



N NICOLA
REAL ESTATE

CBRE

3421 SUPERIOR COURT

OAKVILLE

JONATHAN LEARY*

Executive Vice President
905 315 3695
jonathan.leary@cbre.com

KAY LOCKE*

Senior Vice President
416 798 6268
kay.locke@cbre.com

HIGHLY EFFICIENT & QUALITY OFFICE SPACE



OPEN CONCEPT, FLEX SPACE READY
FOR TENANT IMPROVEMENTS



DRIVE-TO-FRONT DOOR ACCESS
OFFERING PROVIDING EASY ACCESSIBILITY



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



PRIVATE, IN-SUITE WASHROOMS

51,352
SQ. FT.

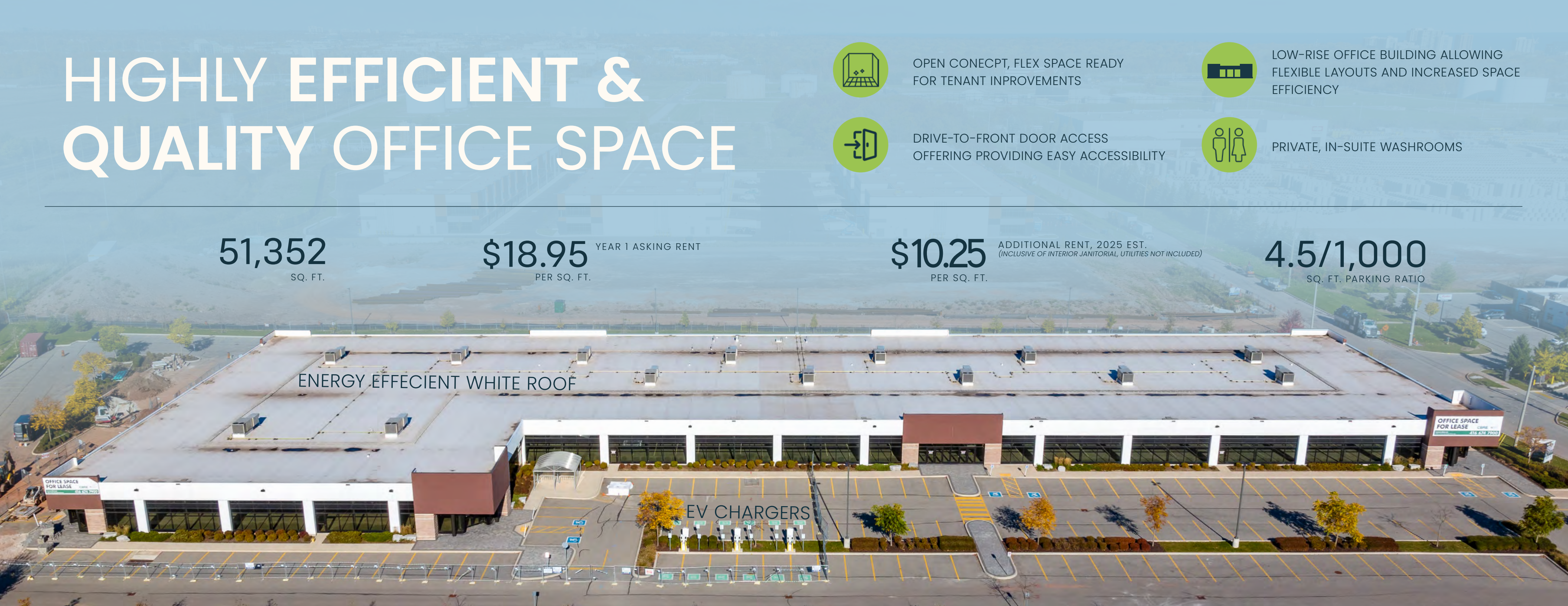
\$18.95 YEAR 1 ASKING RENT
PER SQ. FT.

\$10.25 ADDITIONAL RENT, 2025 EST.
(INCLUSIVE OF INTERIOR JANITORIAL, UTILITIES NOT INCLUDED)
PER SQ. FT.

