

**AVISON
YOUNG**



For Lease

231

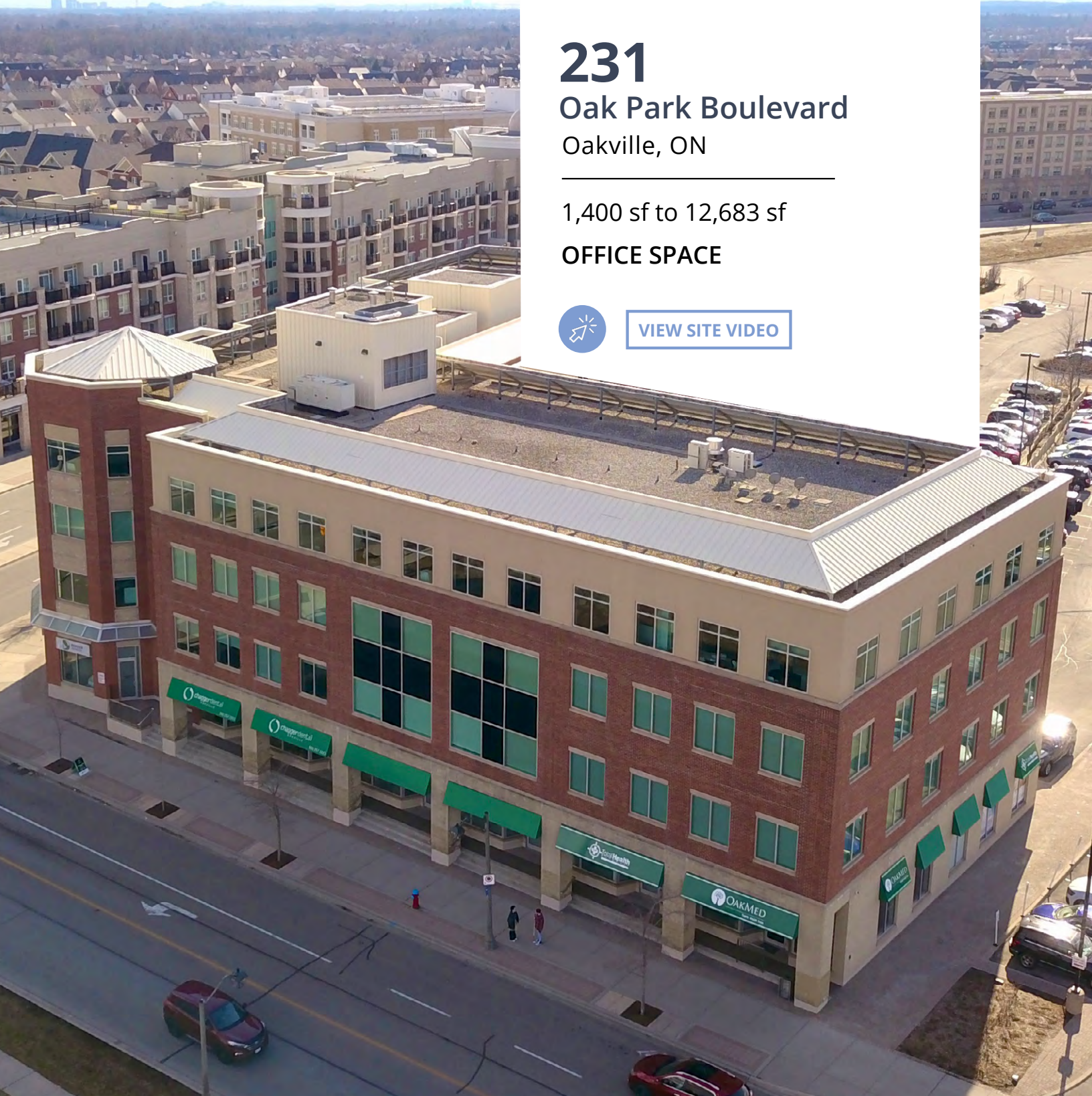
Oak Park Boulevard
Oakville, ON

1,400 sf to 12,683 sf

OFFICE SPACE



[VIEW SITE VIDEO](#)



231

Oak Park Boulevard Oakville, ON



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

Price

STARTING ASKING RENT	\$18.50 psf net
ADDITIONAL RENT (2025)	\$15.26 psf
IMPROVEMENT ALLOWANCE	Negotiable



