

**AVISON  
YOUNG**



# For Lease

**231**

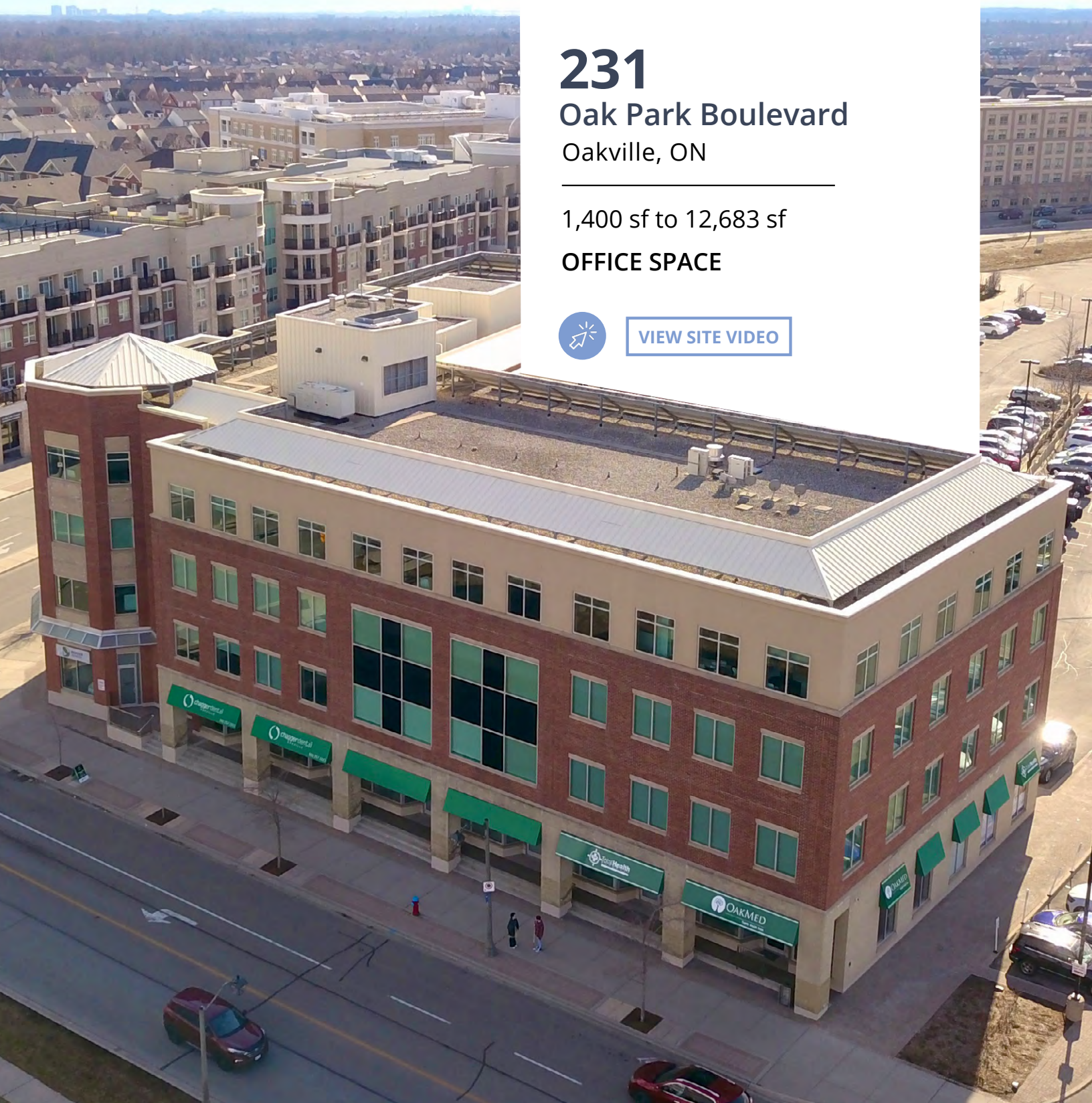
**Oak Park Boulevard  
Oakville, ON**

1,400 sf to 12,683 sf

**OFFICE SPACE**







[VIEW SITE VIDEO](#)



