



**WINSTON
BUSINESS PARK**

FOR LEASE

36,646 SF

**2679 Bristol Circle
Unit 4, 5-6
Oakville, Ontario**

For more information, please contact:

Ian Flemington

Director, Leasing | Broker

GWL Realty Advisors Inc., Brokerage

905.281.4283

ian.flemington@gwlra.com



AVAILABILITY DETAILS

2679 Bristol Circle Unit 4

BASE RENT: \$20.50 psf

TOTAL ADDITIONAL RENT: \$5.56 psf

AVAILABLE: IMMEDIATELY

TOTAL RENTABLE AREA: 12,203 sf

OFFICE AREA: 986 sf (8%)

WAREHOUSE: 11,171 sf

DRIVE-IN DOOR(S): N/A

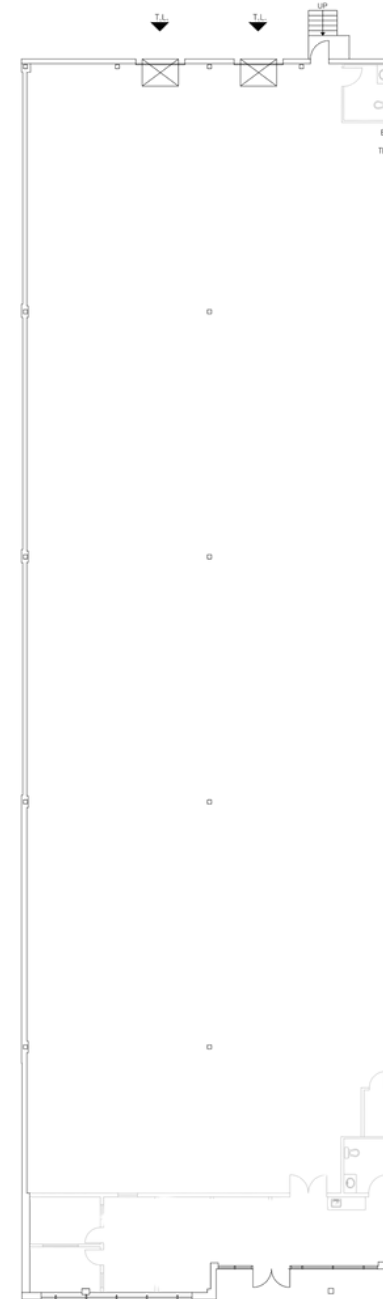
DOCK LEVEL DOOR(S): 2

CLEAR HEIGHT: 23'

SUITE NOTES:

LED lighting throughout

Available on an "as-is" basis



Illustrated floor plan is an approximate representation.

AVAILABILITY DETAILS

2679 Bristol Circle Unit 5-6

BASE RENT: \$19.95 psf

TOTAL ADDITIONAL RENT: \$5.56 psf

AVAILABLE: IMMEDIATELY

TOTAL RENTABLE AREA: 24,443 sf

OFFICE AREA: 3,325 sf (13%)

