

NEW PRESTIGIOUS OFFICE DEVELOPMENT | 27,662 SF



CONSTRUCTION UNDERWAY | Q1 2025 OCCUPANCY



BOGART
CORPORATE CENTRE

OFFICE SPACE FOR LEASE

2988 Bristol Circle, Oakville, Ontario

Unique opportunity for a corporate head office in the Winston Business Park. Modern design offering excellent flexibility, with a focus on health and safety.

**AVISON
YOUNG**



2988 Bristol Circle, Oakville, Ontario

DETAILS

TOTAL AVAILABLE AREA

Suite sizes starting from 916 sf up to 23,277 sf

First Floor
LEASED

Second Floor
7,399 sf

Third Floor
7,939 sf

Fourth Floor
7,939 sf

Zoning
E3 SP:43

Parking
3.5 per 1,000 sf

DRONE VIDEOGRAPHY

Click [here](#) to watch

STARTING NET RENT

Floor 2: \$21.50 psf

Floor 3: \$21.50 psf

Floor 4: \$22.95 psf

ADDITIONAL RENT (2024)

\$13.75 psf

OCCUPANCY

Q1 2025



High profile 4-storey, Class A office development in Winston Business Park



Building will feature an exclusive rooftop patio for incredible outdoor employee space



Prime location within walking distance to many amenities & quick access to major highways



