

**AVISON
YOUNG**



For Lease

209

Oak Park Boulevard

Oakville, ON



[VIEW SITE VIDEO](#)

1,550 sf to 25,087 sf
OFFICE SPACE



209

Oak Park Boulevard Oakville, ON



LOBBY

Availability

FLOOR	SUITE	TOTAL SF
Second	204	6,008 sf
Third	301	8,531 sf*
Fourth	400	16,556 sf*
Fifth	500	1,550 sf
Fifth	502	3,401 sf

*Suites 301 & 400 are Contiguous for 25,087 sf Total

Price

STARTING ASKING RENT

\$21.25 psf net

ADDITIONAL RENT (est. 2025)

\$13.65 psf

IMPROVEMENT ALLOWANCE

Negotiable



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

83,000 sf

TYPICAL FLOOR

16,556 sf

NUMBER OF FLOORS

5

SURFACE PARKING

Free





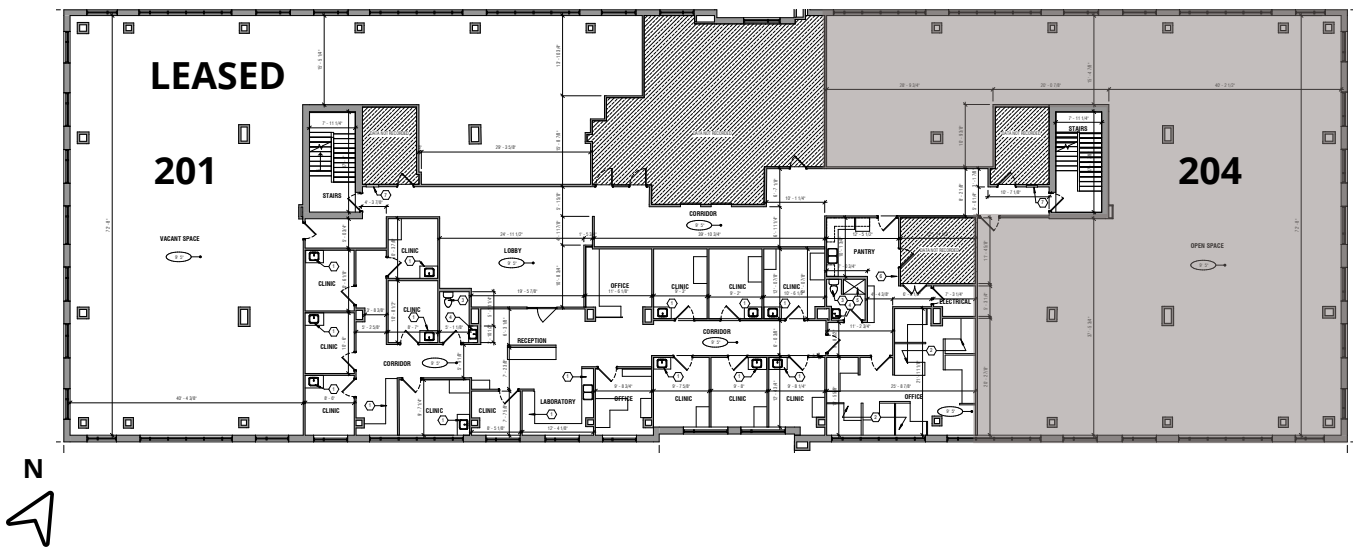
209 Oak Park Boulevard

OAKVILLE, ON

Second Floor Availability

Suite 204

6,008 sf



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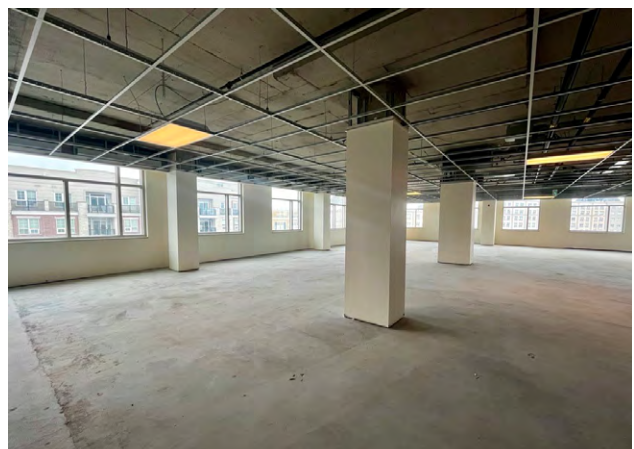
Third Floor Availability