WAREHOUSE: 21,025 sf

DRIVE-IN DOOR(S): 1

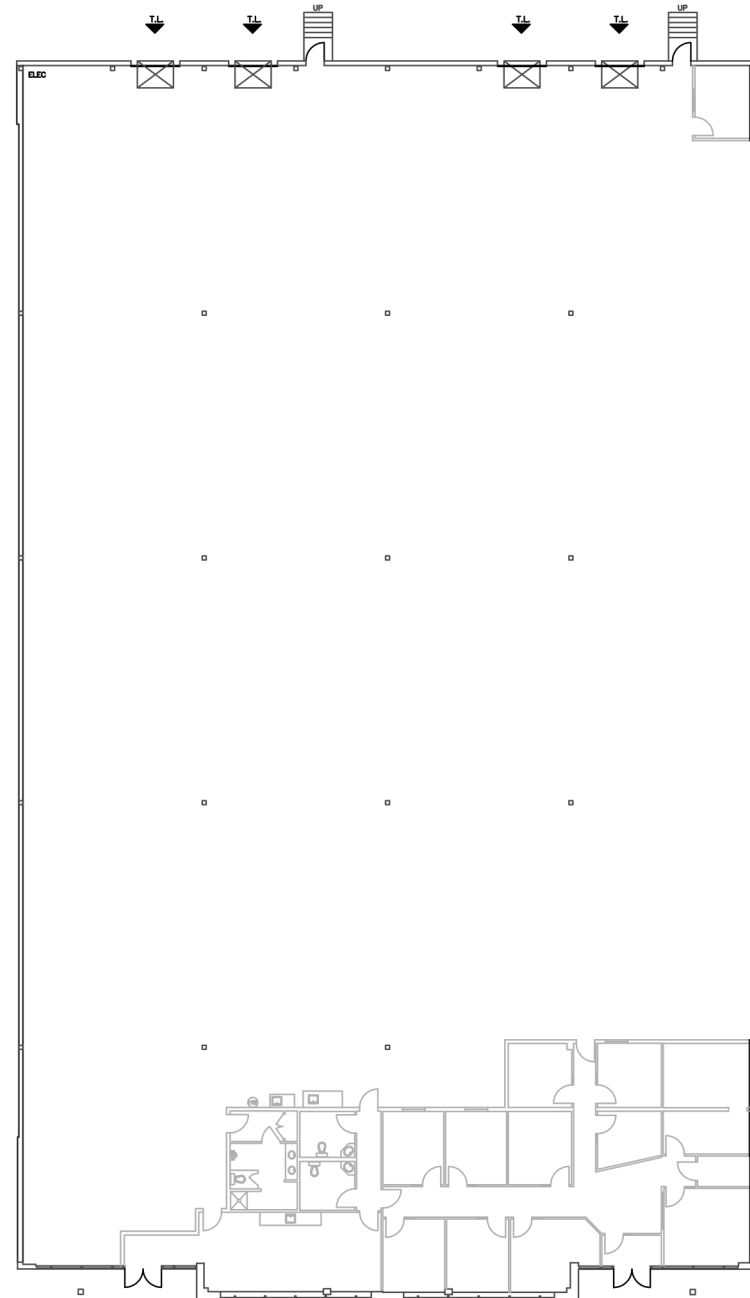
DOCK LEVEL DOOR(S): 3

CLEAR HEIGHT: 23'

SUITE NOTES:

LED lighting throughout

Available on an "as-is" basis



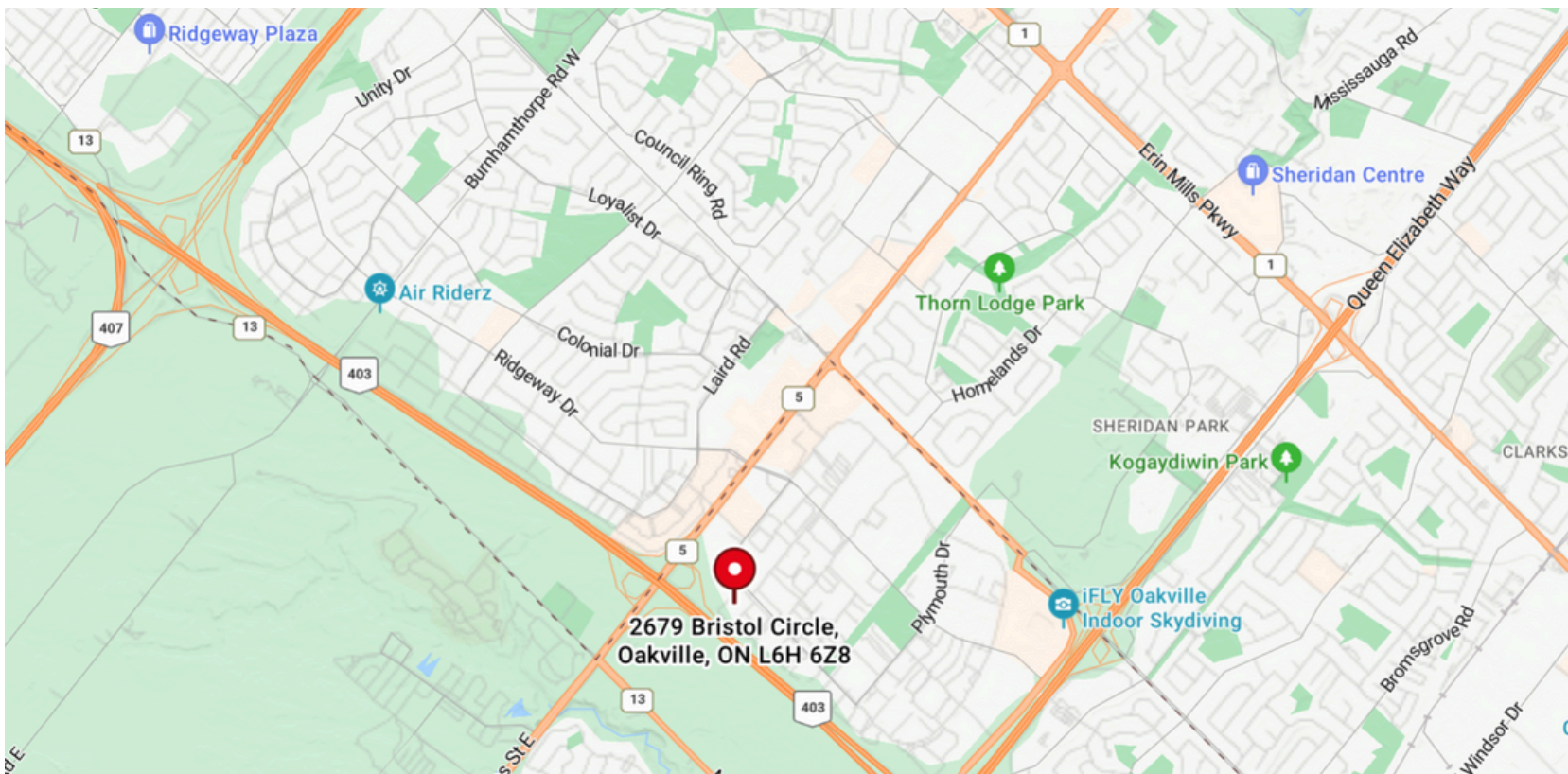
Illustrated floor plan is an approximate representation.



PROPERTY HIGHLIGHTS

The property is located within the prestigious Oakville Winston Business Park and is a group of buildings ranging from single to multi-tenanted facilities having excellent curb appeal and a desirable ratio of shipping doors. The close proximity to Highway 403, Highway QEW, and Highway 407 make this location desirable for many distribution companies within the GTA West market. There are many amenities close by from Restaurants, Banks, Fitness Facilities, and Hotels.