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

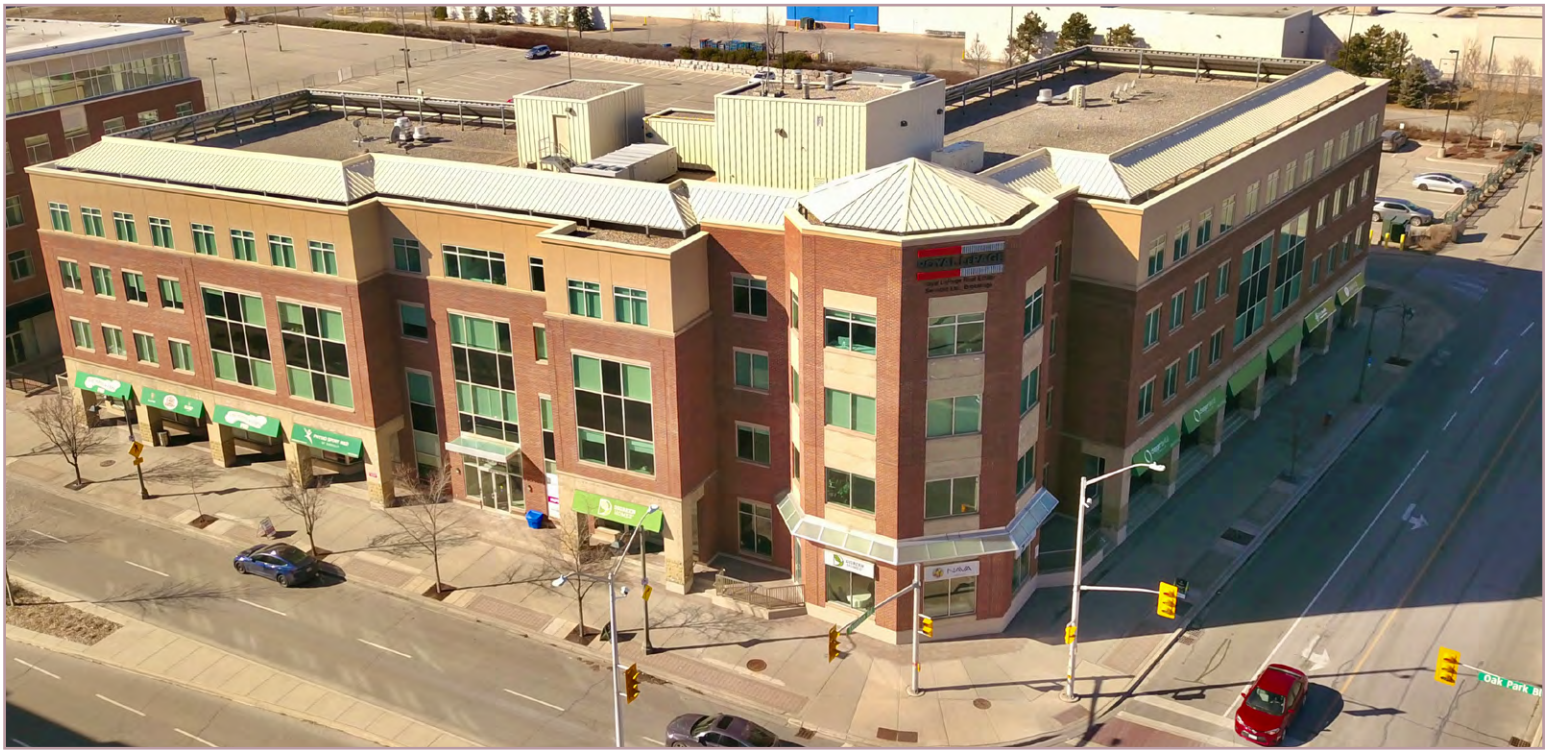
TOTAL BUILDING AREA
80,000 sf

TYPICAL FLOOR
20,000 sf

NUMBER OF FLOORS
4

SURFACE PARKING
Free





Second Floor Availability

[illegible]