# 231

**Oak Park Boulevard  
Oakville, ON**



-  Building signage opportunity for larger vacancies
-  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

<b>TOTAL BUILDING AREA</b> 80,000 sf	<b>TYPICAL FLOOR</b> 20,000 sf
<b>NUMBER OF FLOORS</b> 4	<b>SURFACE PARKING</b> Free

## Availability

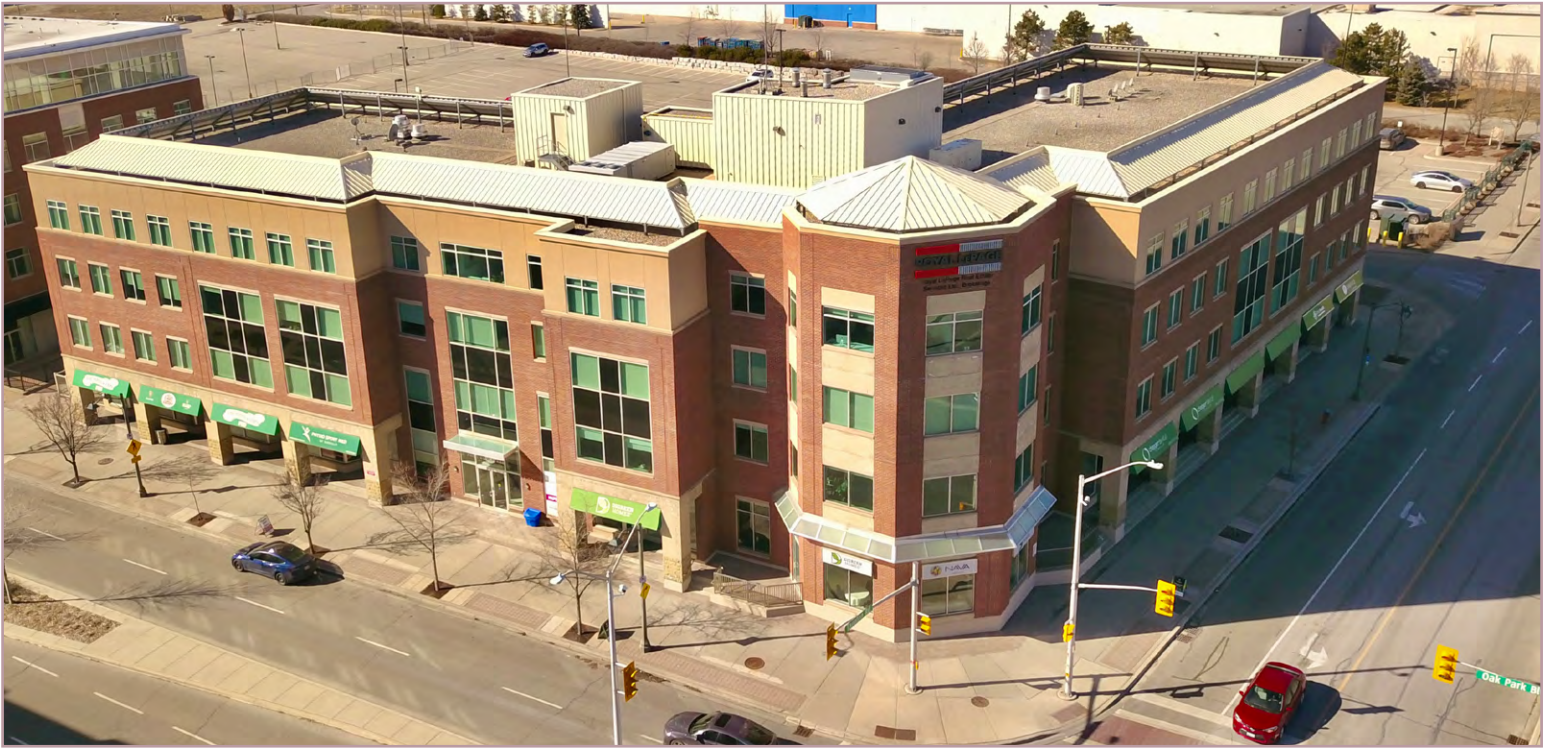
FLOOR	SUITE	TOTAL SF
Second	205/206	5,496 sf
Second	208*	1,872 sf
Second	212	1,400 sf
Third	300	12,683 sf
Fourth	401	5,042 sf

