

**AVISON
YOUNG**



For Lease

209

Oak Park Boulevard

Oakville, ON



[VIEW SITE VIDEO](#)

1,550 sf to 16,556 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 |
| Third | 302 (Model Suite) | 2,893 sf |
| Fourth | 400 | 16,556 sf |
| Fifth | 500 | 1,550 sf |
| Fifth | 502 | 3,401 sf |

Price

| | |
|------------------------------------|-----------------|
| STARTING ASKING RENT | \$21.25 psf net |
| ADDITIONAL RENT (est. 2025) | \$13.65 psf |
| IMPROVEMENT ALLOWANCE | Negotiable |





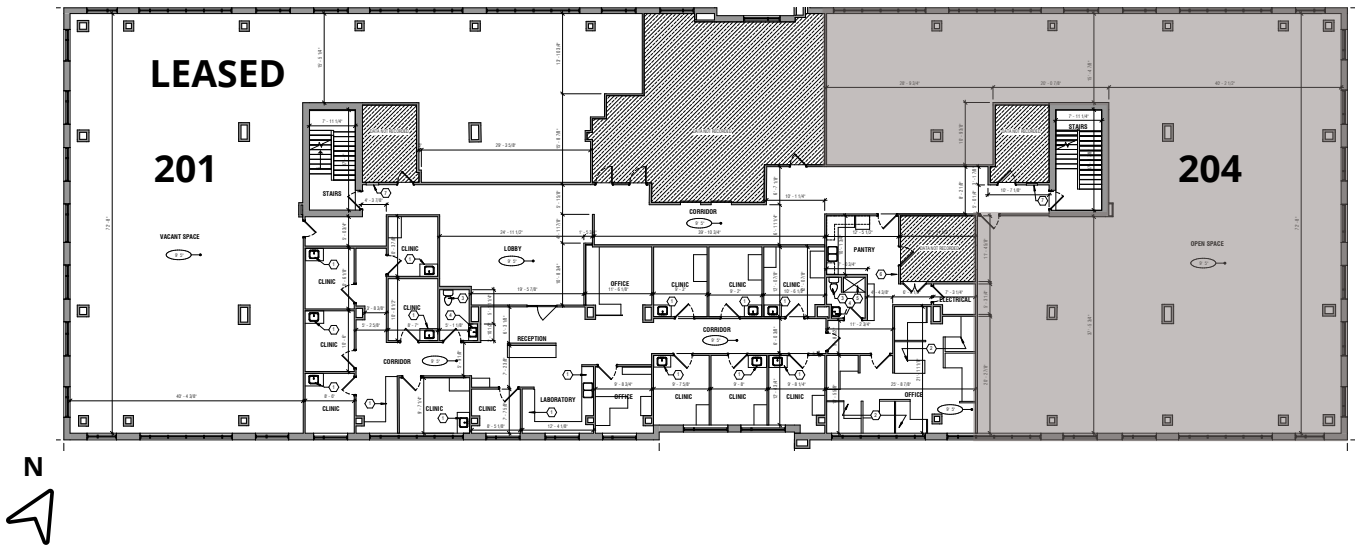
209 Oak Park Boulevard

OAKVILLE, ON

Second Floor Availability

Suite 204

6,008 sf



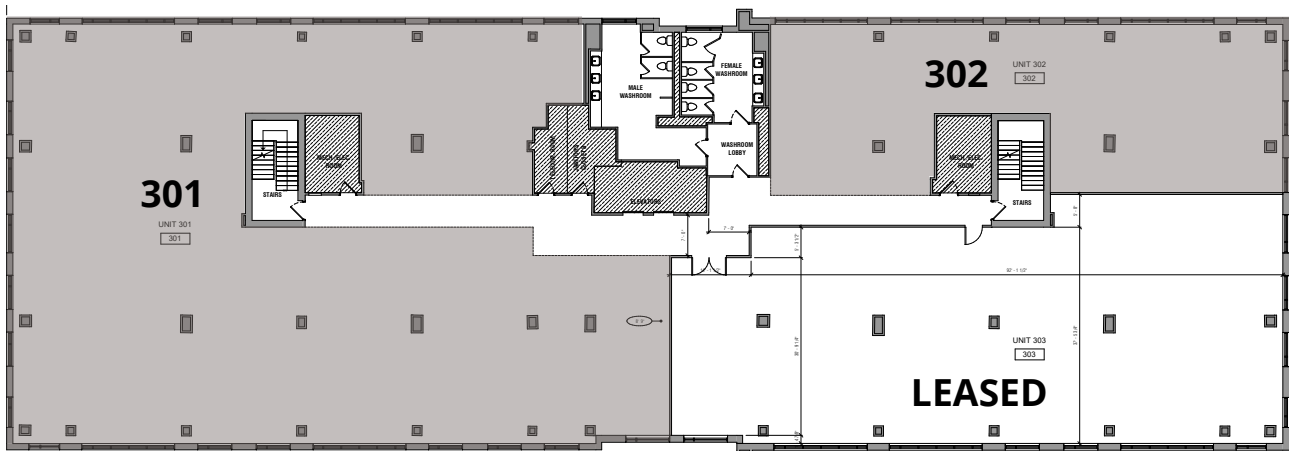
209 Oak Park Boulevard