SUITE 205/206



OPEN OFFICE AREA



OPEN OFFICE AREA



OPEN OFFICE AREA

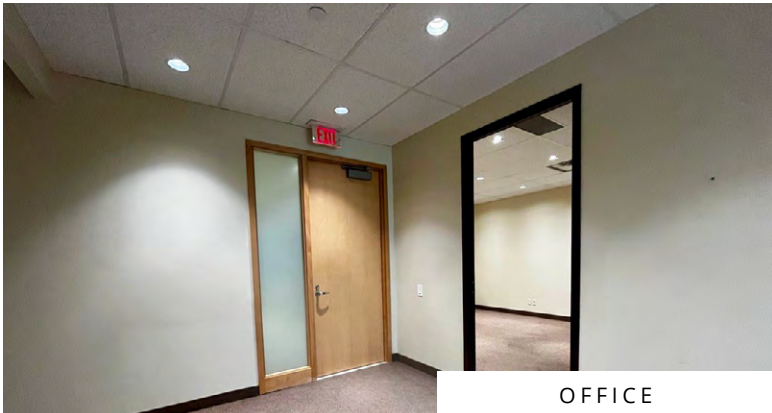
SUITE 208



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



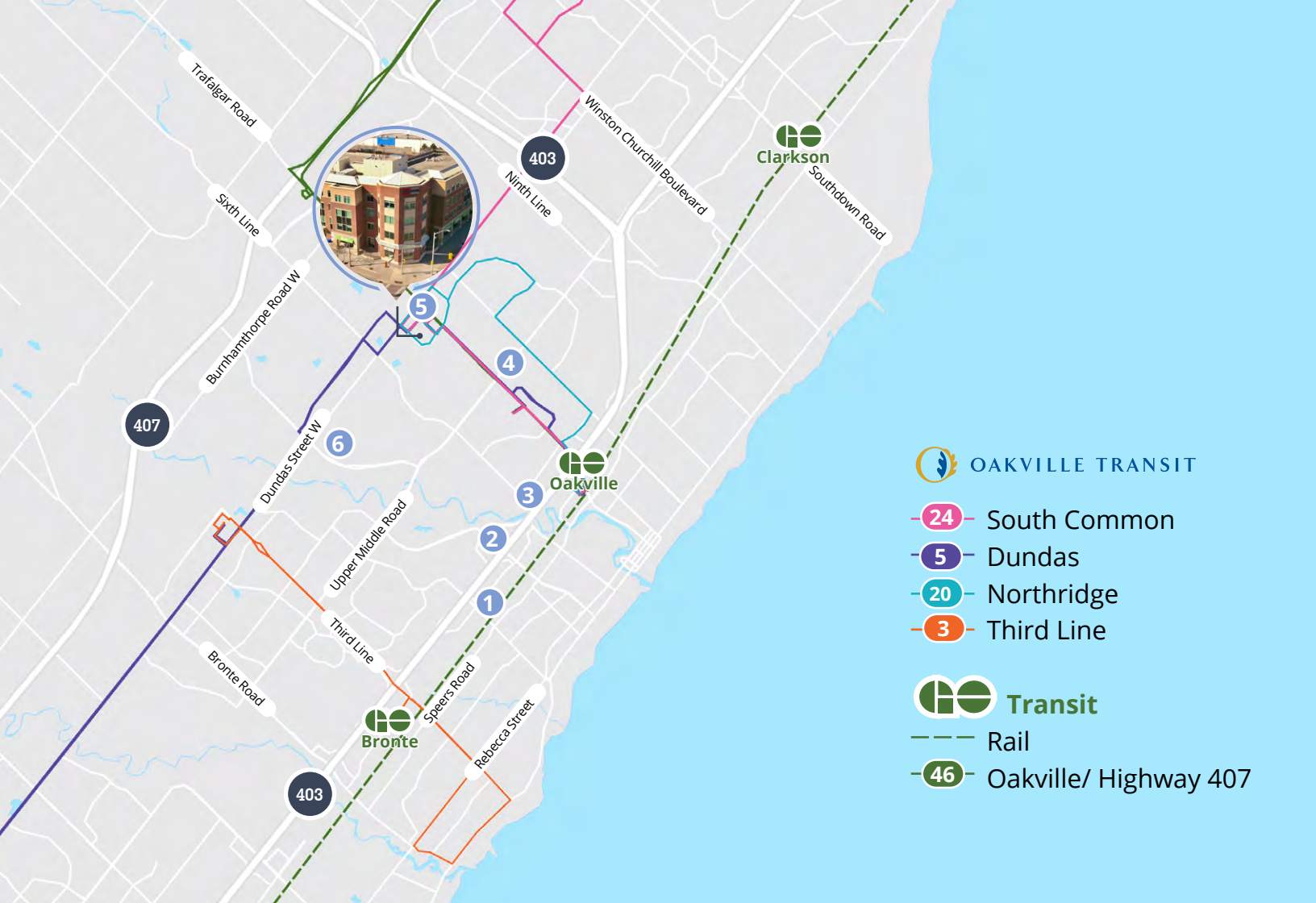
OPEN OFFICE SPACE



PRIVATE OFFICE



OPEN OFFICE SPACE



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

231 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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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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