Flexible size configurations starting at 2,000 sf up to 24,378 sf



Landlord will provide turnkey interior build-out to tenant's desired layout

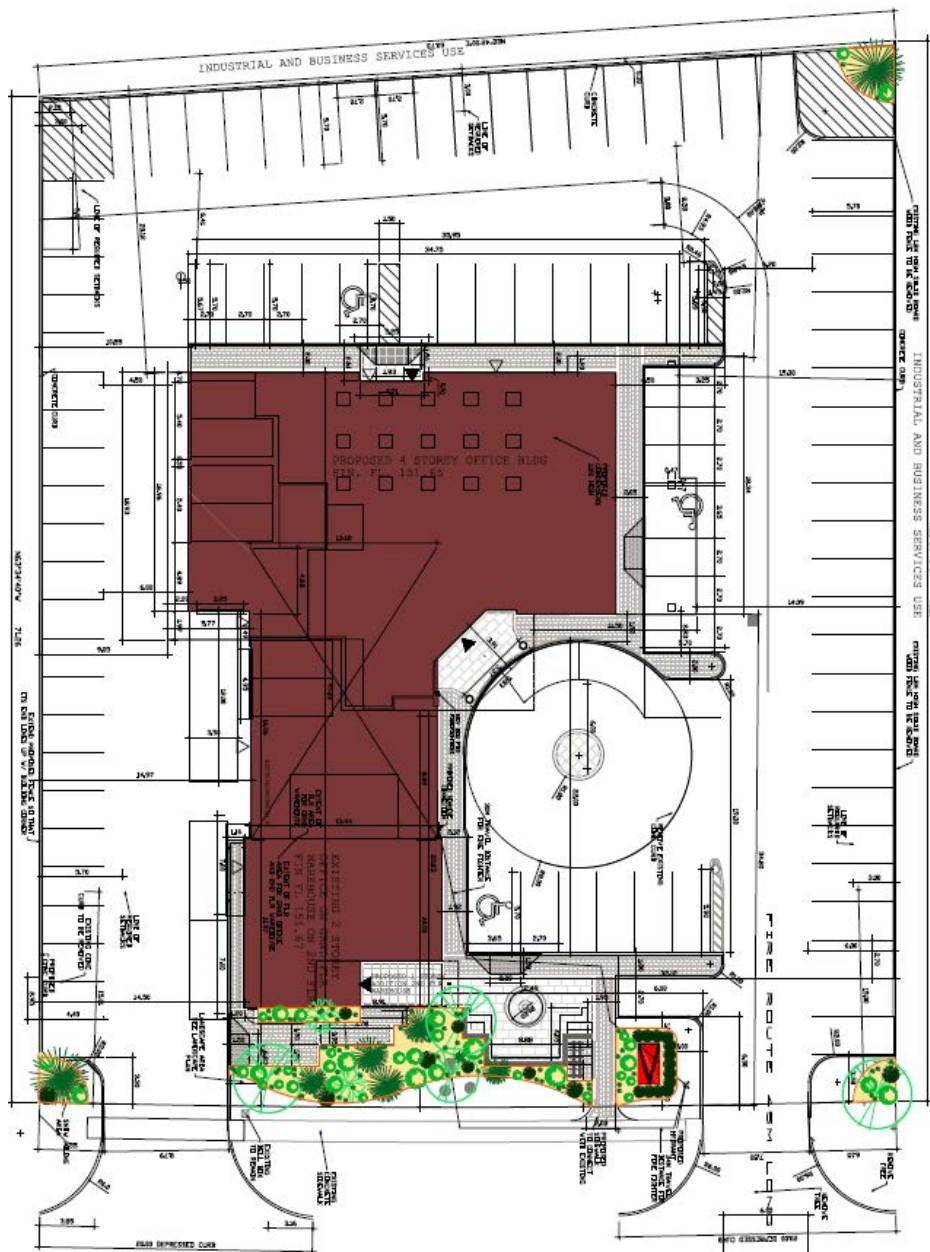


Targeting possession of Q1 2025 for tenant improvements



Additional parking may be made available - speak to listing agents

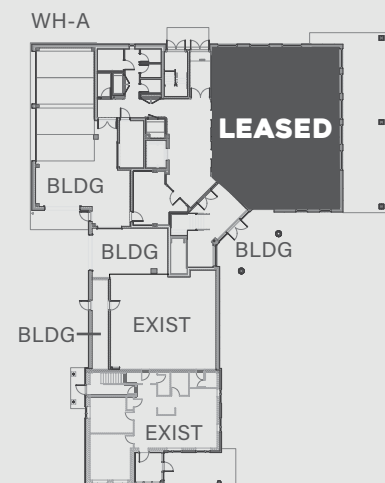




SITE PLAN

FLOOR PLANS

FIRST FLOOR LEASED

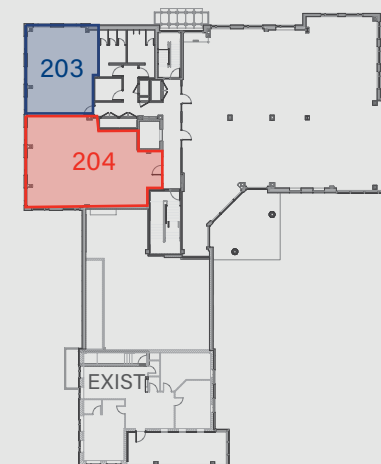


SECOND FLOOR

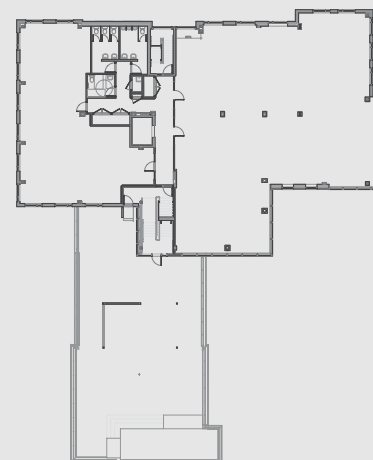
Up to 7,399 sf

Suite 203: 916 sf

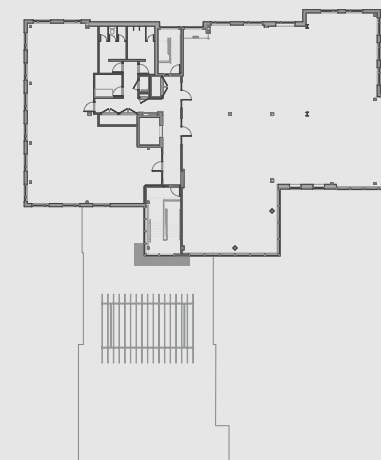
Suite 204: 1,571 sf



THIRD FLOOR 7,939 sf

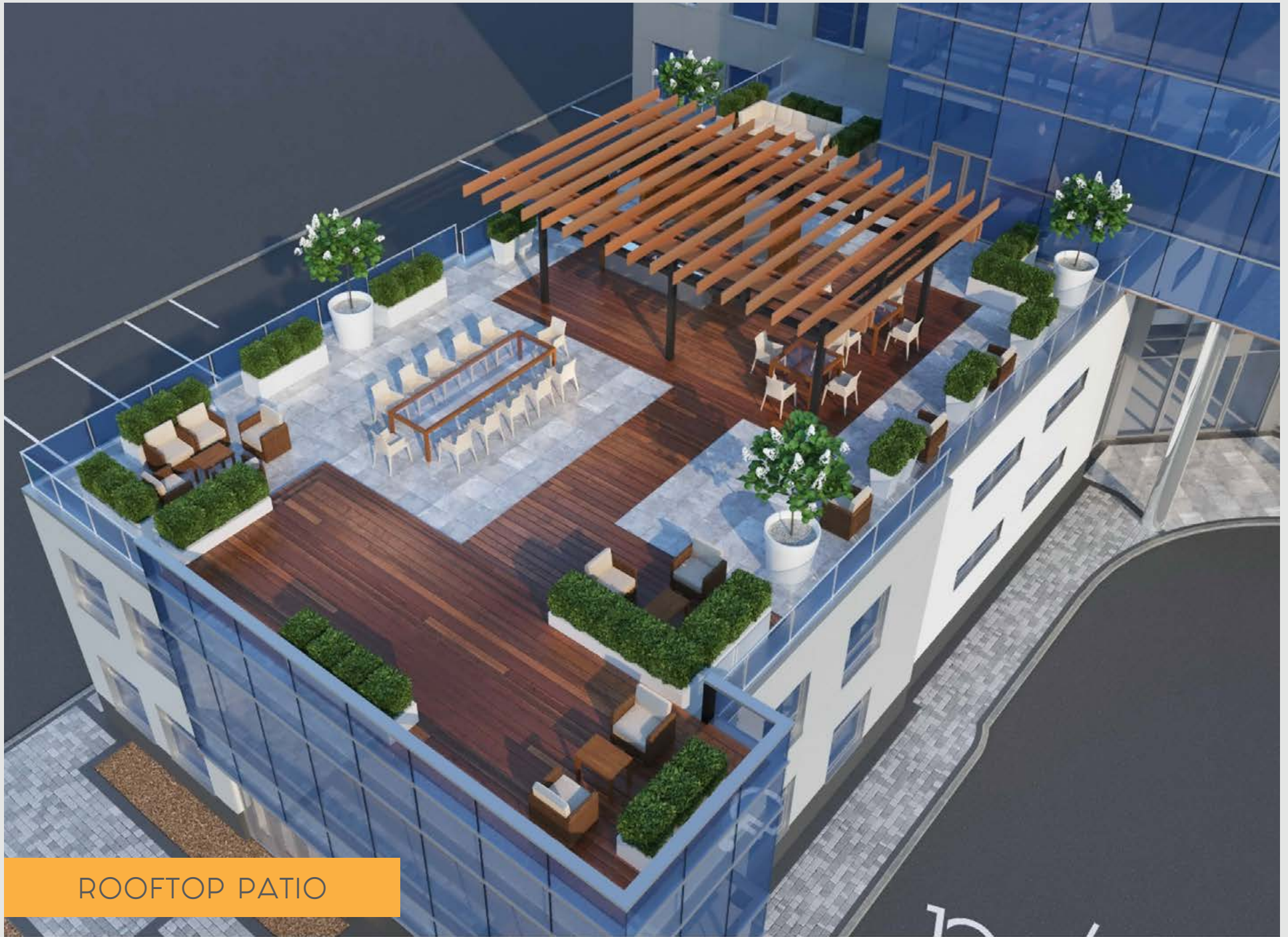


FOURTH FLOOR 7,939 sf





BIRD'S EYE VIEW





ROOFTOP PATIO

TRANSIT & DRIVE TIMES



-  Upper Middle
-  East Industrial
