

**iQ<sup>2</sup>**

FOR SALE

**1939 Ironoak Way**

Units 208 & 209

OAKVILLE

**LIMITED  
REMAINING  
UNITS**



**Oakville's Premier Office  
Condo Development**

IDEAL FOR PROFESSIONAL SERVICES

**AVISON  
YOUNG**

**CANADA BEST  
MANAGED  
COMPANIES**  
Platinum member



**1939 IRONOAK WAY**  
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## Property Overview

iQ2 is Oakville's premier office condominium development. This 5-building, 88,000 SF project is being developed to meet the market's high demand for ownership of well-located, well-designed condominiums. This prestigious location offers users/investors access to 403/407/QEW, fantastic amenities and the opportunity to build equity by owning commercial real estate in Oakville.



iQ2 1935 IRONOAK WAY FOR SALE

# Building Features

## Unit/Glazing

- Exterior:** Aluminum curtain wall glazing system with 8' high entrance doors.
- Glazing:** Clear or grey tint, thermally broken tempered glazing unit.
- Hardware:** Power operated entry door complete with push buttons on the ground floor, where required by code.

## Fire Protection System

Individually zoned sprinkler system complete with upright heads as per NFPA requirements. Orientation/layout of sprinkler lines are to suit an open shell building.

## Drywall/Finishes

- Perimeter Walls:** Exterior perimeter walls are to be taped and sanded for tenant finishing.
- Floor:** Exposed concrete slab ready to receive tenant finish.
- Ceiling:** Exposed to the underside of metal deck and exposed structure. Finished ceiling to be provided by tenant.

## Electrical

Provision of a 2" conduit from the main electrical room to each unit and capped at ceiling level.

## Physical Distancing

- Self contained suites with minimal common areas.
- Private entrances for control of access and operating hours.
- In-suite bathrooms with potential for touchless fixtures.

## Janitorial Services

Complete in-suite control in establishing protocols to ensure a healthy, safe space.

## Phone/Communication

Provision of 1 conduit from building units to the main electrical room.

## Plumbing/Sanitary

4" Sanitary service roughed into each unit suitable for gravity drainage of plumbing fixtures from the vicinity. There shall be a 3" diameter plumbing vent going through the roof for future plumbing connection by owner. All required rough-ins, water lines, fixturing, and finishing shall be by tenant.

## Water

The developer will provide a 1" domestic water service line stubbed into each unit complete with a sub-meter and shutoff valve.

## HVAC

Supply of 1 individually controlled natural gas roof top unit for heating and cooling complete with gas piping. RTUs to be equipped with a sheet metal supply and return air duct stubbed into each unit and terminated approximately 12" below the metal deck. One capped 6" diameter duct for washroom exhaust will be provided in each unit. One thermostat with coiled control wiring will be left in each unit for final installation by the tenant.

## Mechanical & Building Systems

Individually controlled HVAC systems to allow for management of access to fresh air.  
Capacity for MERV-13 or higher air filtration.  
Ability to adjust outdoor air dampers to minimize recirculation.  
Potential for dehumidification systems – "drier air is safer air".

## Building Operations

Direct door-to-door delivery for package deliveries vs common shipping point with mingling employees.