Suite 301* 8,531 sf

*Contiguous with Suite 400 for 25,087 sf Total



SUITE 301



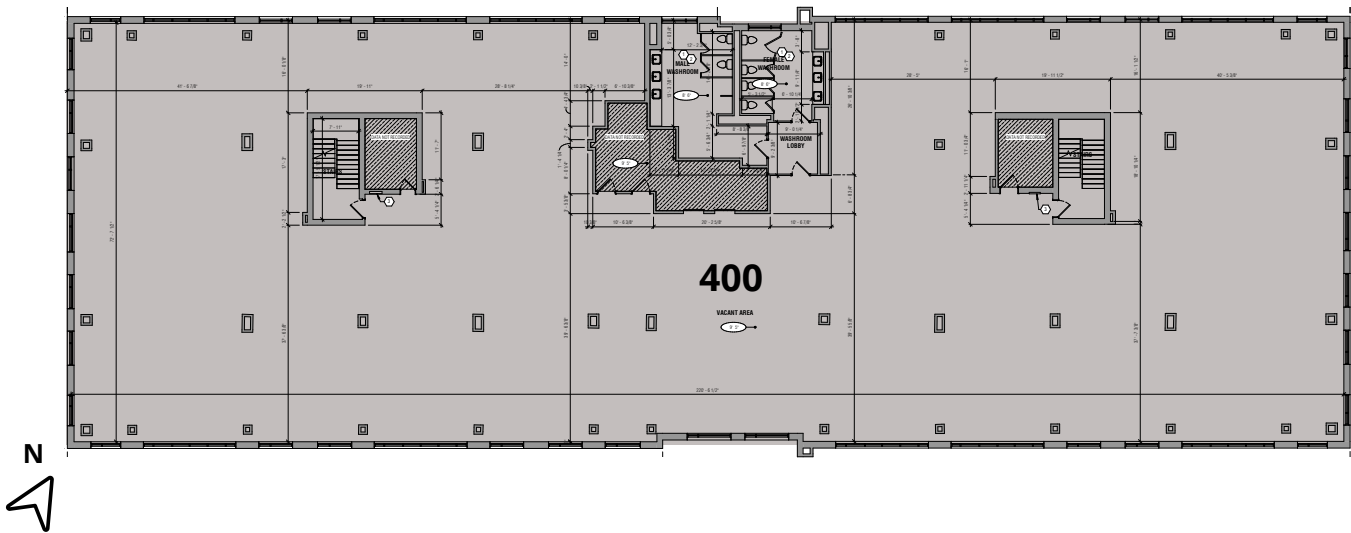
209 Oak Park Boulevard

OAKVILLE, ON

Fourth Floor Availability

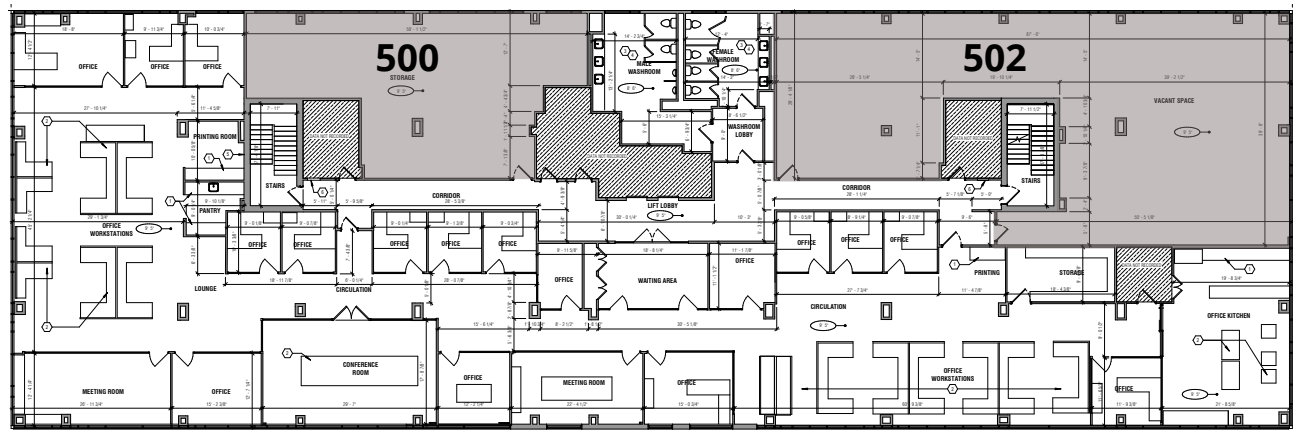
Suite 400* 16,556 sf

*Contiguous with Suite 301 for 25,087 sf Total



Fifth Floor Availability

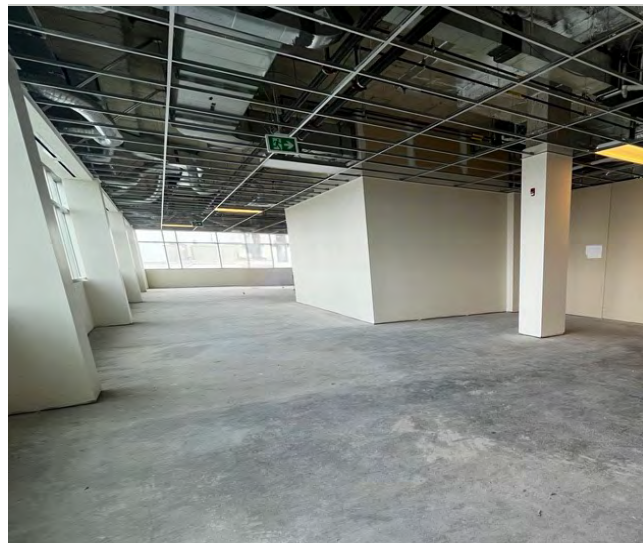
500	1,550 sf
502	3,401 sf

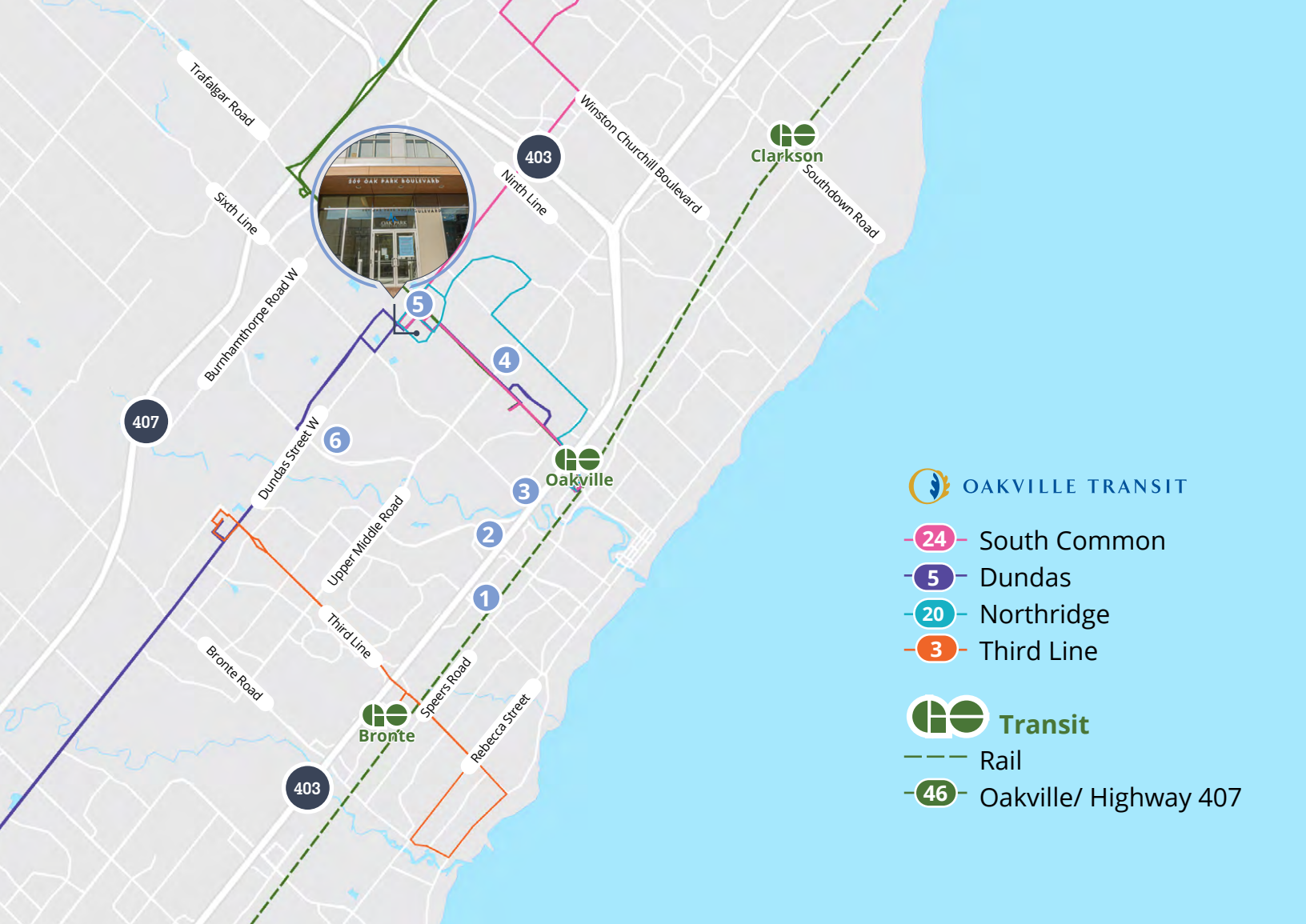


SUITE 500



SUITE 502





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
RESTAURANTS

266
RETAIL

5
HOTELS

24
FITNESS CENTRES

34
BANKS

20
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

209 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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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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