



2320 Bristol Circle



Bristol Brighton Business Park
Oakville, ON

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Dimpal Bulsara

Leasing Manager | Sales Representative
QuadReal Property Group, Brokerage

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905 798 7426
Dimpal.Bulsara@quadreal.com

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Overview

Fit For Flexibility



2320 Bristol Circle offers approximately 58,702 SF of space, ideally situated at the intersection of Bristol Circle and Brighton Road. This rare opportunity allows tenants in this size range the flexibility to customize the space to suit their specific needs.

Specs & Quick Facts

39,897 SF

Units 3-7

20'5"-21'9"

Clear Height

8

Truck Level
Doors

Immediately

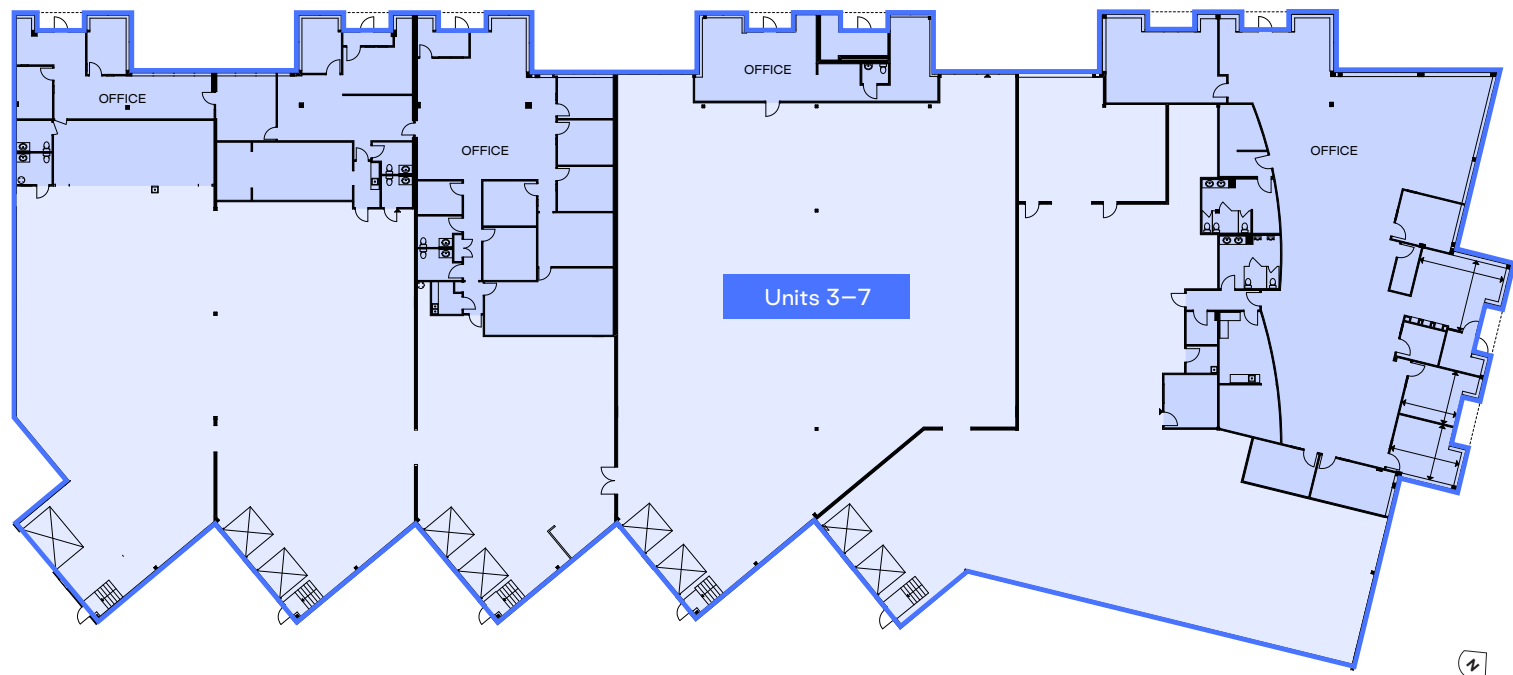
Available

14,672 SF

Office Area

1

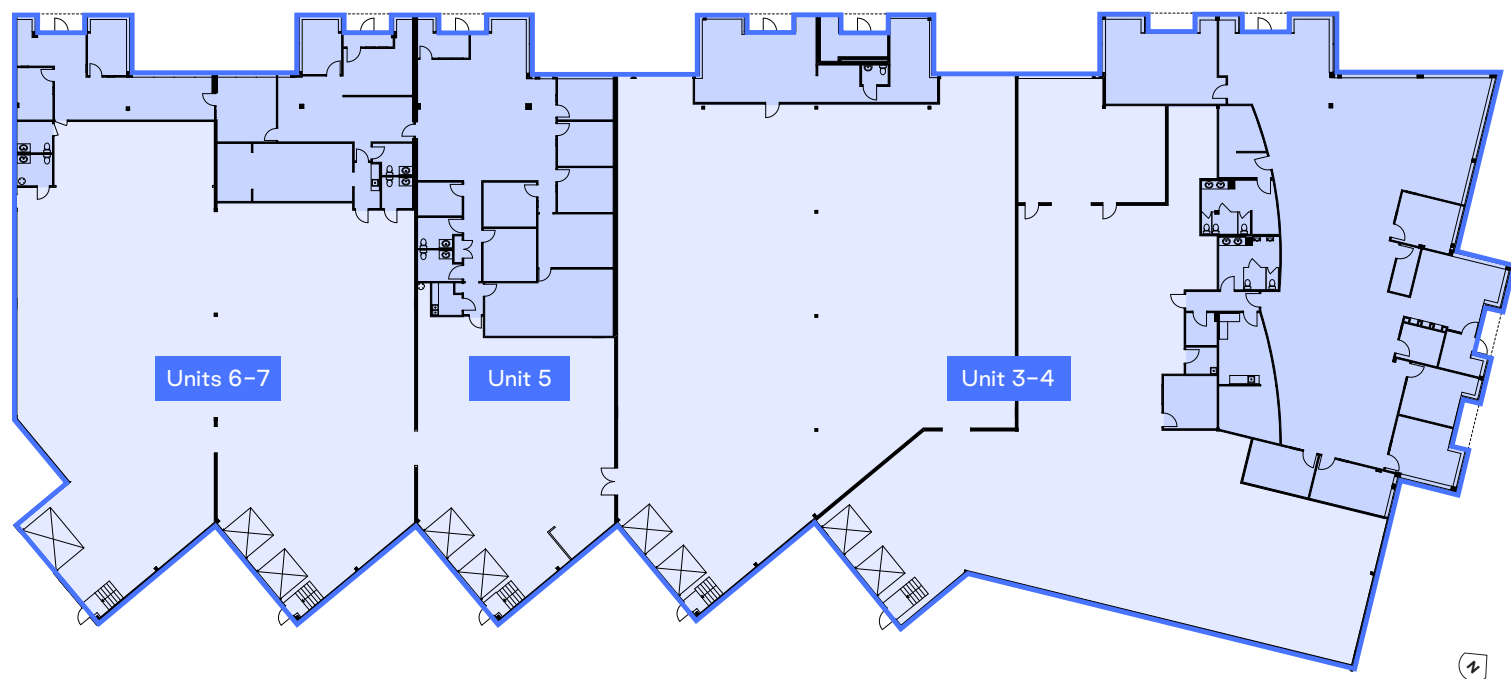
Drive-In
Door



Flexible Demise Options



UNIT	Total Area	Office Area	Warehouse Area	Truck Level Doors	Drive-In Doors	Power
3-4	23,816 SF	8,735 SF	15,081 SF	4	–	225A/600V (Unit 3) 100A/600V (Unit 4)
5	5,397 SF	2,895 SF	2,502 SF	2	–	100A/600V
6-7	10,684 SF	2,455 SF	8,229 SF'	2	1	100A/600V (Unit 6) 100A/600V (Unit 7)



Unit 3-7



Ultimate Access

Centrally located within the GTA, 2320 Bristol Circle offers outstanding access via major highways and public transit. The property supports efficient customer reach and access to a strong local labour market.