4.5/1,000
SQ. FT. PARKING RATIO

ENERGY EFFICIENT WHITE ROOF

EV CHARGERS





BUILDING DETAILS

SUPERIOR COURT, OAKVILLE



FULL BUILDING 82,311 SQ. FT.



AVAILABLE SUITE 2 51,352 SQ. FT.



LEASED SUITE 1 30,595 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

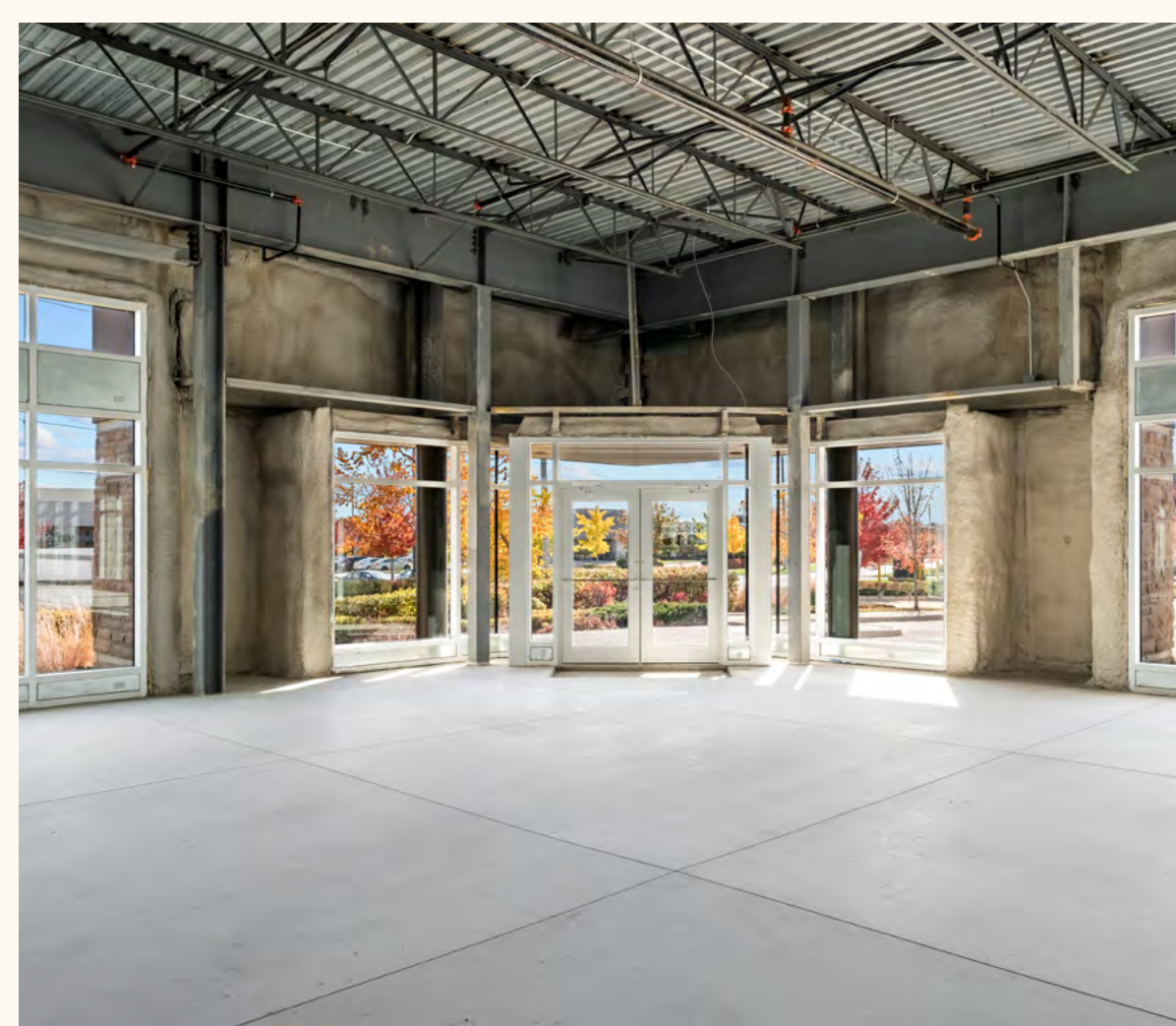
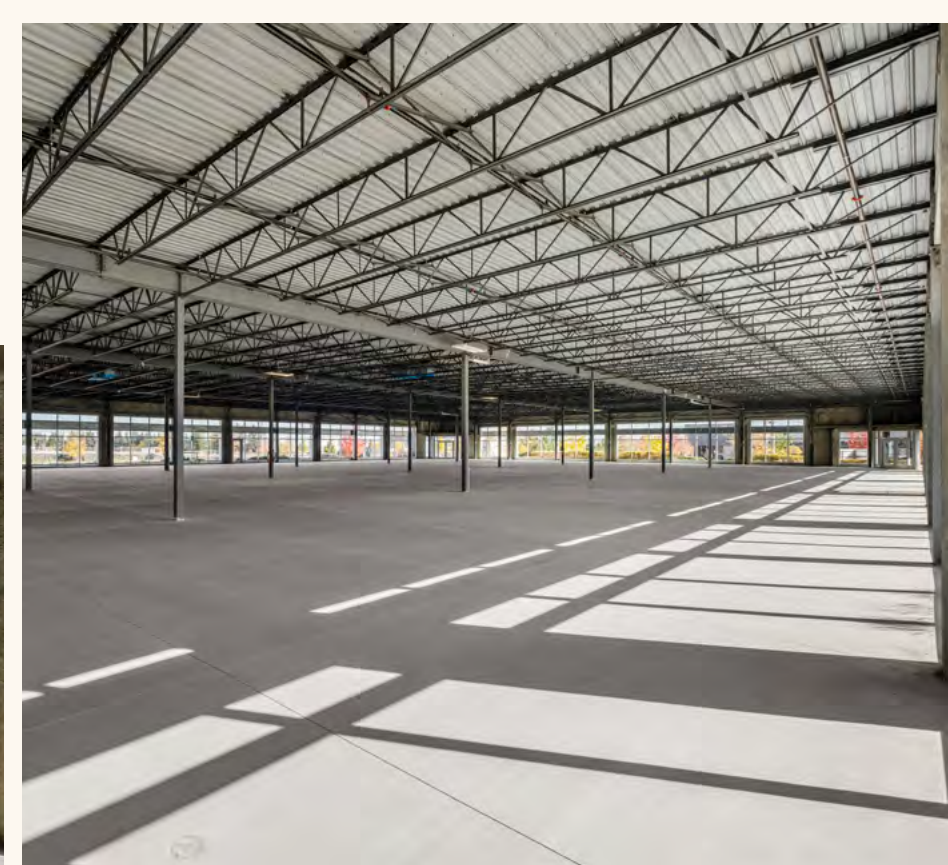