\*Suite 208 - Available January 1<sup>st</sup>, 2025

## Price

<b>STARTING ASKING RENT</b>	\$18.50 psf net
<b>ADDITIONAL RENT (2024)</b>	\$15.17 psf
<b>IMPROVEMENT ALLOWANCE</b>	Negotiable



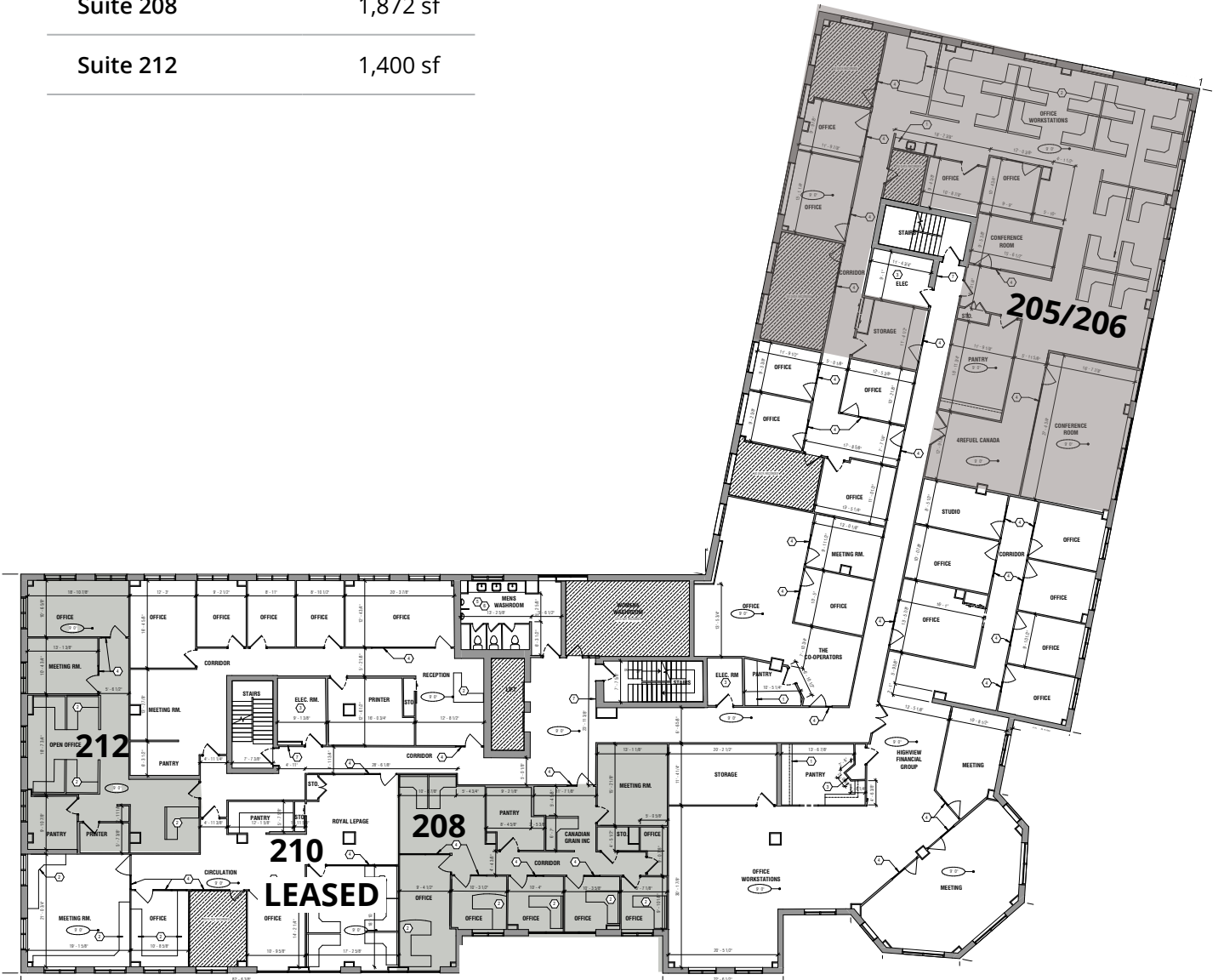


# 231 Oak Park Boulevard

## OAKVILLE, ON

### Second Floor Availability

Suite 205/206	5,496 sf
Suite 208	1,872 sf
Suite 212	1,400 sf



**SUITE 205/206**



OPEN OFFICE AREA



OPEN OFFICE AREA



OPEN OFFICE AREA

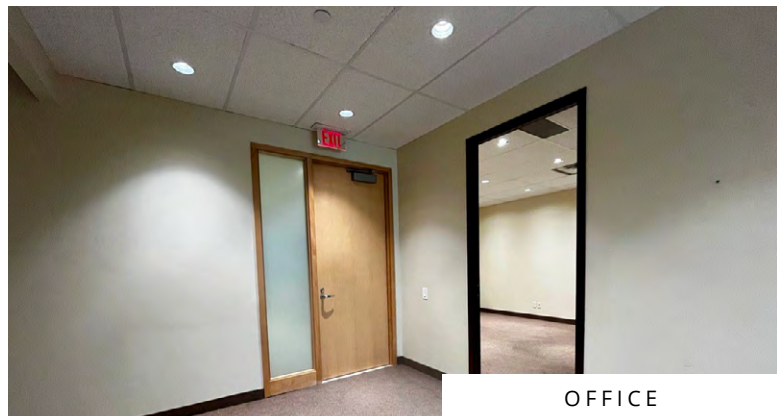
**SUITE 208**



KITCHEN



OFFICE



OFFICE

# 231 Oak Park Boulevard

## OAKVILLE, ON

### Third Floor Availability

Suite 300

12,683 sf



**SUITE 300**



**KITCHEN**



**MEETING ROOM/OFFICE SPACE**



**OPEN OFFICE SPACE**



**MEETING ROOM**

# 231 Oak Park Boulevard

## OAKVILLE, ON

### Fourth Floor Availability

401

5,042 sf





**SUITE 401**



**KITCHENETTE**



**RECEPTION**



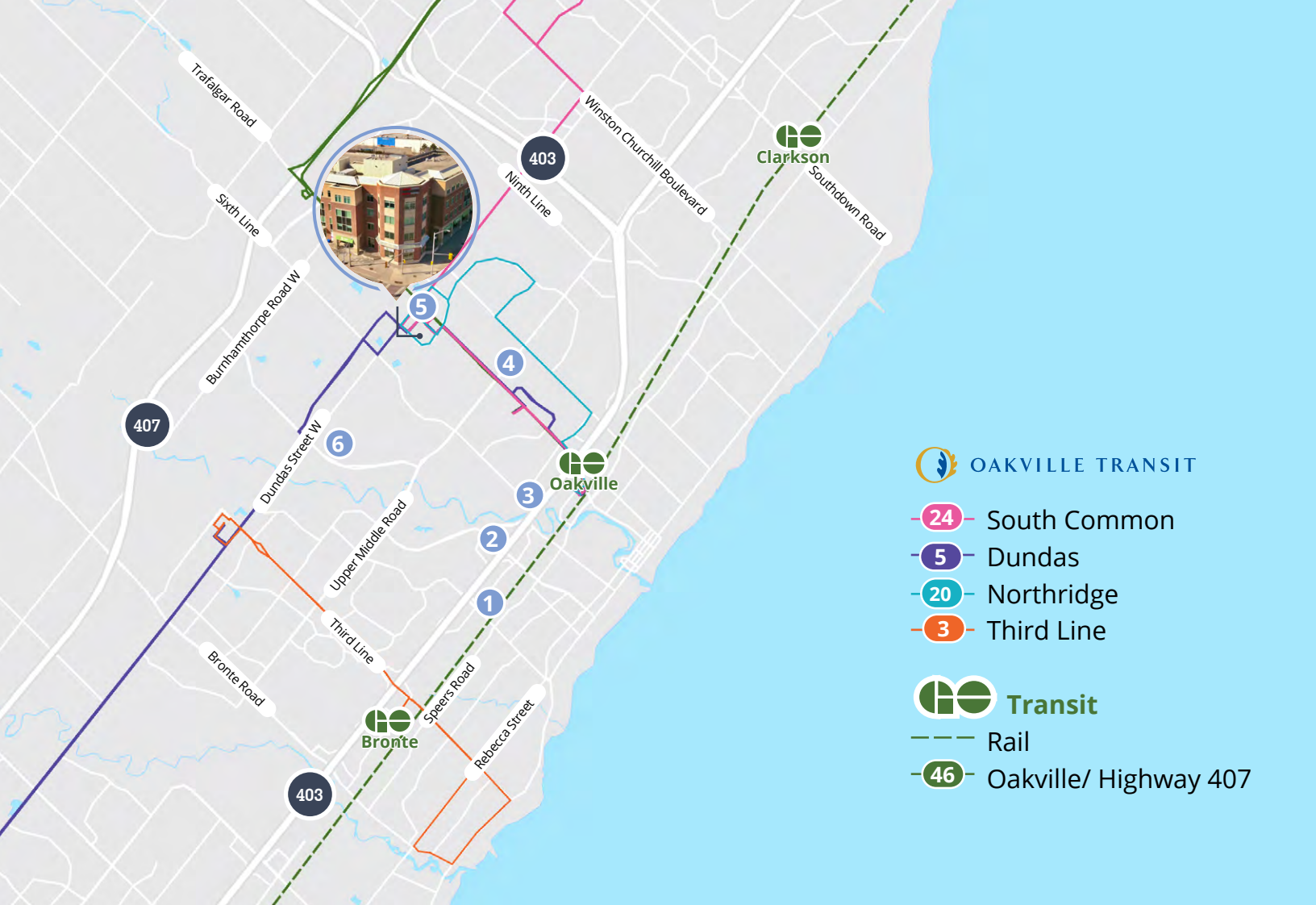