QEW

4 MIN

403 ETR

4 MIN

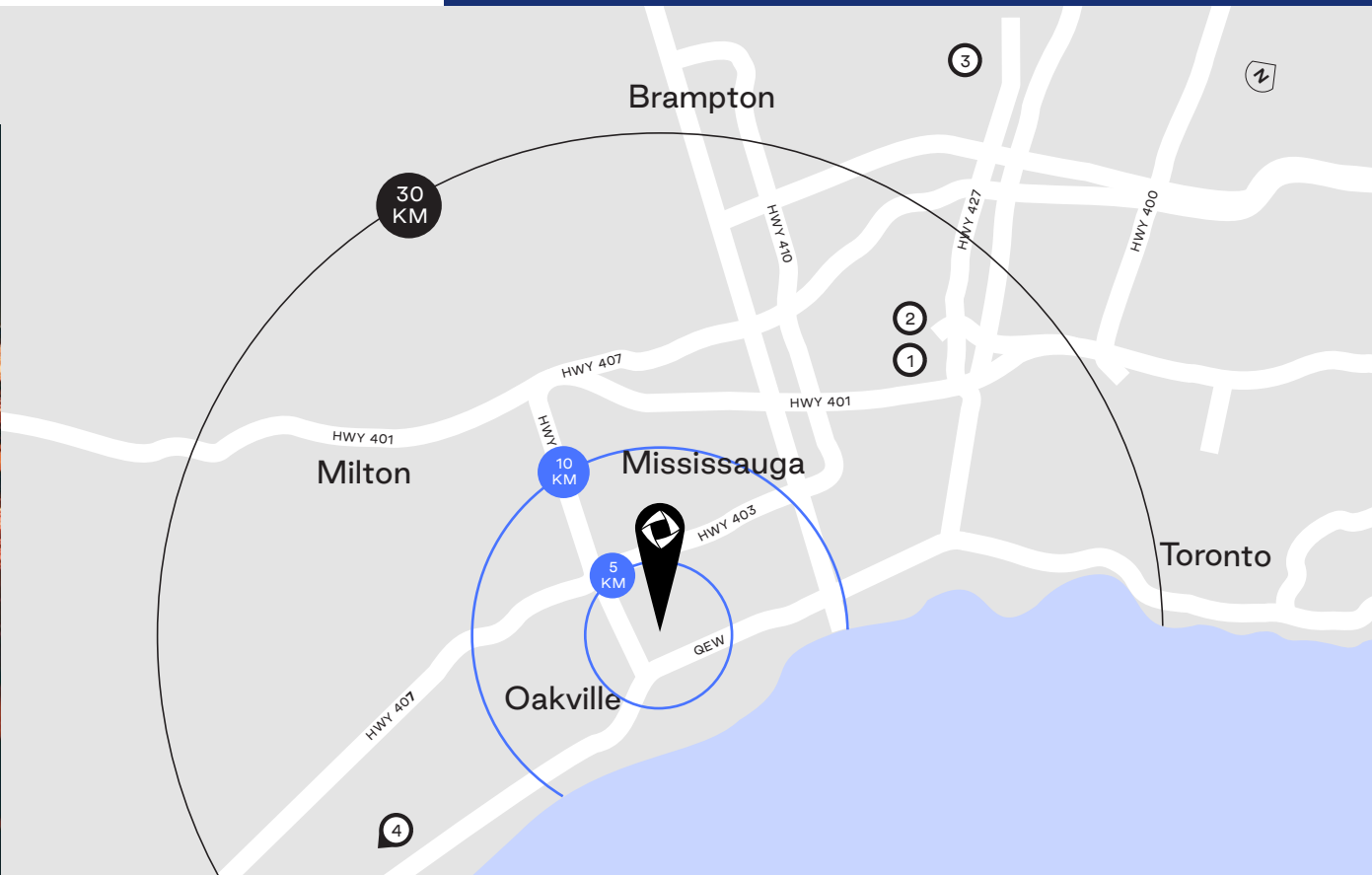
407

9 MIN

401

30 MIN

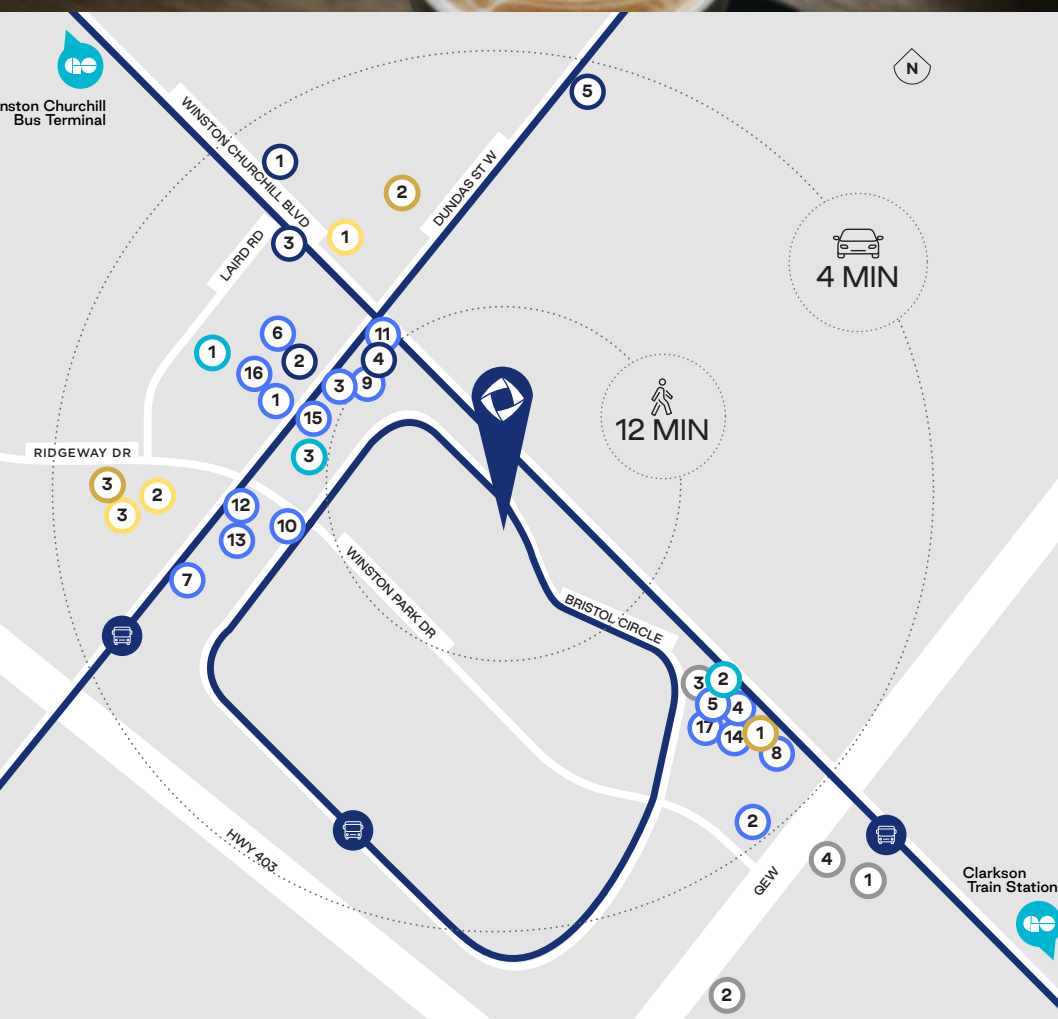
- | | | |
|---|-----------------------|--------|
| ① | Pearson International | 10 MIN |
| ② | CN Intermodal | 15 MIN |
| ③ | CP Intermodal | 20 MIN |
| ④ | US Border | 60 MIN |



