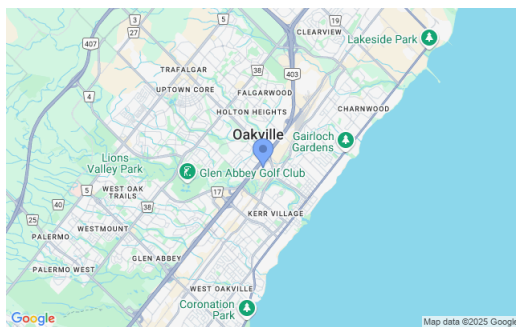


## Building Information

# of Floors:	5
# of Passenger Elevators:	2
Total Parking:	247

## 586 Argus Road

586 Argus Road, Oakville, Ontario L6J 3J3



Paolo Valente  
Director  
Morguard Investments Limited, Brokerage

📞 905-281-5376

✉️ [pvalente@morguard.com](mailto:pvalente@morguard.com)

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General	BOMA Best Gold		Building Zoned Commercial	
Tenant Cost	Operating Costs \$ 13.49 /sf		Realty Tax \$ 4.15 /sf	
	Total Additional Rent \$ 17.64 /sf			
	Description 2025 Additional Rates			
Building Size	Number of Floor(s) 5		Typical High Rise Floor 2 sf	
Construction	HVAC After Hour Cost \$ 35.00 /hr			
Elevators	Number of High Rise Elevator(s) 2			
Parking	Surface Stall(s) 247		Total Parking Stalls 247	
	Surface Stall Ratio 3 / 1,000 sf			

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