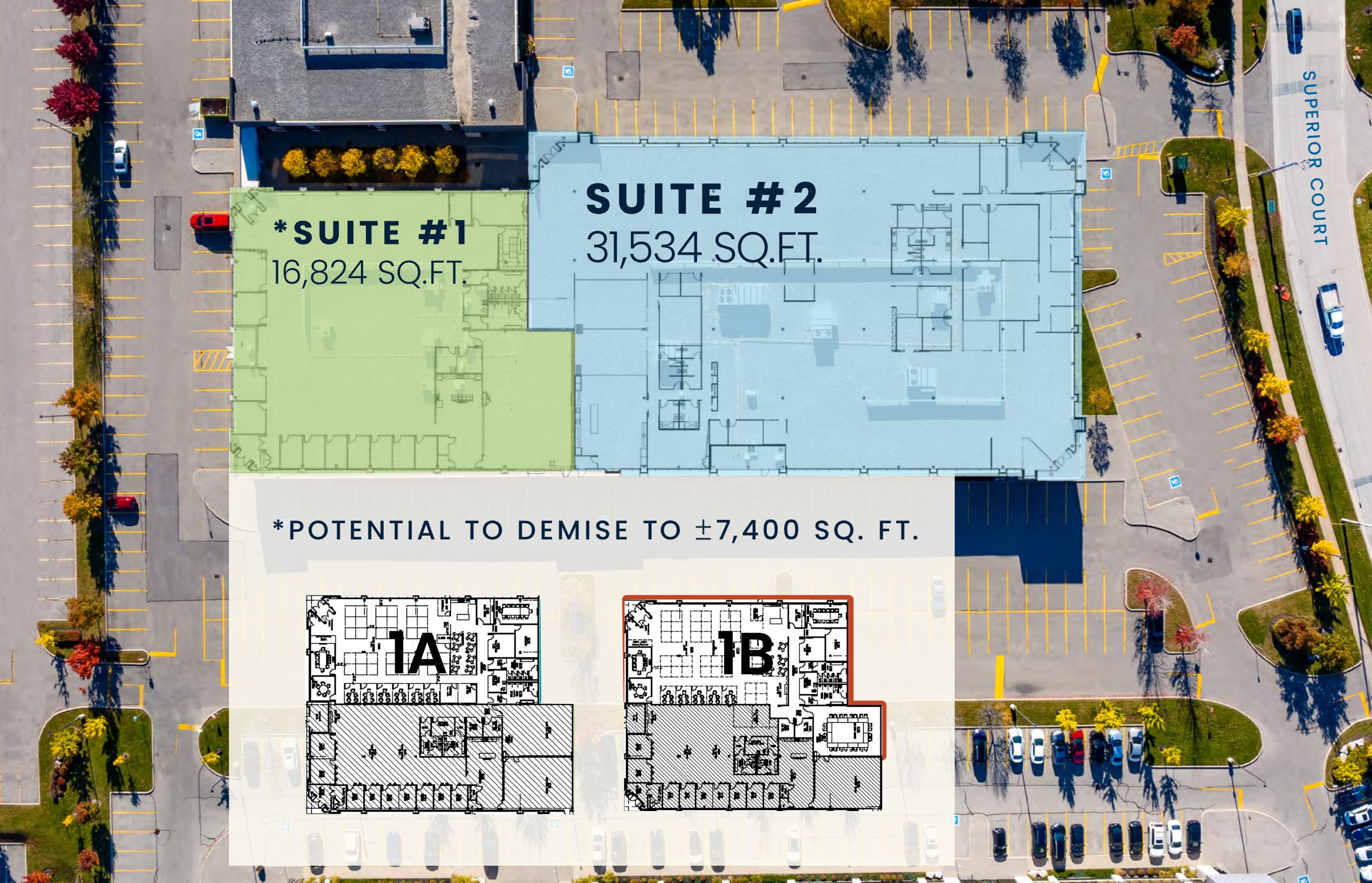
- LOCATED IN THE PRESTIGIOUS GREAT LAKES BUSINESS PARK WITH NEIGHBOURING HIGH-PROFILE CORPORATE TENANTS BOTH WITHIN AND EXTERNAL TO THE COMPLEX
- UNPARALLELED CONNECTIVITY TO HIGHWAY QEW
- AMPLE AREA AMENITIES WITHIN WALKING DISTANCE