OAKVILLE, ON

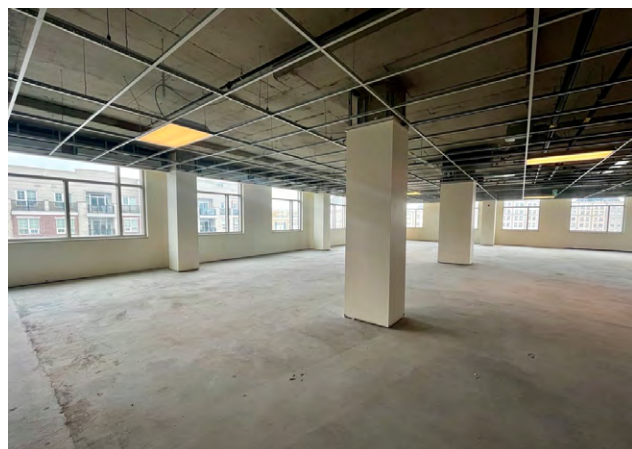
Third Floor Availability

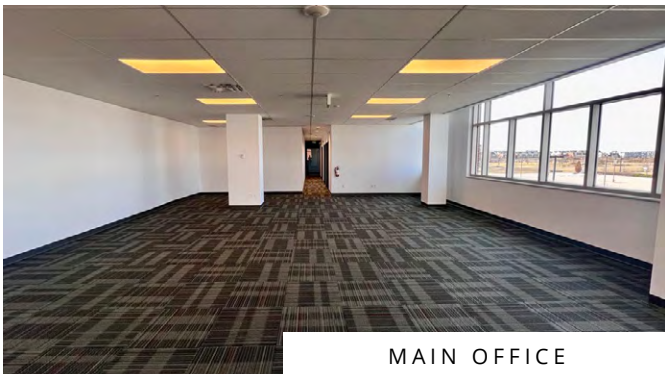
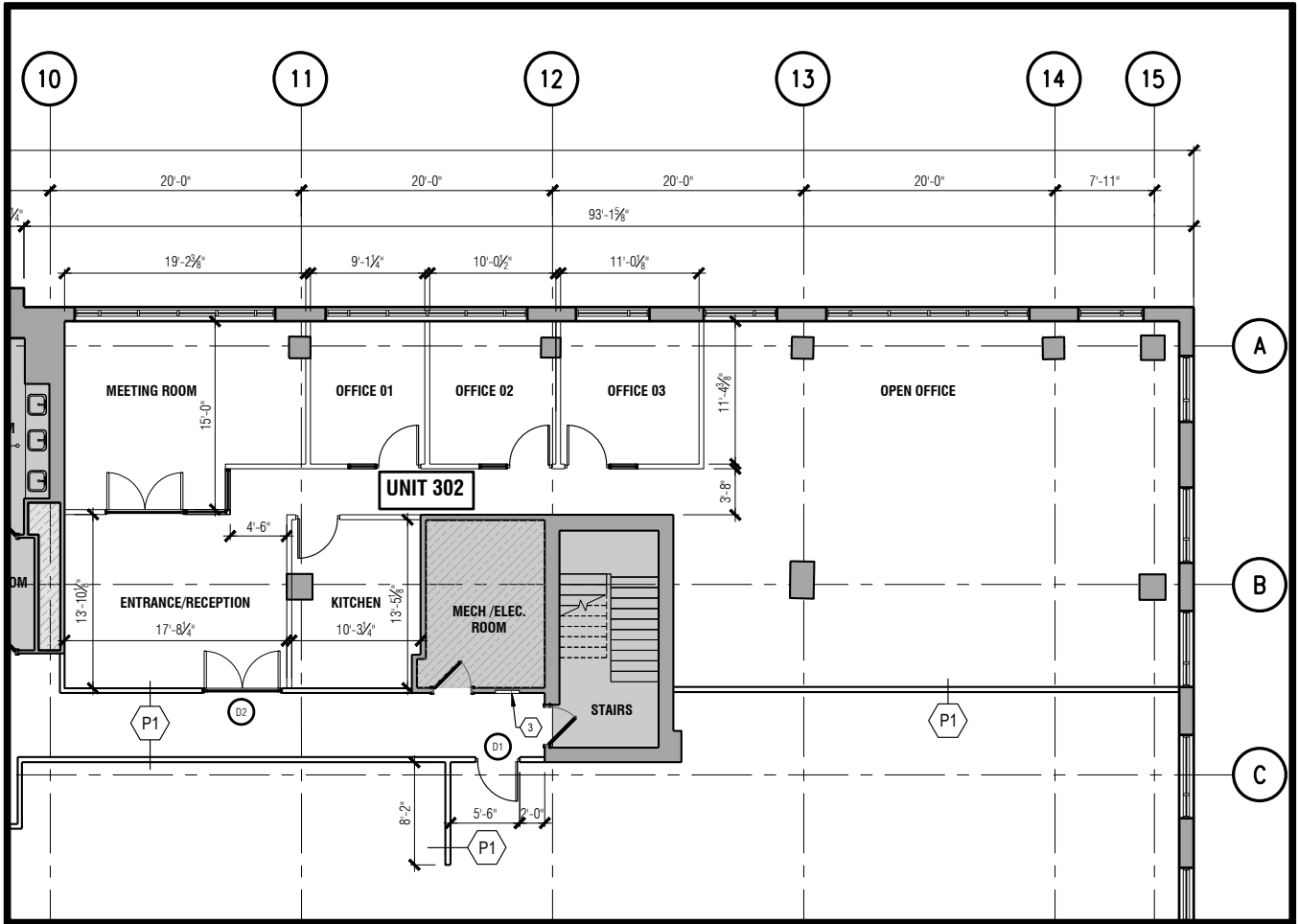
Suite 301 8,531 sf

Model Suite 302 2,893 sf



SUITE 301





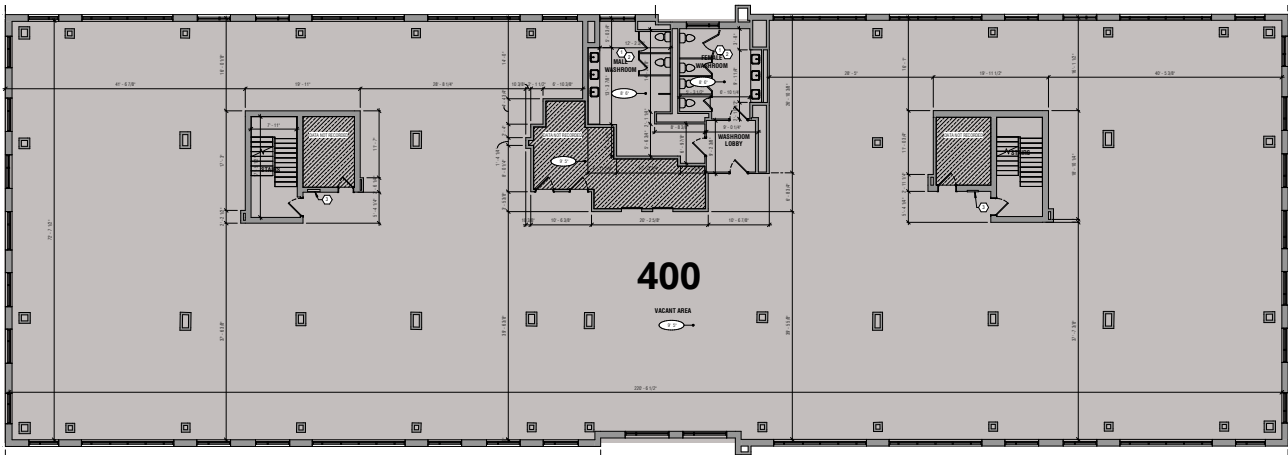
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Fourth Floor Availability