LEED "GOLD" CERTIFIED

3421 SUPERIOR REPRESENTS EXCELLENCE IN SUSTAINABILITY WITH A LEED GOLD CORE & SHELL 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



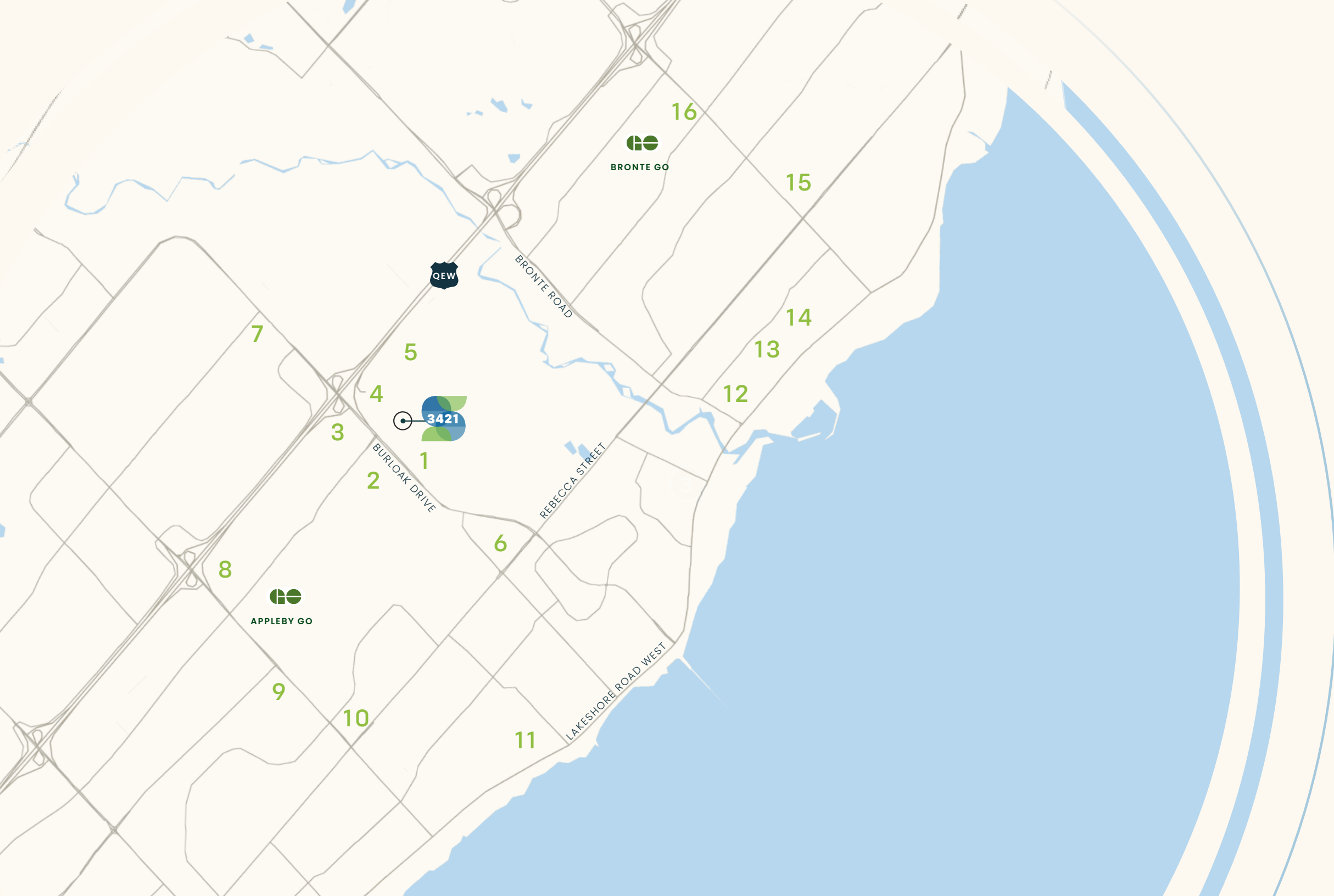




EXTERIOR PICTURES

SUPERIOR COURT, OAKVILLE





AMENITIES

SUPERIOR COURT, OAKVILLE

1
TIM HORTONS

2
PIZZA NOVA
SUBWAY
POPEYES
FRESHII
SUNSET GRILL

3
TIM HORTONS

4
CINEPLEX
MILESTONES
MONTANA'S
KELSEY'S ORIGINAL ROADHOUSE
SWISS CHALET
HARVEY' S

5
SLEEP COUNTRY CANADA
HOME DEPOT
DOLLARAMA
LONGOS
