



**2140 Winston Park Drive, Oakville**

# Premium office space available **for lease**

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**Colliers**

# Property Overview

Professionally managed  
by Dream – bold ideas for  
better communities.



**Close to Clarkson  
GO Station**



**Quick Access to  
QEW/Highway 403**



**Located in Winston  
Churchill Business  
Park**



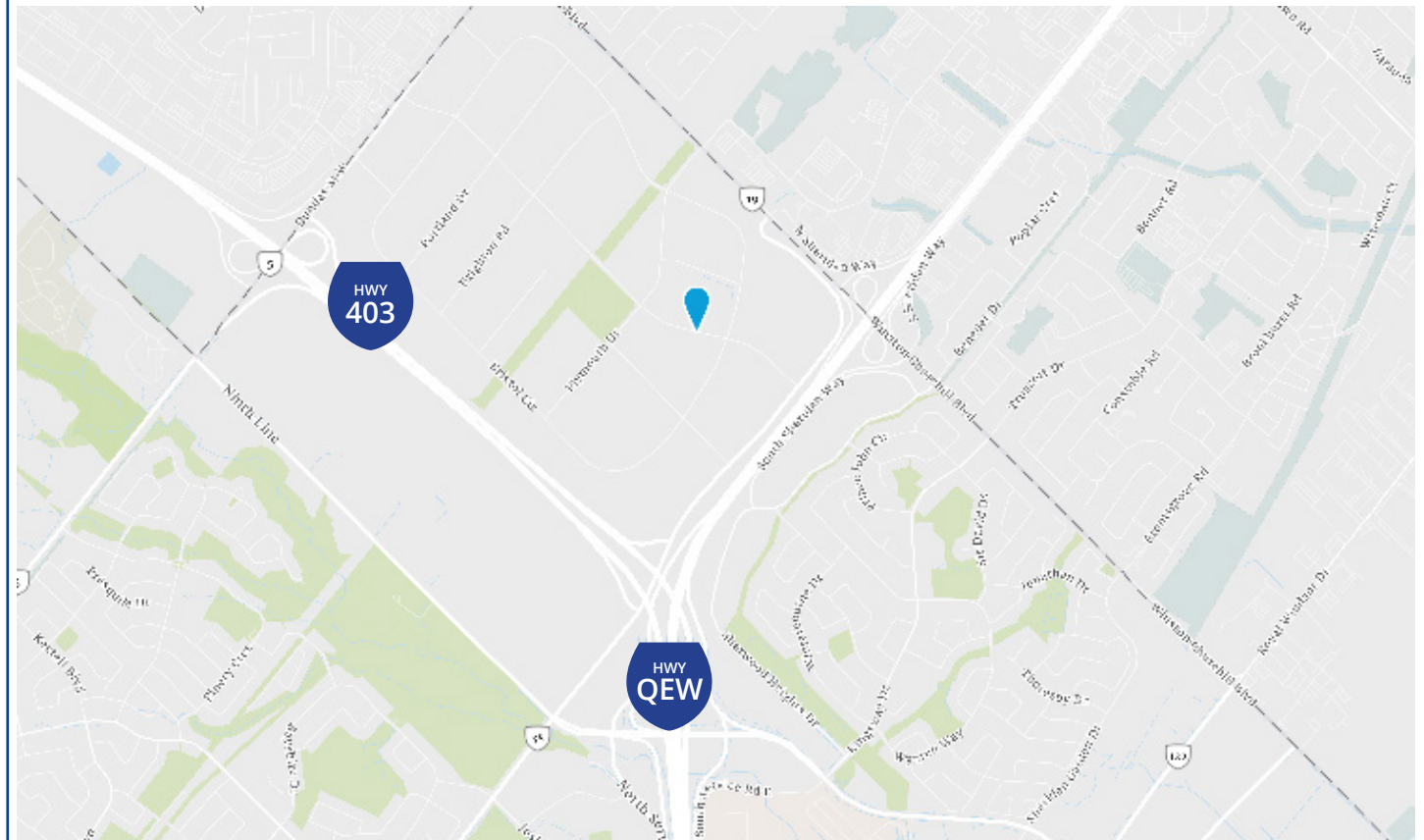
**Fibre Optic  
Available**

## Office Available

2140 Winston Park Drive

### Second Floor

Unit 202 (2,729 sq.ft)  
Unit 204 (2,156 sq. ft.)  
Unit 207 (1,878 sq. ft.)  
Unit 210 (765 sq. ft.)  
Unit 211 (1,760 sq. ft)





# Location Overview

Located in Winston Churchill Business Park with quick access to QEW.