**OPEN OFFICE SPACE**











**PRIVATE OFFICE**



**OPEN OFFICE SPACE**



-  OAKVILLE TRANSIT
-  24 South Common
-  5 Dundas
-  20 Northridge
-  3 Third Line
-  Transit
-  Rail
-  46 Oakville/ Highway 407

## AMENITIES LEGEND




- |   |  |  |   |   |   |
|---|--|--|---|---|---|
| <p><b>1 RONA</b><br/>         Chuck's Roadhouse Bar &amp; Grill<br/>         Tim Horton's<br/>         A&amp;W<br/>         Puppies Ontario</p> | <p><b>2 Dorval Crossing</b><br/>         Winners      Starbucks<br/>         Staples      McDonalds<br/>         LCBO      Subway<br/>         Metro</p> | <p><b>3 Oakville Place</b><br/>         Goodlife Fitness<br/>         Starbucks<br/>         SportChek<br/>         Goodfellas Wood Oven Pizza</p> | <p><b>4 Upper Oakville Shopping Centre</b><br/>         Shoppers Drug Mart<br/>         Beer Store<br/>         The Oakville Pump &amp; Patio</p> | <p><b>5 SmartCentres Oakville</b><br/>         Walmart<br/>         Canadian Tire<br/>         Real Canadian Superstore<br/>         Pet Valu</p> | <p><b>6 RioCentre</b><br/>         Food Basics      barBurrito<br/>         Dollarama      The Stout Monk<br/>         Fortinos      Shawarma X<br/>         Popeye's</p> |
|---|--|--|---|---|---|

## AMENITIES WITHIN 5 KM

<b>172</b>	<b>266</b>	<b>5</b>	<b>24</b>	<b>34</b>	<b>20</b>
RESTAURANTS	RETAIL	HOTELS	FITNESS CENTRES	BANKS	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

231 OAK PARK BOULEVARD, OAKVILLE, ON

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**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**  
77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5  
**Office** 905 712 2100 **Fax** 905 712 2937 **avisonyoung.ca**



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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**Oak Park Boulevard**  
**Oakville, ON**

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