STARBUCKS
OLD NAVY
NIKE FACTORY STORE

6
SHOPPERS DRUG MART
FOOD BASICS

7
PETRO CANADA

8
TIM HORTONS
WENDY'S

9
MCDONALDS
SUBWAY
PETRO CANADA
STARBUCKS
DAIRY QUEEN

10
SHOPPERS DRUG MART
LCBO
BMO BANK
FORTINOS
THE BEER STORE
REXALL
PIZZA HUT
TD BANK

11
FOOD BASICS
TIM HORTONS
SCOTIABANK

12
FARM BOY
REXALL

13
PIZZA PIZZA
TIM HORTONS
RBC BANK
MCDONALDS

14
TD BANK

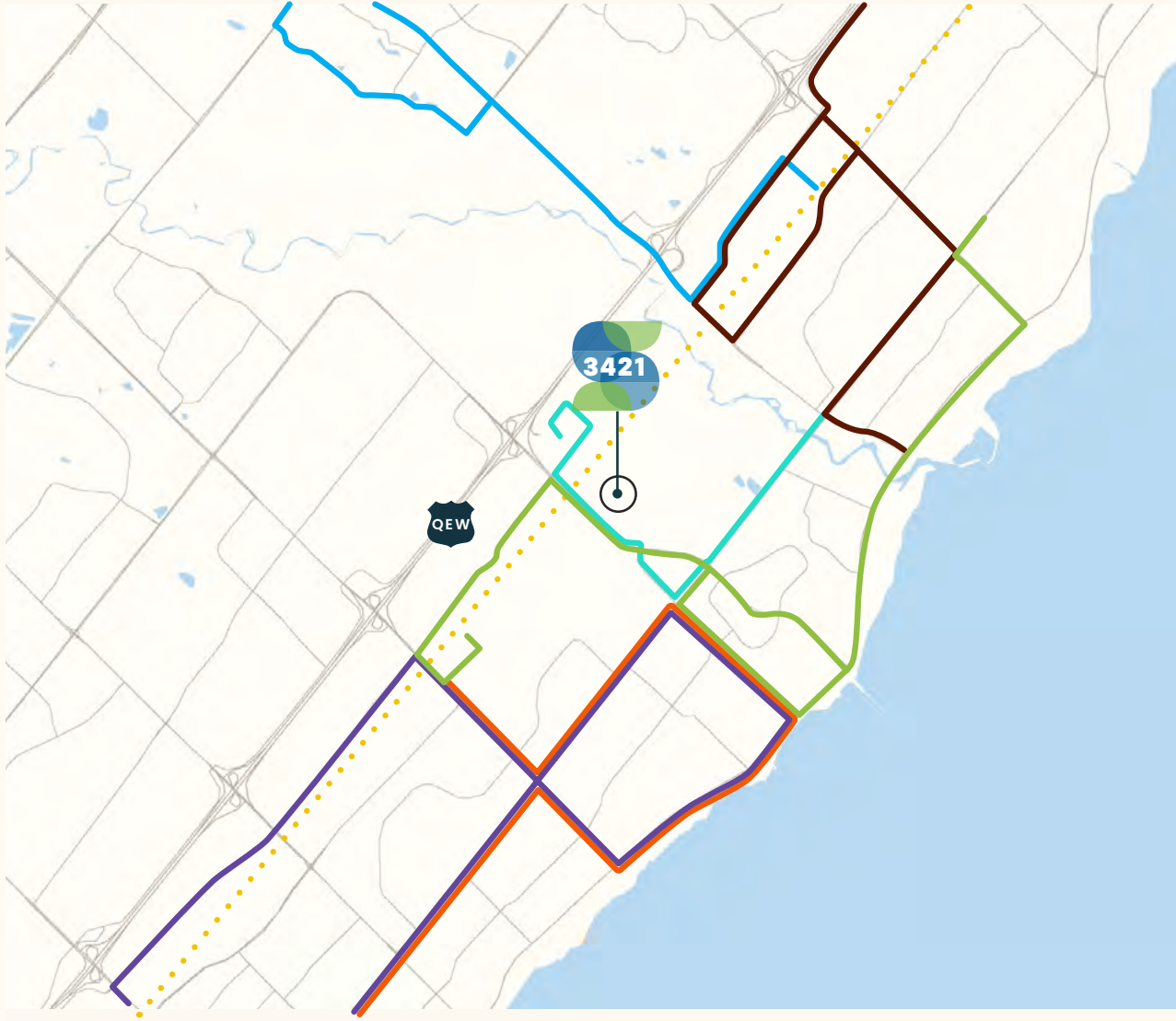
15
SHOPPERS DRUG MART
LCBO
TD
WINNERS
METRO
PET VALU
THE BEER STORE
GOODLIFE FITNESS
BMO BANK