# Zoning E2 | Business Employment Zone

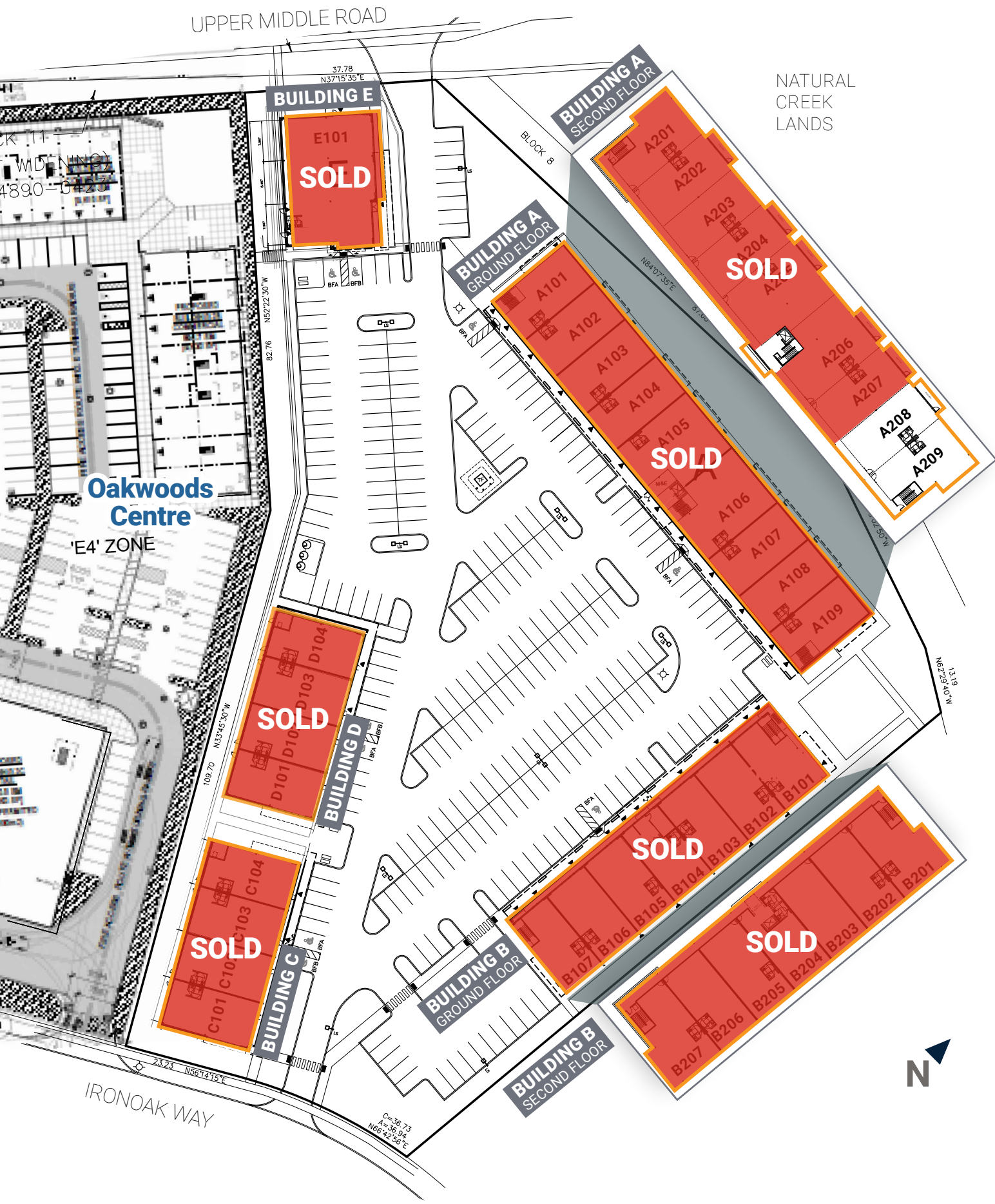
## Service Commercial

- Financial Institution
- Restaurant

## Office

- Business Office
- Medical Office

# Site Plan



# Availability

Unit A208\*: 2,061 sf  
 Unit A209: 2,193 sf  
 Unit A208\*/209: 4,254 sf  
 \*With Balcony  
 Potential to add Unit A207 at 2,100 square feet

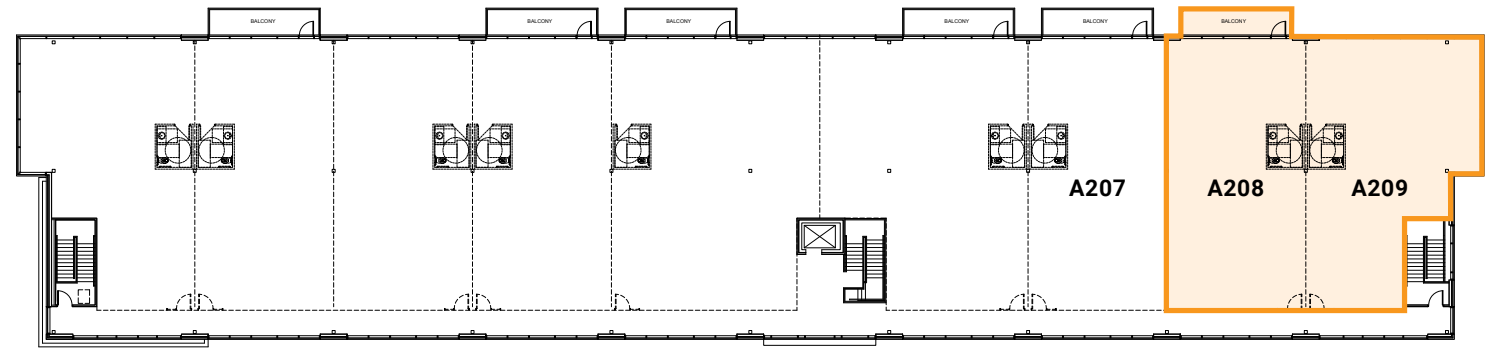
**Sale Price**  
\$580 psf

**Realty Taxes**  
\$7.50 psf (2023 est.)

**Condo Fees**  
\$3.50 psf (2023 est.)

**Available Immediately**

# Floor Plan



# Accessible Location



## Amenities Within 5 km radius

- \$ 216** BANKS
- 300** RESTAURANTS
- 294** RETAIL STORES
- 84** GAS STATIONS



- Oakwoods Centre**  
Farm Boy  
Starbucks  
Subway  
F45
- SmartCentres Oakville**  
Walmart  
LCBO  
Goodlife  
Bulk Barn  
Canadian Tire  
Scotiabank
- Oakville Entertainment Centrum**  
Cineplex  
Dave & Buster's  
K&B Sushi  
Scaddabush  
3 Brewers
- Sheridan Centre**  
Shoppers Drug Mart  
Metro  
McDonald's
- Oakville Place**  
Sport Chek  
Hudson's Bay  
Bath & Body Works
- Upper Oakville Shopping Centre**  
Metro  
Swiss Chalet  
Harvey's
- Whole Foods**  
Apple Party Mart  
Harpers Landing  
Dollarama
- Bed, Bath & Beyond**  
Staples
- JYSK**  
Popeyes  
Food Basics  
RONA