LEED "GOLD" CERTIFIED

3450 SUPERIOR REPRESENTS EXCELLENCE IN SUSTAINABILITY WITH A LEED GOLD CERTIFICATION. ACHIEVING THIS CERTIFICATION ENSURES TENANTS THAT THEY ARE OCCUPYING A SPACE DEDICATED TO LOWERING CARBON EMISSIONS, CONSERVING RESOURCES, AND REDUCING OPERATING COSTS BY PRIORITIZING SUSTAINABLE PRACTICES.

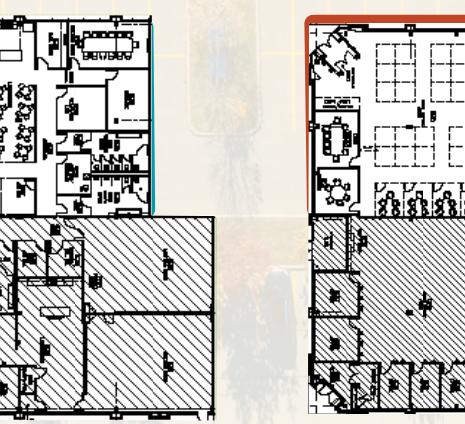
CAGBC



SUITE #2
31,534 SQ.FT.

***SUITE #1**
16,824 SQ.FT.

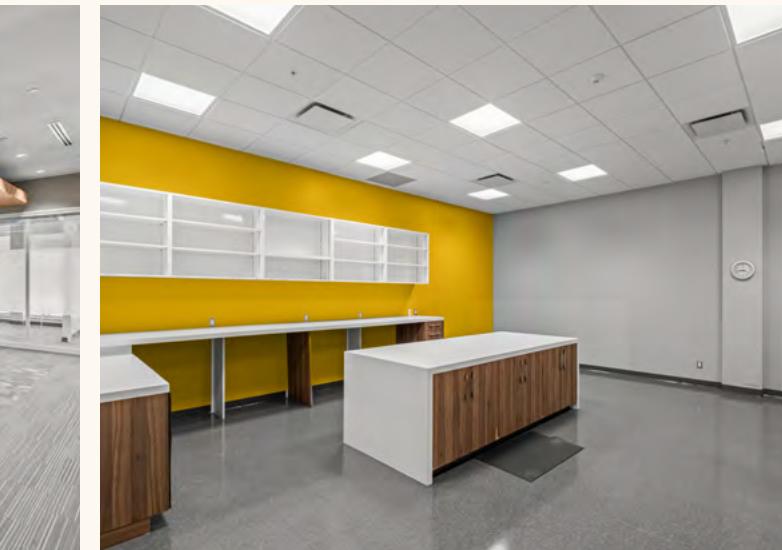
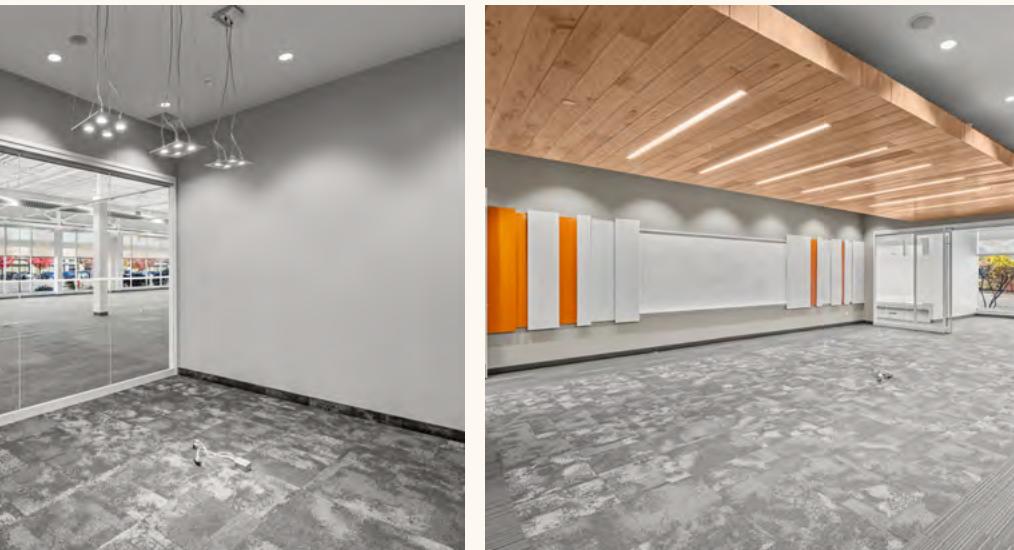
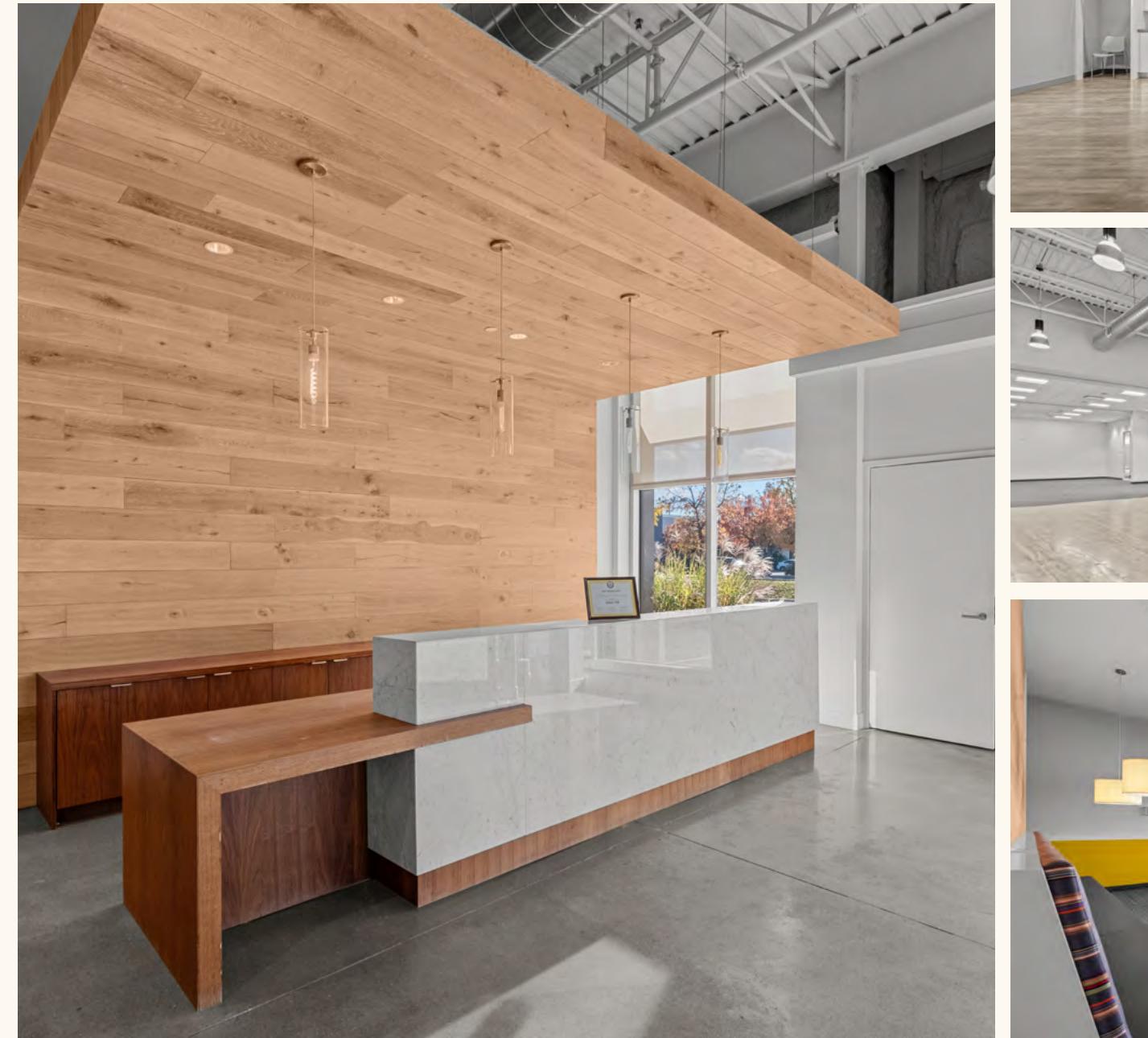
***POTENTIAL TO DEMISE TO \pm 7,400 SQ. FT.**