16
TIM HORTONS
ESSO
SHELL
SCOTIABANK
TIM HORTONS



TRANSIT & DRIVE TIMES

SUPERIOR COURT, OAKVILLE



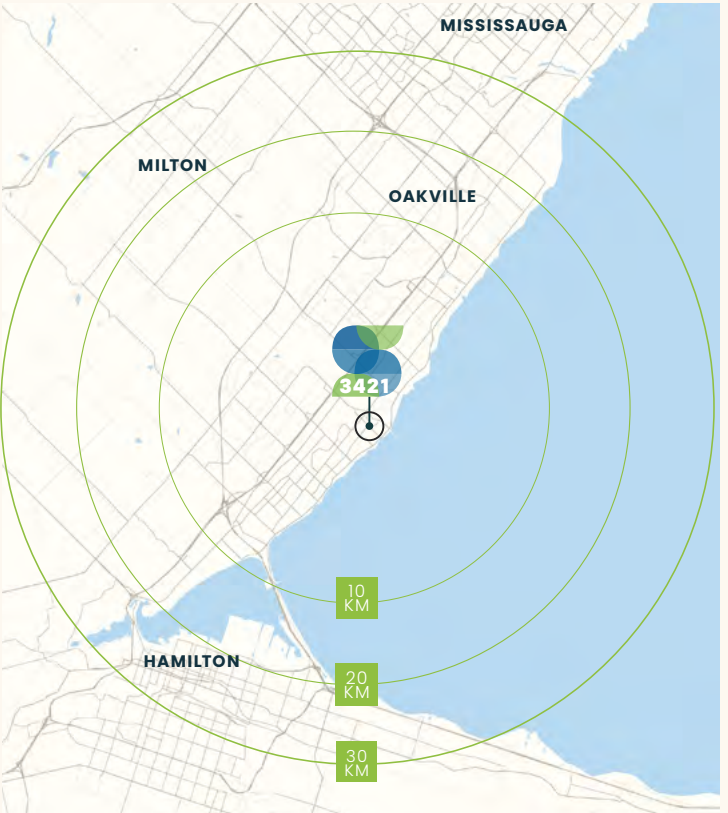
TRANSIT

- GO TRAIN - LAKESHORE WEST LINE
- OAKVILLE TRANSIT ROUTE 14
- OAKVILLE TRANSIT ROUTE 33
- OAKVILLE TRANSIT ROUTE 33
- BURLINGTON TRANSIT ROUTE 10
- BURLINGTON TRANSIT ROUTE 50
- BURLINGTON TRANSIT ROUTE 3

DRIVE TIMES

- 407: 9.8 KM 18 MINS
- 403/QEW: 1.5 KM 3 MINS
- APPLEBY GO STATION: 2.6 KM 5 MINS
- BRONTE GO STATION: 6 KM 10 MINS
- DOWNTOWN TORONTO: 46.7 KM | 50 MINS
- PEARSON AIRPORT 41.2 KM 40 MINS

DEMOGRAPHICS



10 KM	336,086	POPULATION (EST. 2024)
	64.3%	LABOUR FORCE
	\$186,497	AVG. HOUSEHOLD INCOME
20 KM	1,081,252	POPULATION (EST. 2024)
	63.6%	LABOUR FORCE
	\$156,075	AVG. HOUSEHOLD INCOME
30 KM	2,100,724	POPULATION (EST. 2024)
	63.4%	LABOUR FORCE
	\$147,888	AVG. HOUSEHOLD INCOME

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 one of the most efficient combinations of residential and commercial co-existence in the GTA, making it a primary choice for tenancies

233,700	125,313	41.6
POPULATION 2024	EMPLOYED 2023	AVERAGE AGE 2024
10.3%	~10,000	
EST. % POPULATION CHANGE SINCE 2016 (Double the national and provincial averages)	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



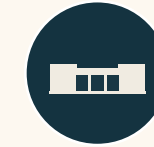
NUMEROUS AREA AMENITIES
(HOTELS, FITNESS, RESTAURANTS AND RETAIL)



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 FEEL

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.

3421 SUPERIOR COURT

JONATHAN LEARY*

Executive Vice President
905 315 3695
jonathan.leary@cbre.com

KAY LOCKE*

Senior Vice President
416 798 6268
kay.locke@cbre.com



N NICOLA
REAL ESTATE

CBRE

CBRE LIMITED, REAL ESTATE BROKERAGE • 5935 AIRPORT ROAD, SUITE 700 • MISSISSAUGA, ON L4V 1W5 • T 416 674 7900 • F 416 674 6575 • WWW.CBRE.CA

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.