

FOR LEASE

1315 NORTH SERVICE ROAD EAST, OAKVILLE

# Modern office with exceptional amenities for lease

Up to 40,804 SF available in a LEED gold certified, architecturally striking office hub

**Chris Burans\***

Senior Vice President  
+1 416 620 2866  
[chris.burans@colliers.com](mailto:chris.burans@colliers.com)

**Noel Cardy\***

Associate  
+1 416 620 2364  
[noel.cardy@colliers.com](mailto:noel.cardy@colliers.com)

**Adam Dauphinee\*\***

Senior Vice President, LEED, AP  
+1 416 620 2872  
[adam.dauphinee@colliers.com](mailto:adam.dauphinee@colliers.com)

**Melissa Burke\***

Senior Office Project Specialist  
+1 416 620 2849  
[melissa.burke@colliers.com](mailto:melissa.burke@colliers.com)



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## Oakville's Premier LEED Gold Office Destination

Located near Highways QEW and 403, 1315 North Service Road East is Oakville's first Leadership in Energy and Environmental Design (LEED®) Gold certified building. Its elegant architecture is accentuated with well-maintained landscaping and features a premium interior design that maximizes natural lighting and workspace ergonomics. The site sits on 9.18 acres of land; the building is situated on 4.5 acres, and the remaining space is available for future development. The seven-storey office building contains three elevators, two emergency stairwells and offers plenty of indoor and outdoor parking. The lobby has 29-ft ceiling heights, highlighted by a balcony overlooking it from the second floor. The office units offer 9-10 ft ceilings and range in size from 1,000 SF to 24,277 SF.

### LEASING OPPORTUNITY

*Your Space. Your Vision.*

*Your Future.*

Options from 6,288 SF to 40,804 SF in one of Oakville's most prominent office buildings.

Building Size	146,131 SF
Typical Floor Plate	21,200 SF
Year Built	2010
Floors	7
Class	A
Elevators	Three elevators that operate at a rate of 350 fpm
Security	All perimeter doors are equipped with card readers, 24/7 card access. Security cameras onsite. Monitored building life safety and security



# Find yourself in one of the finest west-end locations



BOMA BEST Gold & First LEED Gold-certified building in Oakville



Highway QEW access and exposure



Grand lobby with 29-foot ceiling heights



Indoor bicycle storage



Pylon signage available



Shower/change facilities



Access to green space



Future development potential





## AVAILABLE UNITS

Unit	Square Footage (SF)	Description	
300	10,239	Built-out	<a href="#">Virtual Tour</a>
301	6,288	Built-out	<a href="#">Virtual Tour</a>
400	24,277	Built-out. Mostly open area.	<a href="#">Virtual Tour</a>



**Net rent**  
\$20.50 PSF



**Additional Rent**  
\$16.40 PSF



**Parking**  
3/1,000 SF Leased  
Underground Reserved -  
Subject to Availability  
Electronic Vehicle Charge  
Station Available



**Tenant Improvement Allowance**  
Contact listing agents

## LOCATION

### Connected to What Matters Most

1315 North Service Road East is strategically positioned near the Oakville-Mississauga border, offering excellent visibility and direct access to Highway QEW, with convenient connectivity to Highway 403 via nearby interchanges. This prime location supports easy commuting for employees and clients alike, with additional access to local transit routes including Oakville Transit bus lines 120 and 26, both within a short walking distance.



**Oakville GO Station**  
8 min - drive



**Clarkson GO Station**  
11 min - drive

#### FOOD & DRINKS

- 1 Harper's Landing
- 2 Blondie's Pizza
- 3 Tim Horton's
- 4 Sunny Morning Breakfast
- 5 Starbucks
- 6 Scaddabush
- 7 Trattoria Timone
- 8 Subway
- 9 Montfort Mediterranean
- 10 Gladiator Burger

#### ENTERTAINMENT

- 1 Dave & Busters
- 2 IFLY Oakville
- 3 Cineplex Cinemas
- 4 Putt In Glow
- 5 Scooter's Roller Palace