UNIT 2 INTERIOR PICTURES

SUPERIOR COURT, OAKVILLE

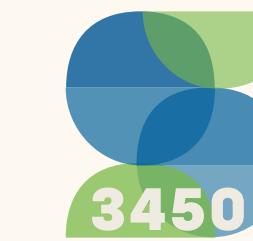
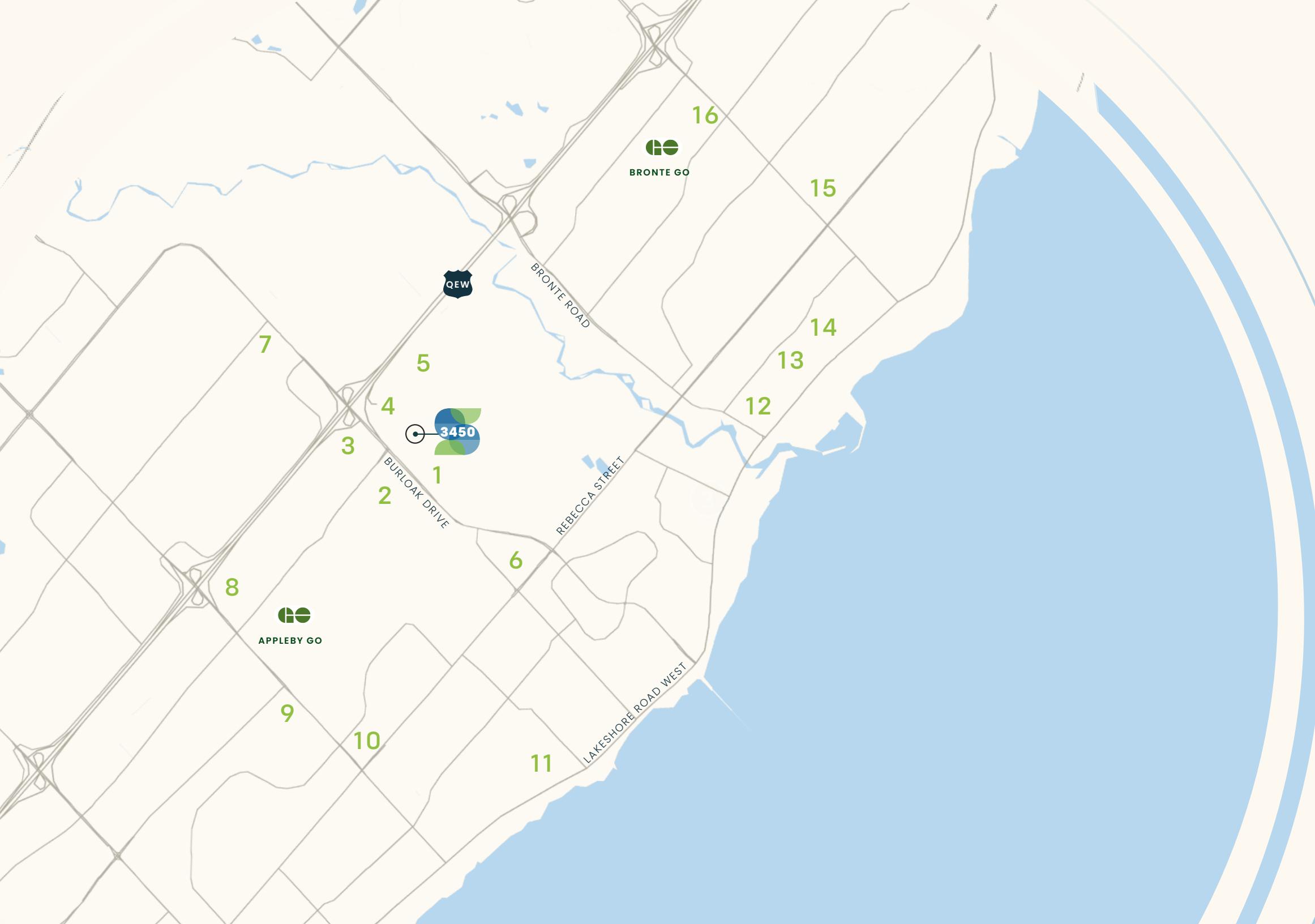