Suite 400

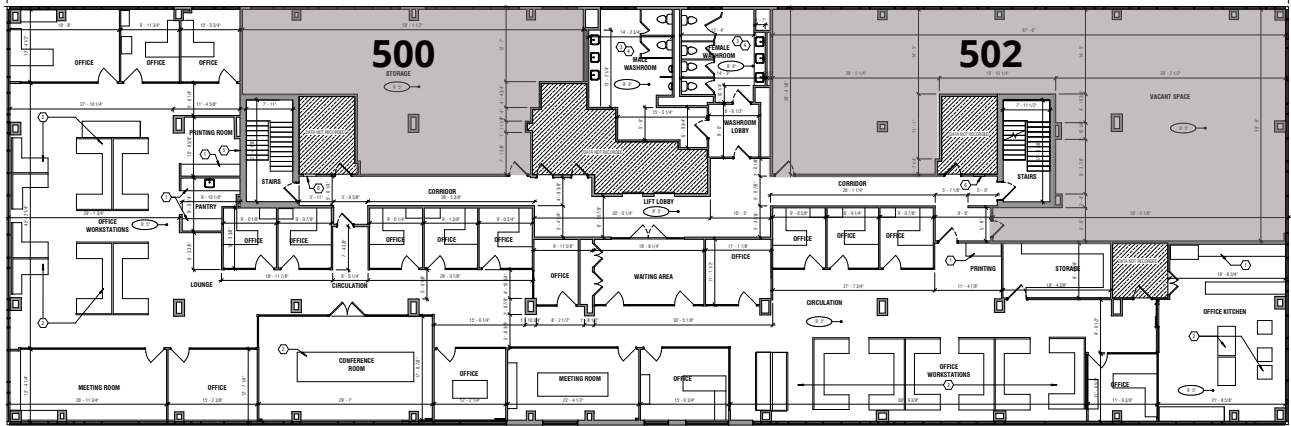
16,556 sf



Fifth Floor Availability

500 1,550 sf

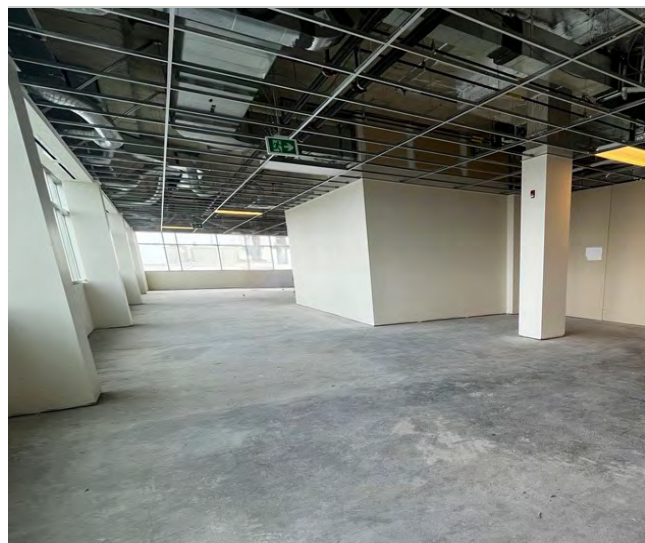
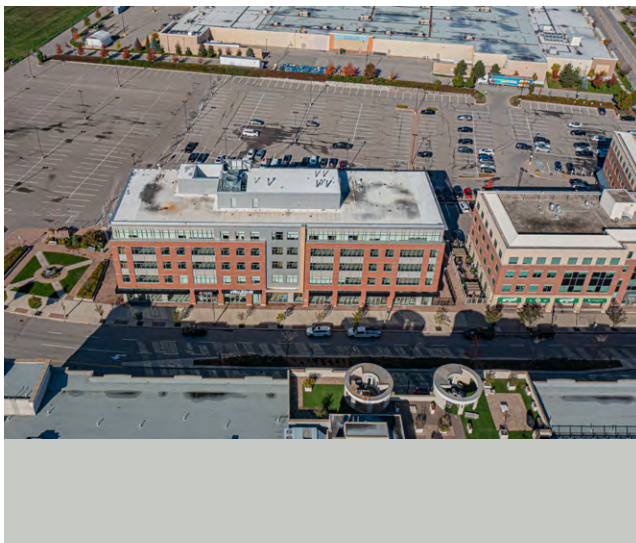
502 3,401 sf