The Neighbourhood

Surrounded by everyday amenities.

This site offers quick access to a variety of restaurants, coffee shops, gyms, hotels and more throughout the township.



RESTAURANTS

1. Bait Sitty
2. Boston Pizza
3. Browns Socialhouse
4. East Side Mario's
5. K&B Sushi
6. Mandarin Restaurant
7. Montana's BBQ & Bar
8. Scaddabush Italian
9. Sunbeam Grill

QUICK PICKUPS

10. Blaze Pizza
11. Burger King
12. Chipotle Mexican Grill
13. Firehouse Subs
14. Grande Burrito
15. McDonald's
16. Pita Grill
17. Subway

COFFEE

18. Starbucks
19. Tim Hortons

SHOPPING

1. Costco Wholesale
2. Cineplex Theatre
3. The Home Depot

BANKS

1. BMO Bank of Montreal
2. CIBC
3. National Bank
4. RBC Royal Bank
5. TD Canada Trust

FITNESS & RECREATION

1. Anytime Fitness
2. LA Fitness
3. SkyFitness

CHILD CARE

1. Childventures Early Learning
2. Little Bright Stars Daycare
3. Westpark Early Learning

HOTEL

1. Fairfield Inn
2. Hilton Garden Inn
3. Homewood Suites by Hilton
4. Quality Inn & Suites

Unparalleled Proximity

2320 Bristol Circle is ideally situated to provide exceptional access across the GTA. Connected to major highways and great public transit, this property offers efficient customer reach and a robust labour market.

TOTAL
POPULATION

+224K

HOUSEHOLD
POPULATION
IN THE LABOUR
FORCE

+113K

AVERAGE
HOUSEHOLD
INCOME

\$108K



Access to MiWay and Oakville transit routes are available at the Winston Churchill Blvd and Bristol Circle bus stop, providing links to multiple local connections and beyond.



Clarkson GO Station is located 6 kms from the site and easily accessed by MiWay bus route 45 running north/south along Winston Churchill Blvd.

Sustainability is Built Into How We Think

At QuadReal, we integrate sustainable practices into every stage of our work.

From the way we design and operate our buildings, to how we engage with communities, we are committed to creating healthier spaces, vibrant communities, and workplaces that support long-term success. Our commitment goes beyond carbon. Sustainability at QuadReal means prioritizing environmental responsibility, enhancing community well-being, and upholding good governance. We're committed to creating and managing spaces where people and businesses can thrive – today and for future generations.



QuadReal's Path to Net Zero

2025



2030



2040



2050



Net zero property-level plans in place.

50% absolute carbon reduction of QuadReal's directly managed portfolio.

All Canadian offices achieve net zero emissions, 50% absolute carbon reduction of international portfolio.

Global portfolio is net zero carbon.

About QuadReal Property Group

QuadReal Property Group is a global real estate investment, development, and operating company headquartered in Vancouver, British Columbia.

Its assets under management are \$94 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating platforms in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

QuadReal: Excellence lives here.

40M SF

Canadian Commercial
Real Estate Portfolio

1900+

Employees

\$94B

Spanning 25+ countries

Spanning

Canada, The U.S., Europe
and Asia-Pacific



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