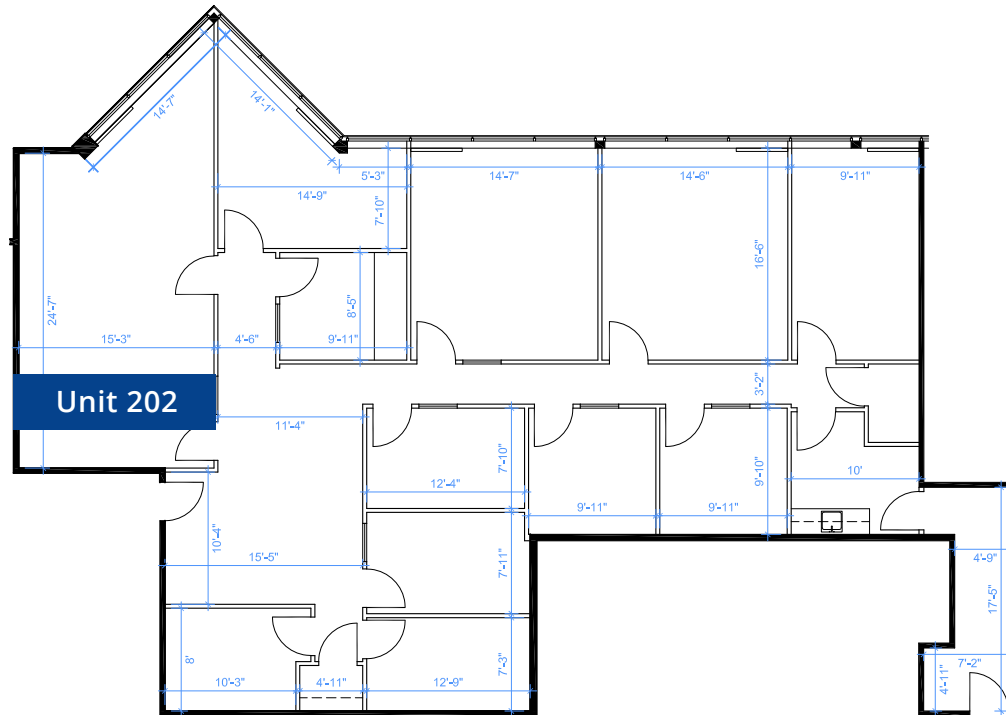
- West of Clarkson GO Station - frequent stops for the Lakeshore West and East line.
- Close by Oakville transit stops.
- Across the street from the Oakville Entertainment Centrum.
- Quick access to the QEW - a 30 min drive East to Toronto and West to Hamilton.



QEW



# 2140 Winston Park Drive Office



## Unit 202

- 2,729 sq. ft.
- 2nd Floor - 2140 Winston Park Drive
- 8 private offices, 1 boardroom, 2 kitchenettes

**Net Lease Rate:**  
\$12.95 PSF

**TMI:**  
\$12.51 PSF





Unit 202

# 2140 Winston Park Drive Office



## Unit 204

- 2,156 sq. ft.
- 2nd Floor - 2140 Winston Park Drive
- 5 private offices, 1 board room, 1 open workspace area, & 1 kitchenette.