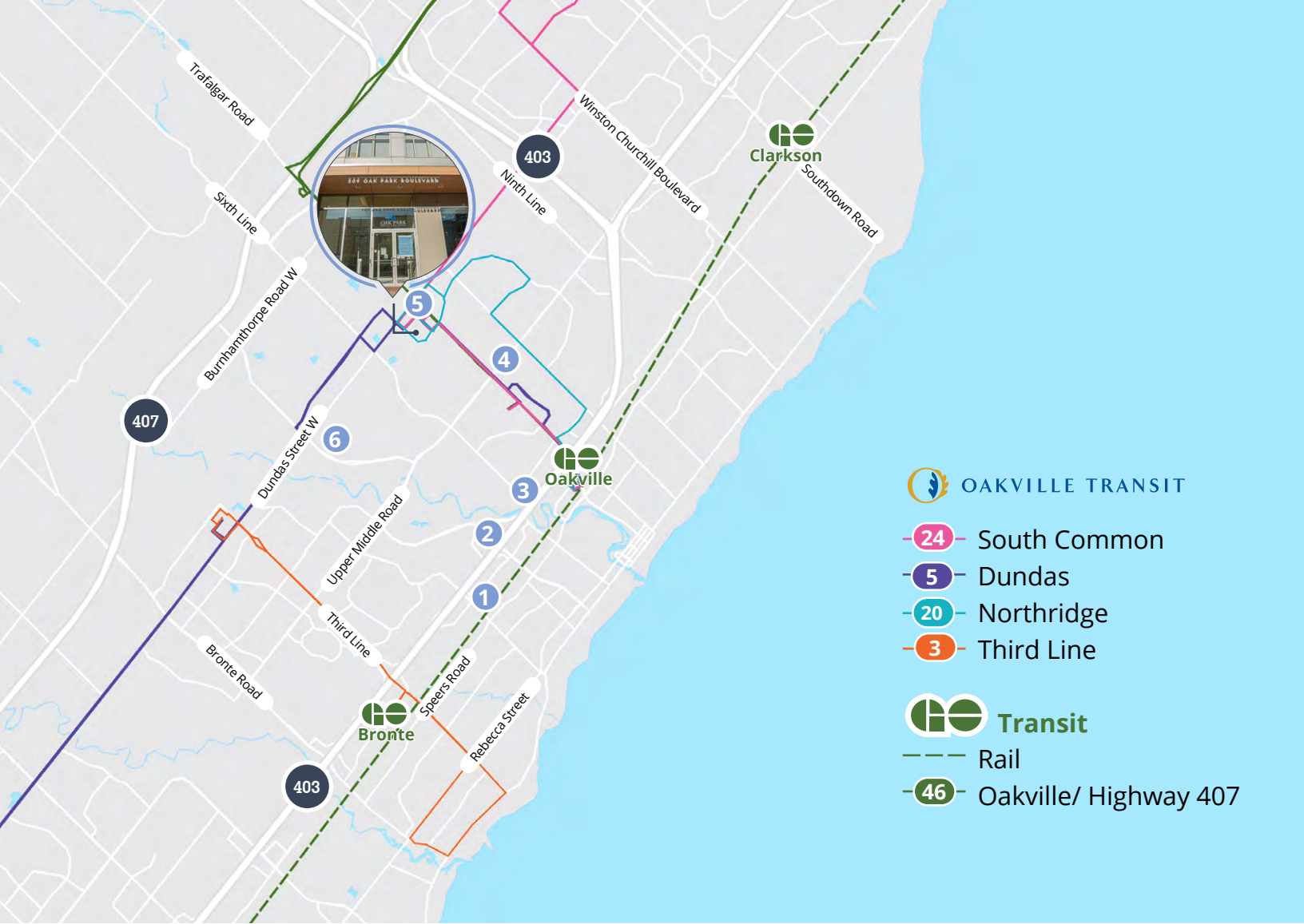










SUITE 500



SUITE 502





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

AMENITIES LEGEND




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

AMENITIES WITHIN 5 KM

| | | | | | |
|-------------|------------|----------|-----------------|-----------|--------------|
| 172 | 266 | 5 | 24 | 34 | 20 |
| 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

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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