EXTERIOR PICTURES

SUPERIOR COURT, OAKVILLE





AMENITIES

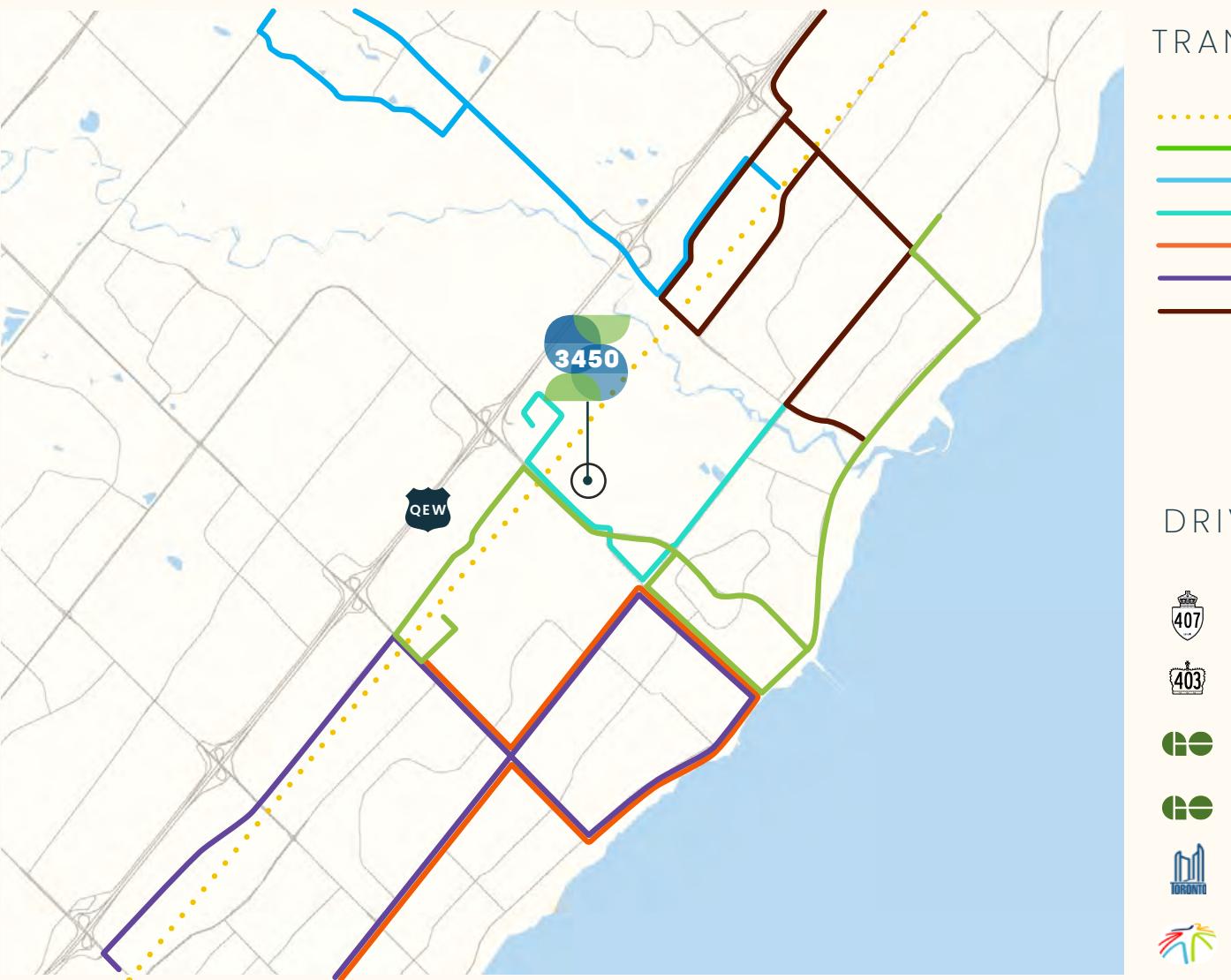
SUPERIOR COURT, OAKVILLE

1	TIM HORTONS	6	SHOPPERS DRUG MART
2	PIZZA NOVA	7	FOOD BASICS
3	SUBWAY	8	PETRO CANADA
4	POPEYES	9	TD BANK
5	FRESHII	10	TD BANK
6	SUNSET GRILL	11	SHOPPERS DRUG MART
7	TIM HORTONS	12	LCBO
8	WENDY'S	13	TD
9	CINEPLEX	14	WINNERS
10	MILESTONES	15	METRO
11	MONTANA'S	16	PETVALU
12	KELSEY'S ORIGINAL ROADHOUSE		THE BEER STORE
13	SWISS CHALET		GOODLIFE FITNESS
14	HARVEY'S		BMO BANK
15	SLEEP COUNTRY CANADA		TIM HORTONS
16	LCBO		ESSO
	BMO BANK		SHELL
	FORTINOS		SCOTIABANK
	LONGOS		TIM HORTONS
	STARBUCKS		
	OLD NAVY		
	NIKE FACTORY STORE		

