

DIVISIBLE TO ±15,000 SQ. FT.



READY FOR YOUR
RETURN TO THE OFFICE!

51,352 SQ. FT. AVAILABLE
82,311 SQ. FT. TOTAL BUILDING

3421 SUPERIOR COURT
OAKVILLE ONTARIO

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READY FOR YOUR RETURN TO OFFICE

PLACE HOLDER TEXT



EFFICIENT CONFIGURATIONS FOR FLEXIBLE LAYOUTS TO ACCOMMODATE DISTANCING REQUIREMENTS



DIRECT PRIVATE ENTRANCES TO EACH SUITE - NO ELEVATORS REQUIRED



EACH SUITE HAS ITS OWN PRIVATE WASHROOM FACILITIES



DEDICATED AIRHANDLING SYSTEM FOR EACH SUITE - CAN BE TAILORED TO SUIT EACH TENANT'S REQUIREMENTS

- Ready for Tenant fixturing
- Designed to a LEED Gold Core & Shell certified standard
- Floorplate designed to support high efficiency layouts
- Low "gross-up" factor

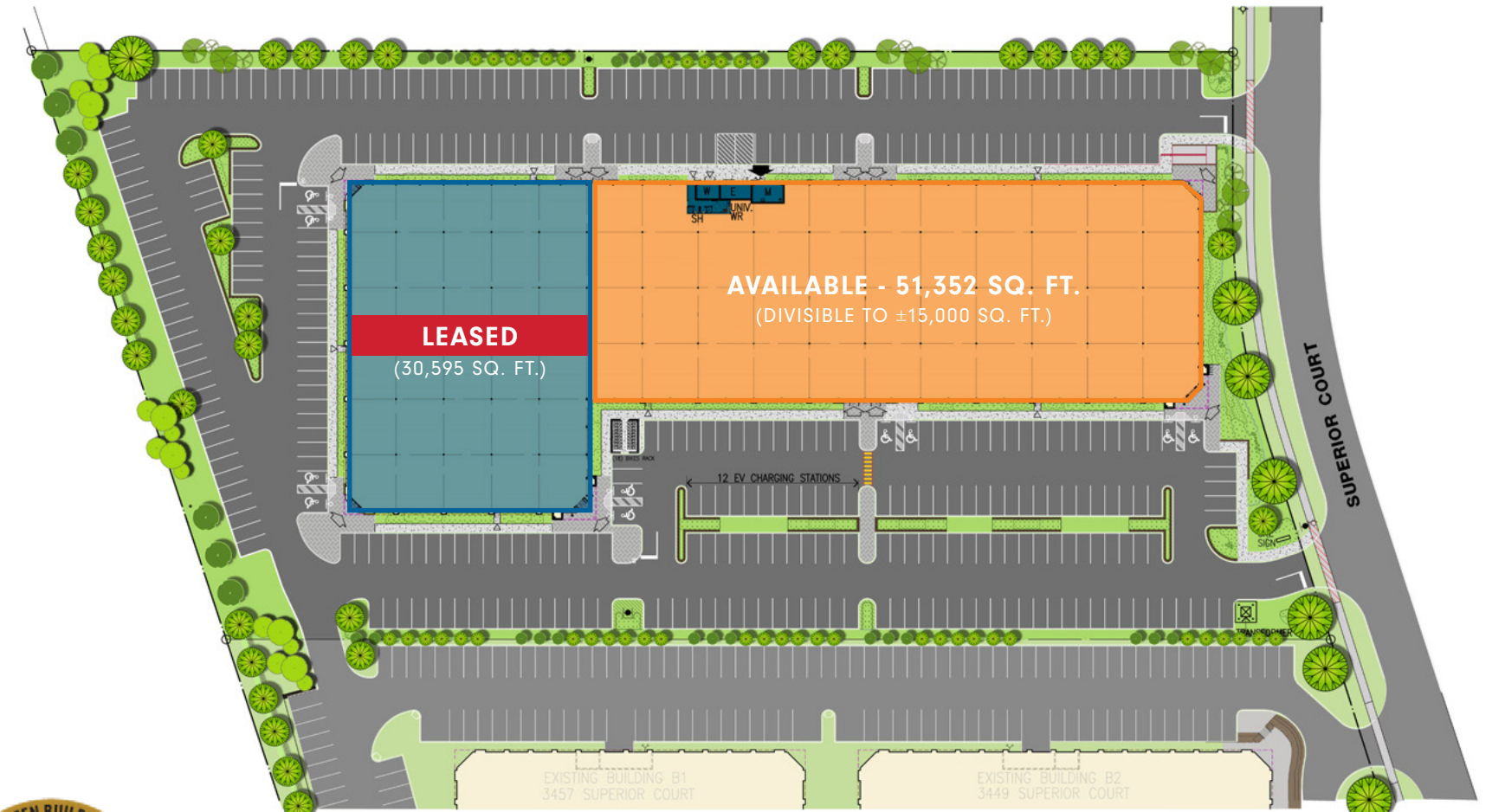
51,352 SQ. FT.
AVAILABLE

\$18.95 PER SQ. FT.
YEAR 1 ASKING RENT

\$9.97 PER SQ. FT.
ADDITIONAL RENT, 2024
(INCLUSIVE OF INTERIOR JANITORIAL,
UTILITIES NOT INCLUDED)

\$55.00 TI ALLOWANCE
HVAC READY FOR TENANT
CONNECTION & DISTRIBUTION

4.5/1000 SQ. FT.
PARKING RATIO








SAMPLES OF GREEN FEATURES



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BUSINESS PARK FEATURES

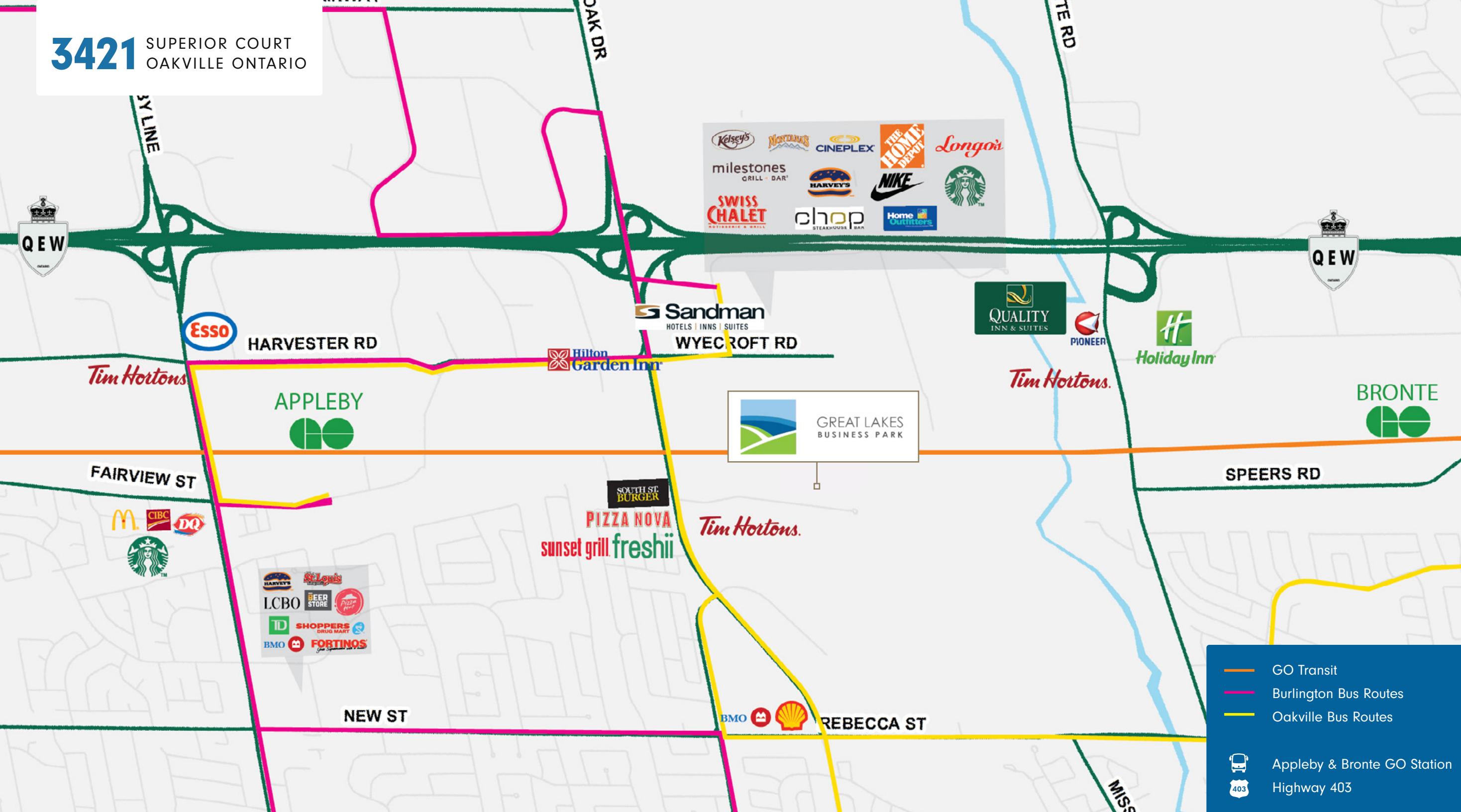
-  STRATEGIC LOCATION AT OAKVILLE/BURLINGTON BORDER
-  EXCELLENT ACCESS TO QEW
-  NUMEROUS AMENITIES IN AREA (HOTELS, FITNESS, RESTAURANTS AND RETAIL)
-  SINGLE STOREY FORMAT ALLOWS INCREASED EFFICIENCY OF SPACE VS. OFFICE TOWERS
-  DIRECT BUS SERVICE TO BOTH APPLEBY AND OAKVILLE GO STATIONS

