

**AVISON  
YOUNG**



# For Lease

**231**

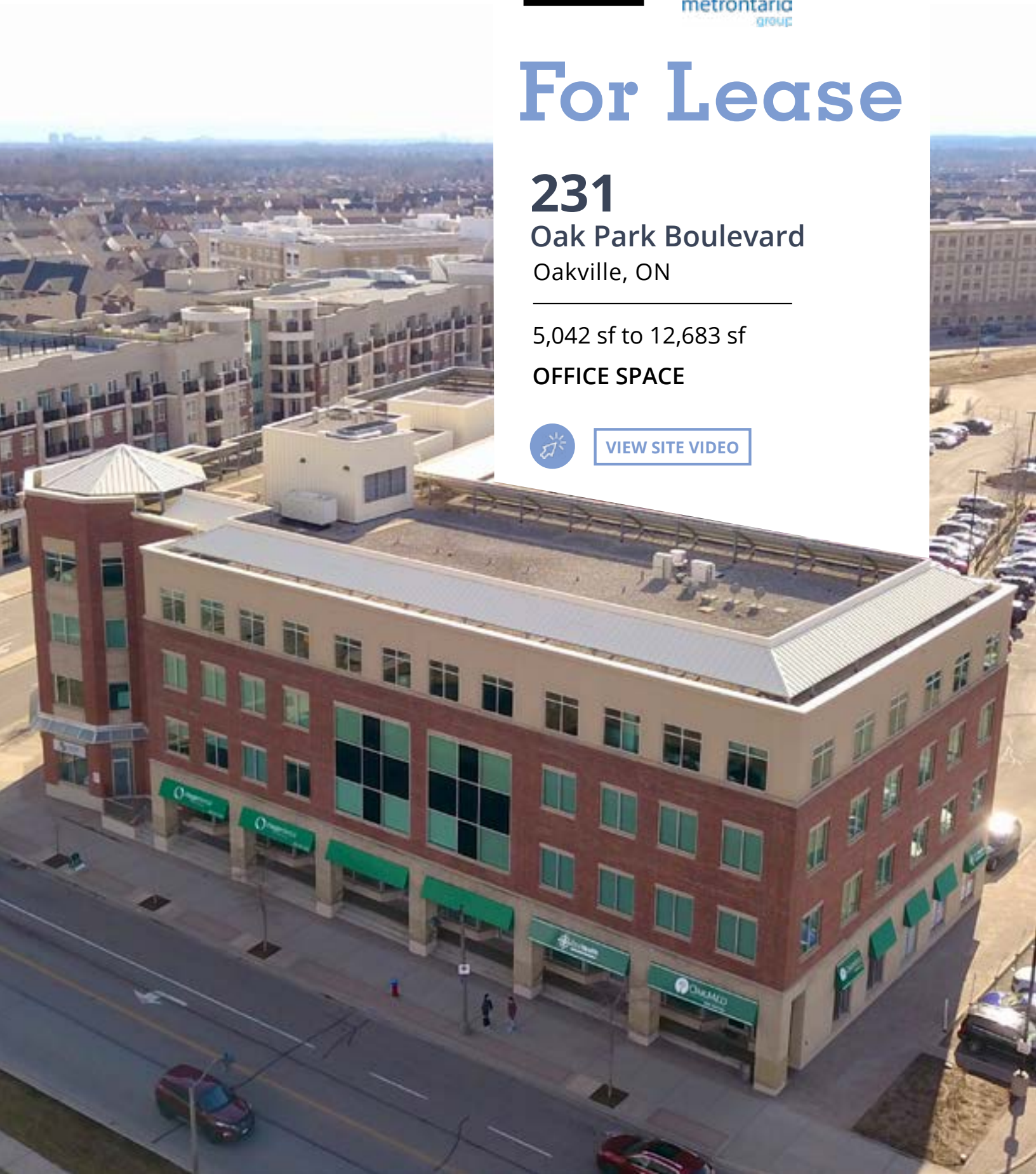
**Oak Park Boulevard  
Oakville, ON**

5,042 sf to 12,683 sf

**OFFICE SPACE**







[VIEW SITE VIDEO](#)



# 231

**Oak Park Boulevard**  
**Oakville, ON**



-  Building signage opportunity for larger vacancies
-  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**  
80,000 sf

**TYPICAL FLOOR**  
20,000 sf

**NUMBER OF FLOORS**  
4

**SURFACE PARKING**  
Free

## Availability

FLOOR	SUITE	TOTAL SF
Second	205/206	5,496 sf
Third	300	12,683 sf
Fourth	401	5,042 sf