**Net Lease Rate:**  
\$12.95 PSF

**TMI:**  
\$12.51 PSF

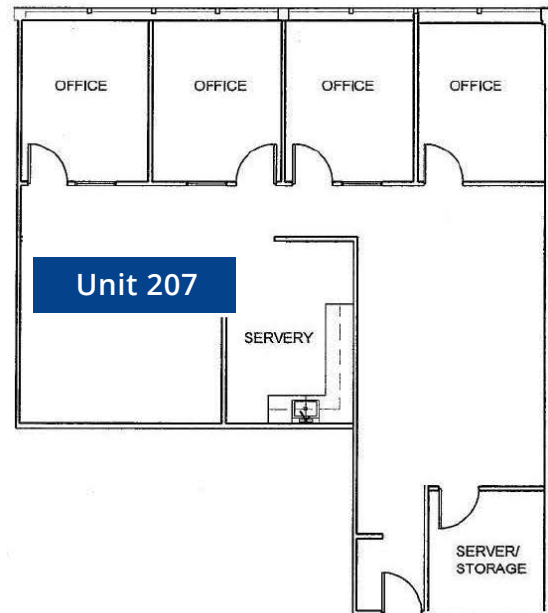




Unit 204

# 2140 Winston Park Drive

## Office



## Unit 207

- 1,878 sq. ft.
- 2nd Floor - 2140 Winston Park Drive
- 4 private offices

**Net Lease Rate:**  
\$12.95 PSF

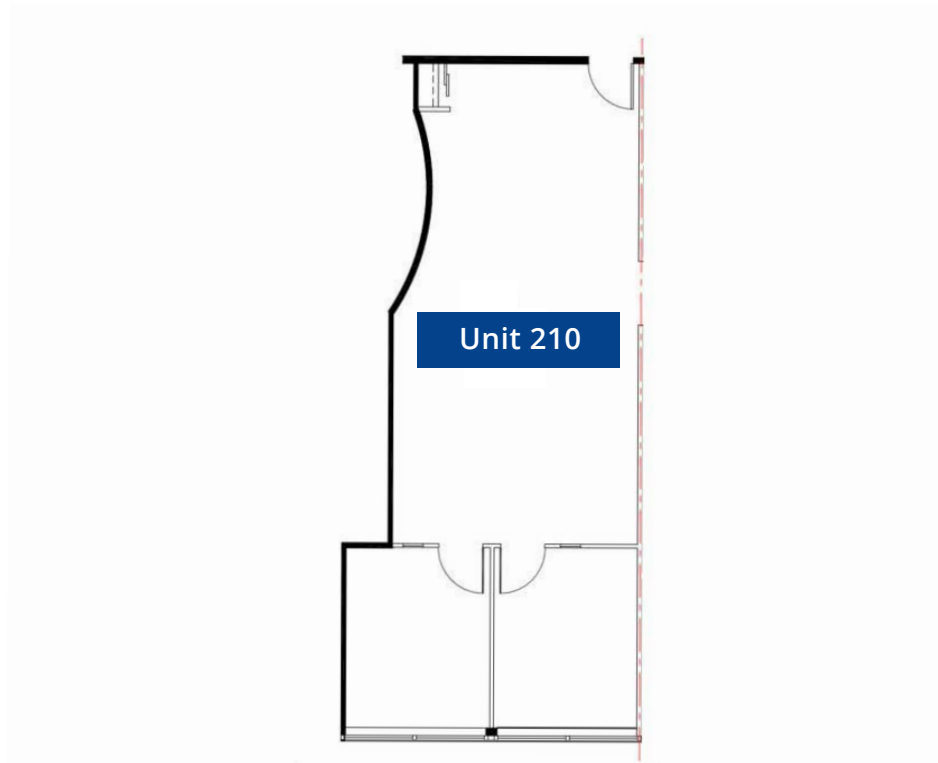
**TMI:**  
\$12.51 PSF





Unit 207

# 2140 Winston Park Drive Office



## Unit 210

- 765 sq. ft.
- 2nd Floor - 2140 Winston Park Drive

**Net Lease Rate:**  
\$12.95 PSF

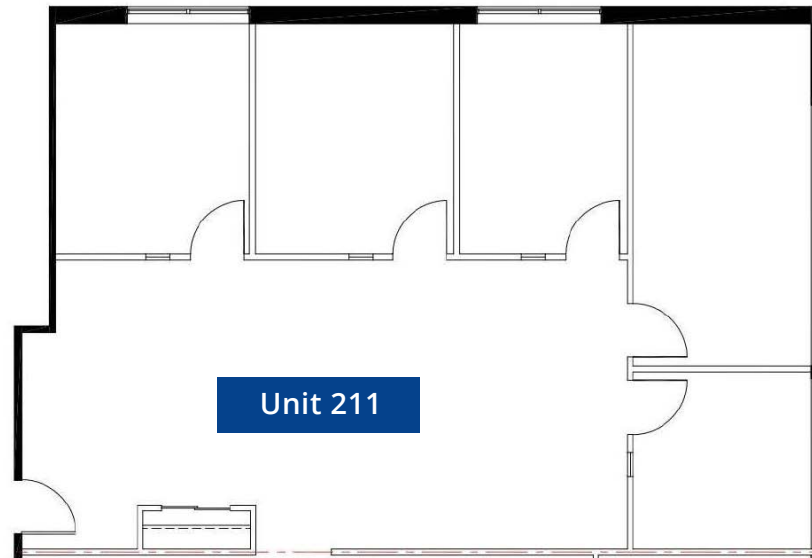
**TMI:**  
\$12.51 PSF





Unit 210

# 2140 Winston Park Drive Office



## Unit 211

- 1,760 sq. ft.
- 2nd Floor - 2140 Winston Park Drive
- 5 private offices

**Net Lease Rate:**  
\$12.95 PSF

**TMI:**  
\$12.51 PSF





Unit 211

# Nearby Amenities



2140 - 2150  
Winston Park Drive

## 1 Cineplex

Dave & Busters

Boston Pizza

Wild Wing

Baton Rouge

Scaddabush Italian Kitchen  
& Bar

K&B Sushi

Oakville Putting Edge

Trattoria Timone