HIGH PROFILE CORPORATE NEIGHBOURS WITHIN BUSINESS PARK

- Canadian Tire Financial
- Dufferin Construction
- Innomar Strategies (Cencora Inc.)
- Procor
- Phybridge
- Javelin Technologies
- Questica
- Walker Industries
- DeLage DeLanden (DLL)



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HIGH PROFILE CORPORATE NEIGHBOURS WITHIN BUSINESS PARK

HOTELS

- Sandman
- Hilton Garden Inn
- Homewood Suites

ACCESS

- Easy access to the QEW
- Direct access from Appleby & Oakville GO stations

FULL SERVICE RESTAURANTS

- Milestones
- Montana's
- Kelsey's
- Chop
- Dennys
- Sunset Grill

FAST FOOD RESTAURANTS

- Montfort
- South Street Burger Co.
- New York Fries
- Pizza Nova
- Subway
- Kudo Sushi
- Tim Horton's

- Artisano Bakery Cafe
- Booster Juice
- Swiss Chalet
- Nonna's Oven
- Funky Thai 2 Go
- Freshii
- Osmow's

SERVICES

- Dry cleaner
- 24 hour fitness centre
- Convenience store
- Nail salon
- Pet hospital
- Dental
- Physiotherapy
- Chiropractor

SHOPPING & ENTERTAINMENT

- Cineplex
- Longo's
- Home Depot
- Nike
- Urban Barn
- GNC

- GO Transit
- Burlington Bus Routes
- Oakville Bus Routes
- Appleby & Bronte GO Station
- Highway 403



PRIME LOCATION

OAKVILLE • ONTARIO

67.8% Oakville Labour Force

18.0% Business, Finance and Administration

12.0% Occupations in Social Science, Education, Government Service and Religion

43.9% in Oakville for % of residents with bachelor-level or higher education

67% Post-Secondary attainment



212,353
TOTAL POPULATION

34,850
YOUNG POPULATION

\$198,622
AVERAGE HOUSEHOLD INCOME

118,212
LABOUR FORCE





ABOUT THE PROJECT TEAM

Developed and managed by a team of industry experts.



DEVELOPER & MANAGER

Nicola Blackwood Realty Advisors 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 Blackwood Realty 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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