LOCATION MAP



ABOUT US

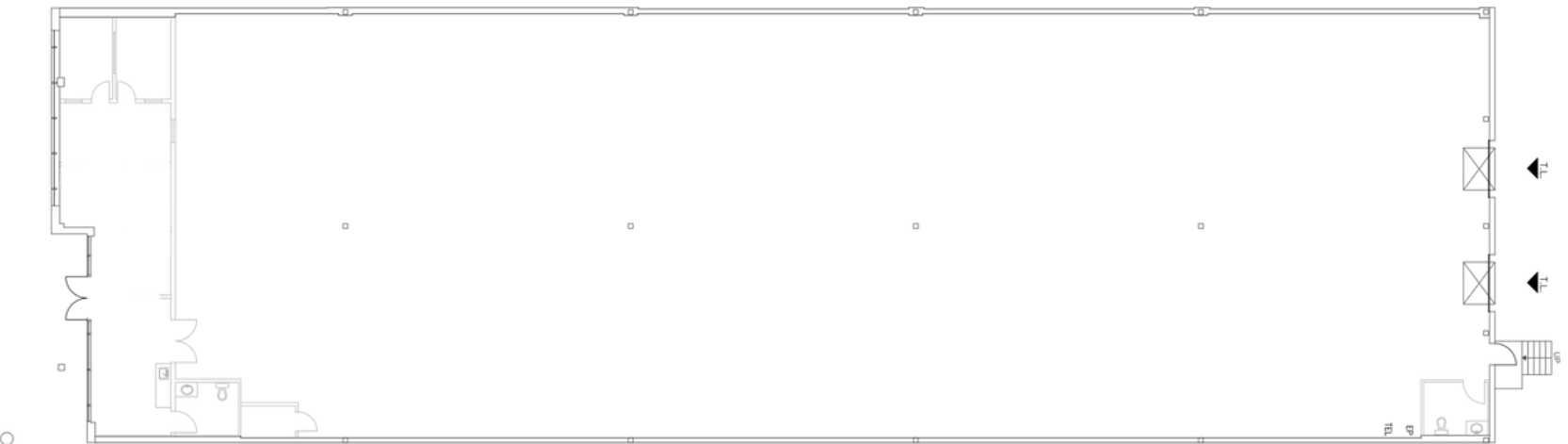
Incorporated in 1993, GWL Realty Advisors Inc., Brokerage is a real estate company focused on growth, committed to sustainability, and dedicated to delivering strong, long-term returns for its clients. To do this, we look for opportunities, at home and abroad, to expand our portfolio, initiate rewarding partnerships and establish new investment platforms for our clients. We act as trusted stewards of our clients' assets and the places where our tenants work and our residents live.

Backed by The Canada Life Assurance Company, a leading Canadian international financial services company, we act with integrity in every transaction, every agreement and every relationship, which makes us a welcome partner. We value our staff and draw upon their creativity and determination, so we can move boldly to achieve our goals – and to develop and manage spaces that engage, excite and inspire.

OUR SERVICES

Our extensive suite of real estate services includes portfolio management, acquisitions and dispositions, development, asset and property management, and leasing, across the full range of office, industrial, retail and multi-residential asset classes. We also manage three real estate segregated funds, including two of Canada's largest open-end real estate segregated funds: Great-West Life Real Estate Fund and London Life Real Estate Fund.





PREMISES MEASURED TO
BOMA / SIOR 2009 SPACE STANDARD

INFORMATION:

SHIPPING DOORS:	8'0"x10'0" HT.
LEVELING PLATFORMS:	YES
CLEAR HEIGHT:	23'8"
OFFICE HEIGHT:	9'1"
BAY SIZE:	39'4"x29'4"

AREAS:

OFFICE:	986 SQ.FT.
WAREHOUSE AREA:	11,171 SQ.FT.
SHARE OF COMMON:	46 SQ.FT.
TOTAL RENTABLE AREA:	12,203 SQ.FT.

PREPARED FOR:

LOCATION:

NORTH:

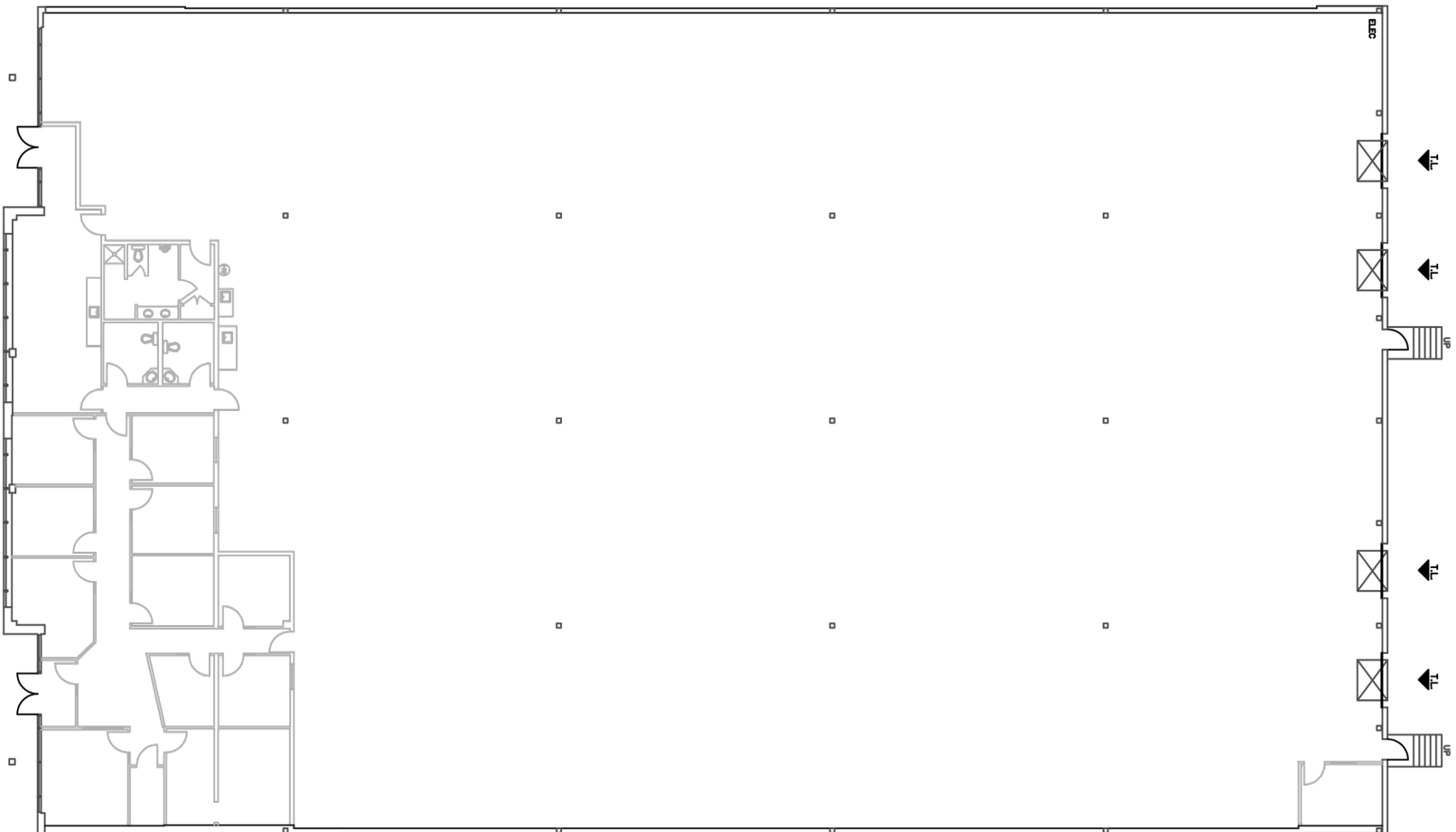
PREPARED BY:

UNIT 4
2679 BRISTOL CIRCLE
OAKVILLE, ONTARIO



905-628-1818
DATE: NOVEMBER 16, 2012
FILE # SCALE:
GWL-2679BC NTS

Illustrated floor plan is an approximate representation.



INFORMATION:
 SHIPPING DOORS: 8'0"x10'0" HT.
 LEVELING PLATFORMS: YES
 CLEAR HEIGHT: 23'8"
 OFFICE HEIGHT: 9'2"
 BAY SIZE: 39'4"x29'4"
AREAS:
 OFFICE: 3,325 SQ.FT.
 WAREHOUSE AREA: 21,025 SQ.FT.
 SHARE OF COMMON: 93 SQ.FT.
 TOTAL RENTABLE AREA: 24,443 SQ.FT.

PREPARED FOR:
 GWL REALTY ADVISORS INC.

LOCATION:
 UNIT 5-6
 2679 BRISTOL CIRCLE
 OAKVILLE, ONTARIO



NORTH:
 PREPARED BY:
 MEASUREX
 905-628-1818
 DATE: DECEMBER 20, 2008
 FILE # SCALE:
 GWL-2679BC NOT TO SCALE

Illustrated floor plan is an approximate representation.