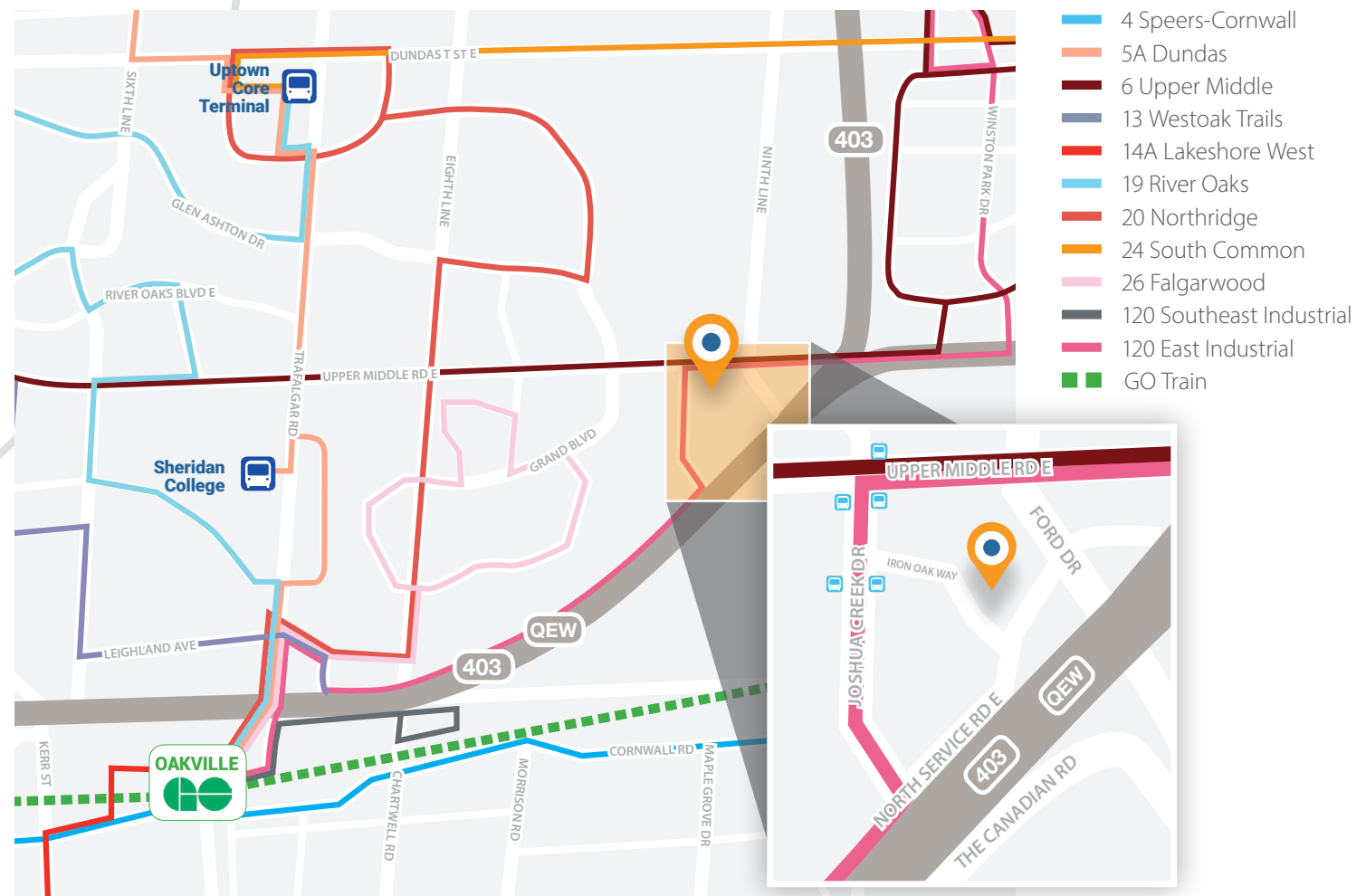
# Convenient Commute

## Distance

HIGHWAY 403	<b>0.5 KM</b> (1 minutes)
QUEEN ELIZABETH WAY	<b>1.5 KM</b> (2 minutes)
HIGHWAY 407	<b>7 KM</b> (8 minutes)
HIGHWAY 401	<b>22.6 KM</b> (18 minutes)

DOWNTOWN TORONTO	<b>32.6 KM</b> (25 minutes)
MISSISSAUGA CITY CENTRE	<b>18.3 KM</b> (14 minutes)
DOWNTOWN BURLINGTON	<b>27.7 KM</b> (21 minutes)
DOWNTOWN HAMILTON	<b>36.4 KM</b> (28 minutes)

## Public Transit





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**IRONOAK**  
**WAY**  
**UNITS 208 & 209**  
**OAKVILLE**

**For inquiries, please contact:**

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