Demetres Oakville

Dirty Martini Oakville

Homewood Suites

## 2 Tim Horton's

## 3 Hilton Garden Inn

## 4 Food Basics

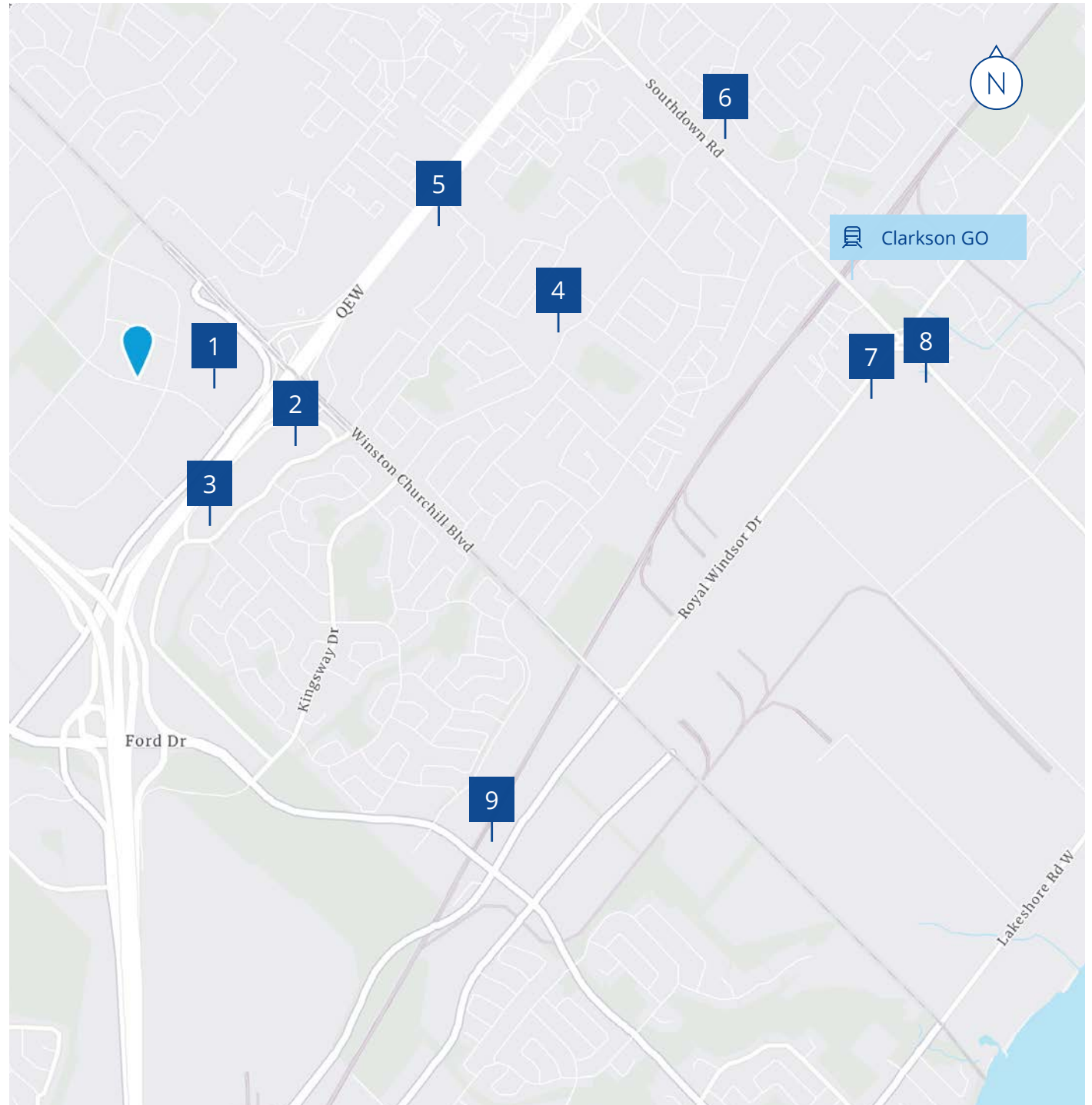
## 5 Esso

## 6 Rexall

## 7 LCBO

## 8 Canadian Tire

## 9 RONA





Professionally Managed by



# Bold ideas for better communities



Founded in 1994 with a vision to revolutionize the way people live and work, Dream is one of Canada's leading real estate companies, with over \$13 billion in assets across North America and Europe.

Responsible for some of the country's most iconic and transformative projects, we always invest with purpose, embracing creativity, passion and innovation, delivering strong returns, while positively impacting the communities and the world around us.

“

We believe in building inclusive communities and exceptional places for people to live and work.

”

**Michael J. Cooper**

President and Chief Responsible Officer



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