-  Winston Park



-  Winston Churchill
-  Sheridan



Transit

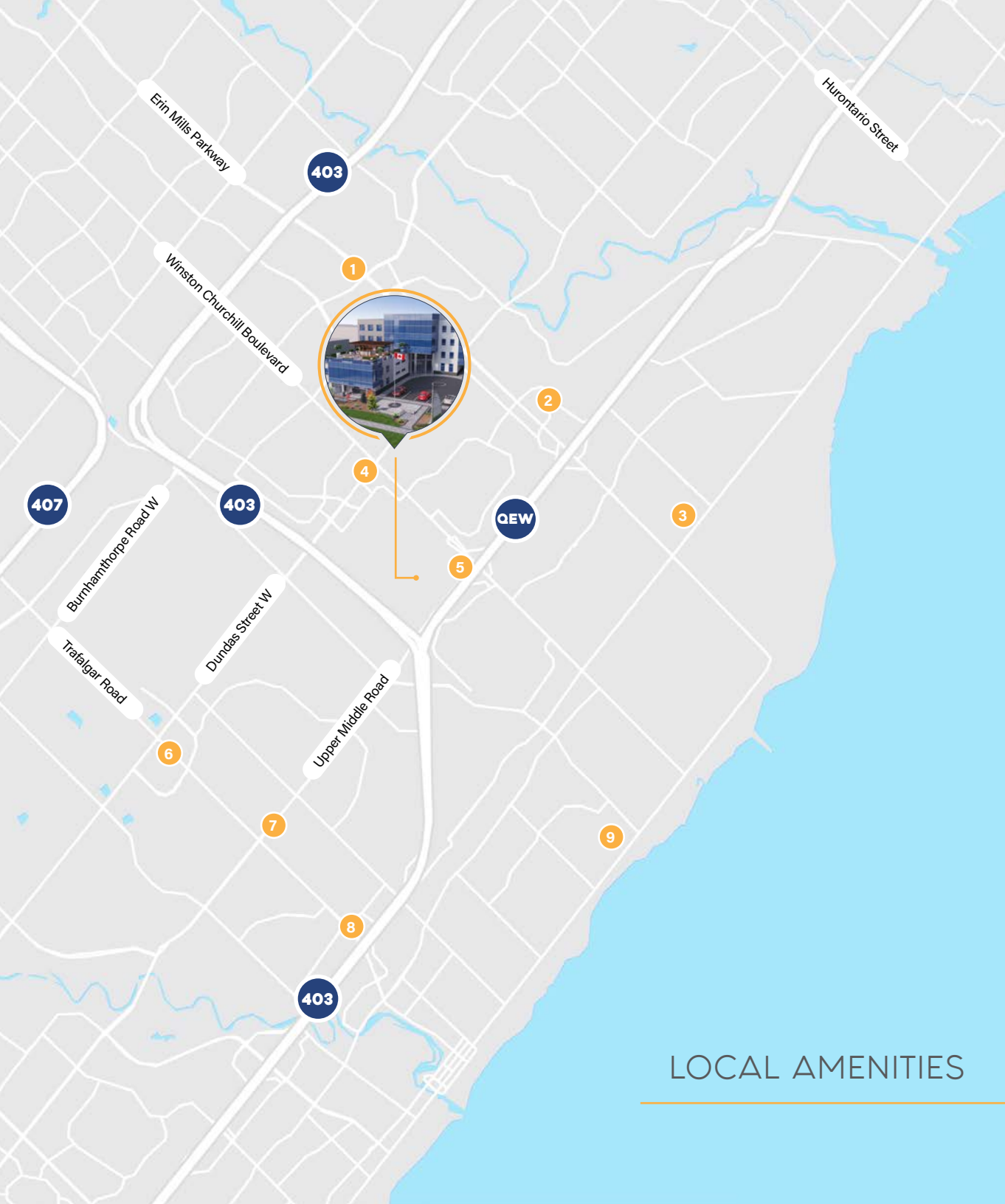


Rail



DRIVE TIMES

- 2 MINS** Highway 403
- 3 MINS** Highway Q.E.W.
- 5 MINS** Highway 407
- 8 MINS** Clarkson GO Station
- 11 MINS** Erin Mills Town Centre
- 13 MINS** Square One Shopping Centre
- 19 MINS** Toronto Pearson International Airport



LOCAL AMENITIES

- 1** Walmart
TD Bank
Five Guys
Popeye's
- 2** **Sheridan Centre**
Shoppers Drug Mart
Scotiabank
Metro
McDonalds
Tim Hortons
- 3** Homesense
McDonalds
Capra's Kitchen
Michael's Backdoor
Esso
Home Hardware
- 4** Home Depot
Canadian Tire
Best Buy
Michael's
Party City
Chapters
Sport Check
Winners
Tim Hortons
Starbucks
Jack Astor's
Mandarin
Milestone's
- 5** Boston Pizza
Cineplex
IFly
Dave & Busters
3 Brewers
K&B Sushi
Scaddabush
Trattoria Timone
Homewood Suites
- 6** **Smart Centre Oakville**
Walmart
Canadian Tire
CIBC
Nando's
The Keg
Goodlife Fitness
- 7** **Upper Oakville Shopping Centre**
Shoppers Drug Mart
Beer Store
The Oakville Pump & Patio
- 8** **Oakville Place**
Goodlife Fitness
Starbucks
BMO
The Bay
Sport Chek
Pusateri's
- 9** RONA
Tim Hortons
Subway
Sunset Grill



OFFICE SPACE FOR LEASE

2988 Bristol Circle, Oakville, Ontario

For more information, please contact:

COLIN BELL

Broker, Principal
905.283.2335
colin.bell@avisonyoung.com

LYNDSAY HOPPS

Sales Representative, Principal
416.882.9968
lyndsay.hopps@avisonyoung.com



Platinum member

Avison Young Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5
Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. © Mapbox, © OpenStreetMap