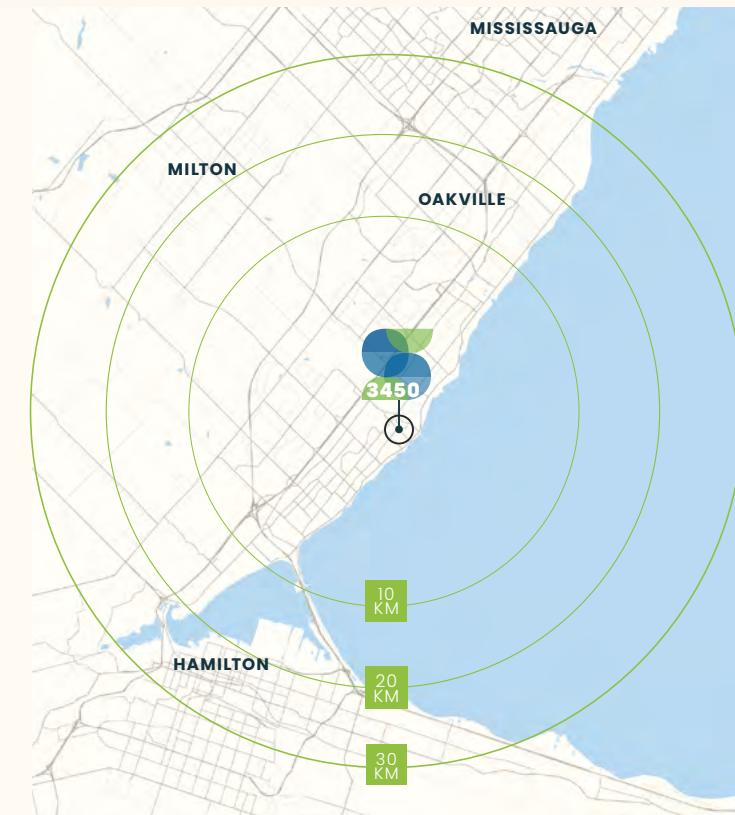


TRANSIT & DRIVE TIMES

SUPERIOR COURT, OAKVILLE



DEMOGRAPHICS



OAKVILLE

Oakville's high quality of life has attracted and continues to draw a community of talented, diverse, and driven individuals. With the immediate surrounding area dominated by educational/health/social services, retail trade, and finance/insurance/real estate businesses, there is no shortage of activity. Oakville is Ontario's largest town and provides some of the most efficient combinations of residential and commercial co-existence in the GTA, making it a primary choice for tenancies.

233,700
POPULATION ²⁰²⁴

125,313
EMPLOYED ²⁰²³

41.6
AVERAGE AGE ²⁰²⁴

10.3%
EST. % POPULATION CHANGE
SINCE 2016
(Double the national and provincial averages)

~10,000
OPERATIONAL BUSINESSES ²⁰²⁴

- Many industry leaders including Ford Canada, PwC and Siemens
- A talented community of highly specialized professionals with the skills and experience to support knowledge-based industry growth



GREAT LAKES
BUSINESS PARK

GREAT LAKES BUSINESS PARK, WEST OAKVILLE/BURLINGTON'S PREMIER OFFICE PARK, OFFERS COMPANIES THE OPPORTUNITY TO LOCATE IN STATE OF THE ART OFFICE PREMISES, WITH UNPARALLELED AMENITIES, HIGHWAY ACCESS AND CORPORATE NEIGHBOURS.

ABOUT THE PARK



STRATEGIC LOCATION
AT OAKVILLE/
BURLINGTON BORDER



NUMEROUS AREA AMENITIES
(HOTELS, FITNESS, RESTAURANTS AND RETAIL)



EXCELLENT ACCESS
TO QEW



DIRECT BUS SERVICE
TO BOTH APPLEBY AND
OAKVILLE GO STATIONS



SINGLE STOREY FORMAT ALLOWS
INCREASED EFFICIENCY OF SPACE
VS. OFFICE TOWERS.



SINGLE-TENANT IDENTITY
WITH A CORPORATE
COMPLEX

HIGH PROFILE CORPORATE NEIGHBOURS WITHIN BUSINESS PARK

CANADIAN TIRE FINANCIAL
DUFFERIN CONSTRUCTION
INNOMAR STRATEGIES
PROCOR
CARERX CORPORATION

PHYBRIDGE
JAVELIN TECHNOLOGIES
QUESTICA
WALKER INDUSTRIES



DEVELOPED AND
MANAGED BY A TEAM
OF INDUSTRY EXPERTS.



DEVELOPER

Nicola Real Estate provides real estate investment advisory services, asset management services and transaction management services to Canadian pension funds, foreign investors, private investors and both public and private sector companies to assist them in achieving their investment and corporate real estate objectives.

Nicola Real Estate Advisors have assembled an exceptional team of professionals combining specialized transaction capabilities and extensive commercial real estate knowledge acting for both owners and users of commercial real estate.



LEASING

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.

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