## Price

<b>STARTING ASKING RENT</b>	\$18.50 psf net
<b>ADDITIONAL RENT (2025)</b>	\$15.26 psf
<b>IMPROVEMENT ALLOWANCE</b>	Negotiable





# 231 Oak Park Boulevard

## OAKVILLE, ON

### Second Floor Availability

Suite 205/206

5,496 sf



SUITE 205/206



4 PRIVATE OFFICES



OPEN OFFICE AREA



OPEN OFFICE AREA

# 231 Oak Park Boulevard

## OAKVILLE, ON

### Third Floor Availability

Suite 300

12,683 sf



**SUITE 300**



KITCHEN



MEETING ROOM/OFFICE SPACE



OPEN OFFICE SPACE



MEETING ROOM

# 231 Oak Park Boulevard

## OAKVILLE, ON

### Fourth Floor Availability

401

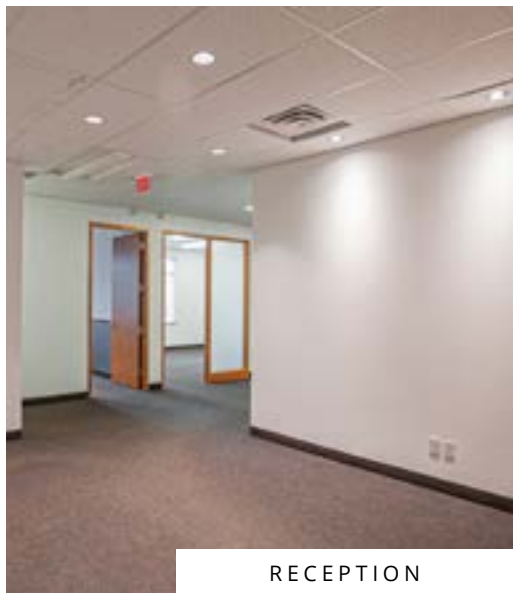
5,042 sf



SUITE 401



KITCHENETTE



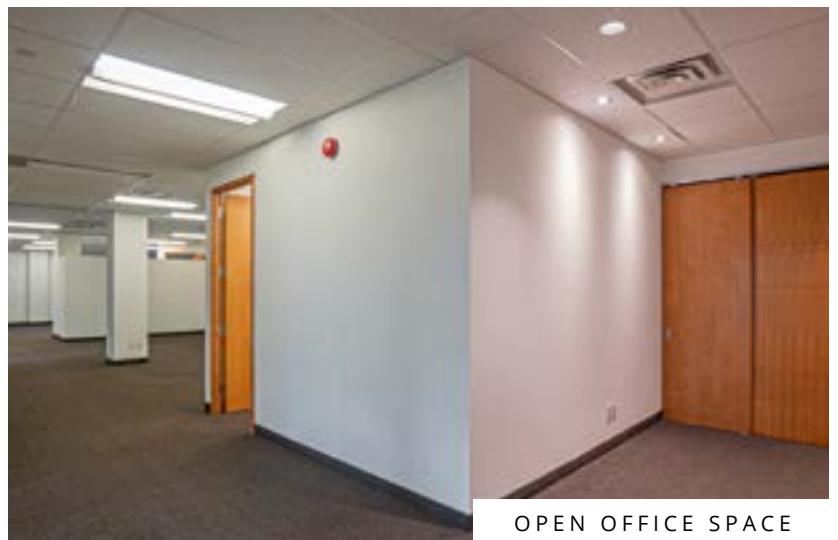
RECEPTION



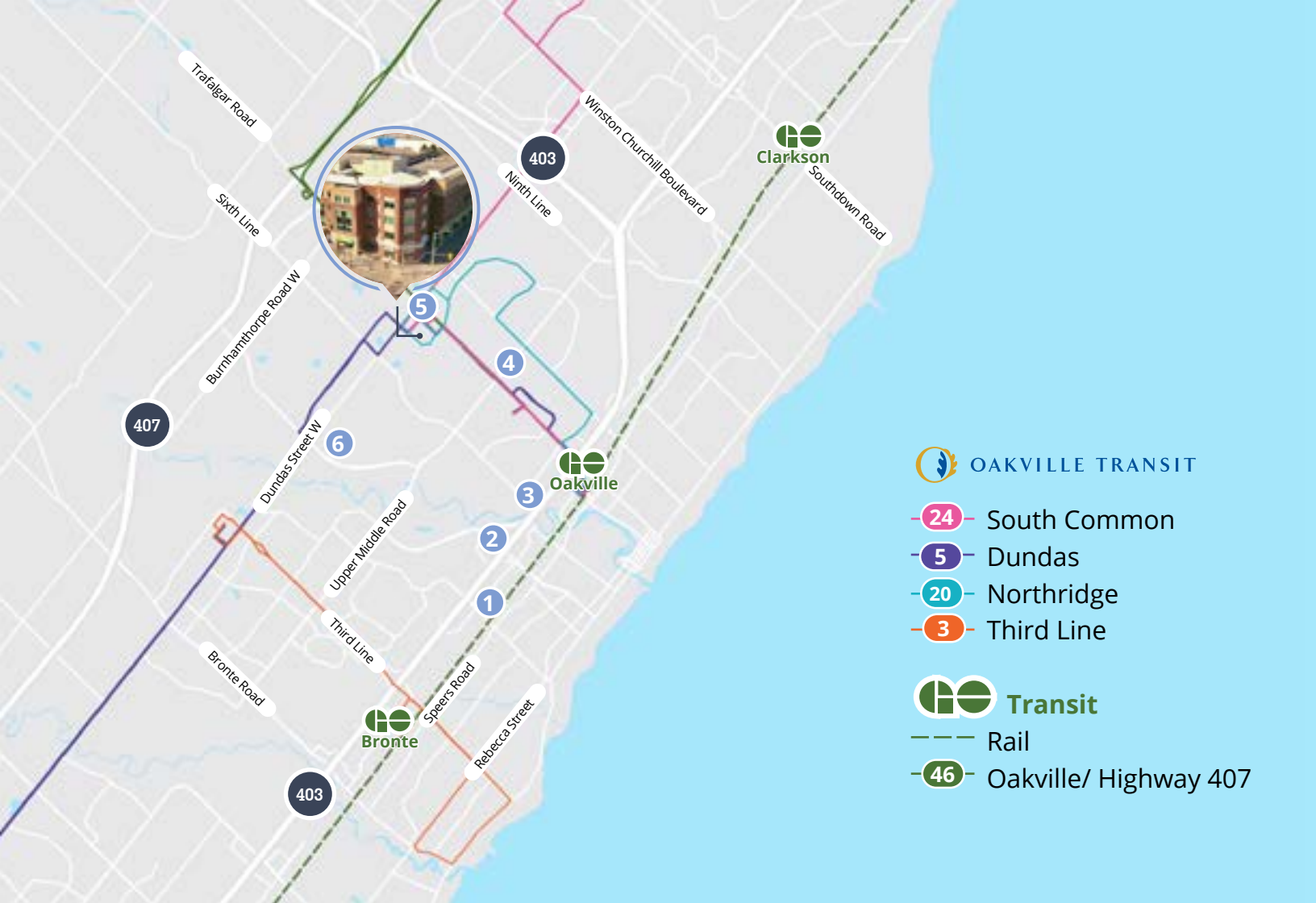
OPEN OFFICE SPACE



PRIVATE OFFICE




OPEN OFFICE SPACE




 OAKVILLE TRANSIT

 24 South Common

 5 Dundas

 20 Northridge

 3 Third Line

 Transit

 Rail

 46 Oakville/ Highway 407

## AMENITIES LEGEND

- 1 RONA**  
 Chuck's Roadhouse Bar & Grill  
 Tim Horton's  
 A&W  
 Puppies Ontario

- 2 Dorval Crossing**  
 Winners Starbucks  
 Staples McDonalds  
 LCBO Subway  
 Metro

- 3 Oakville Place**  
 Goodlife Fitness  
 Starbucks  
 SportChek  
 Goodfellas Wood Oven Pizza

- 4 Upper Oakville Shopping Centre**  
 Shoppers Drug Mart  
 Beer Store  
 The Oakville Pump & Patio

- 5 SmartCentres Oakville**  
 Walmart  
 Canadian Tire  
 Real Canadian Superstore  
 Pet Valu

- 6 RioCentre**  
 Food Basics barBurrito  
 Dollarama The Stout Monk  
 Fortinos Shawarma X  
 Popeye's

## 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

231 OAK PARK BOULEVARD, OAKVILLE, ON

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**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**  
77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5  
**Office** 905 712 2100 **Fax** 905 712 2937 **avisonyoung.ca**



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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# For Lease

## 231

### Oak Park Boulevard

### Oakville, ON

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