#### RETAIL & SERVICES

- 1 Oakville Place
- 2 Costco
- 3 Farm Boy
- 4 Longo's

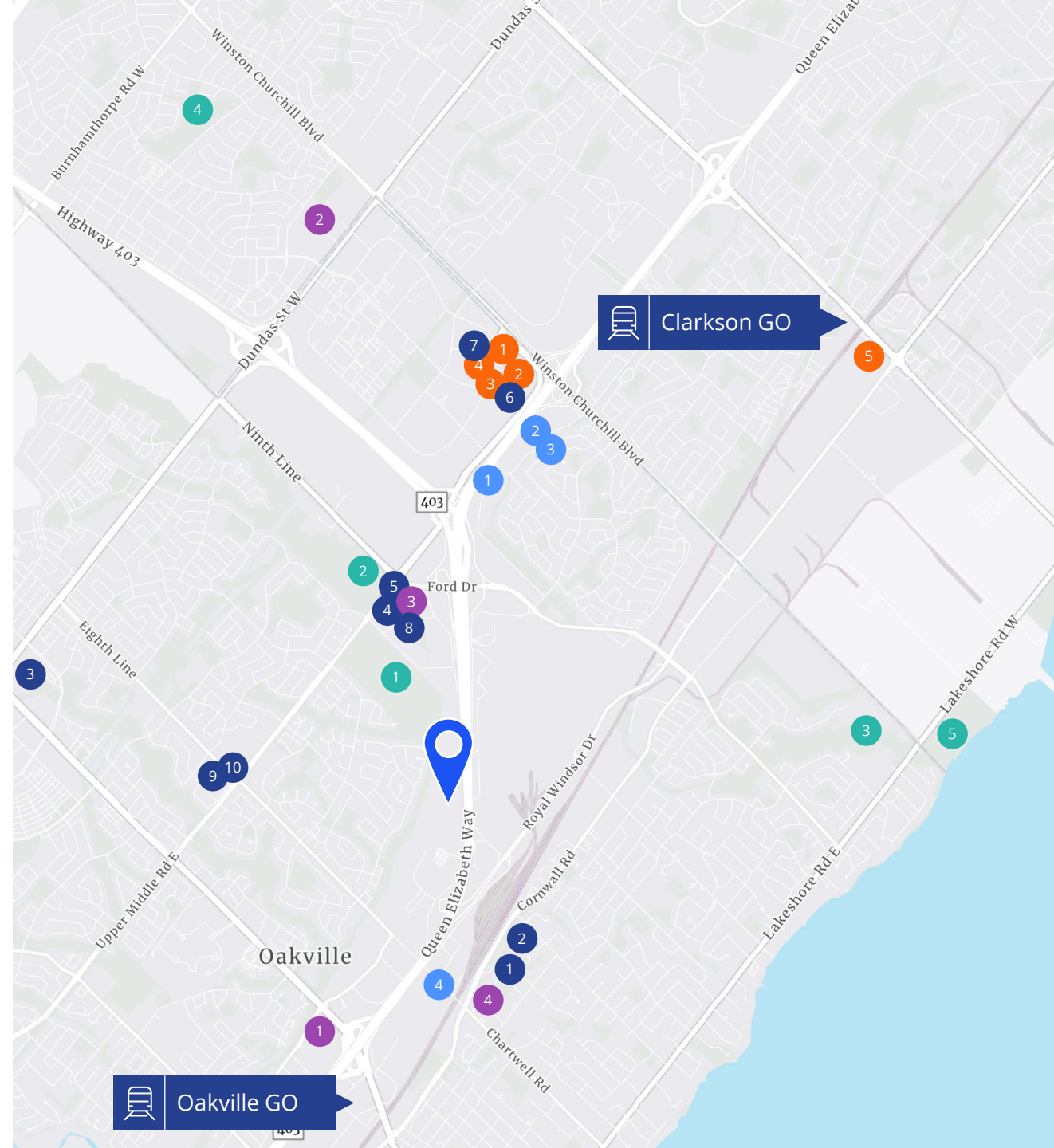
#### HOTELS

- 1 Hilton Garden Inn
- 2 Quality Inn & Suites
- 3 Fairfield Inn Toronto
- 4 Monte Carlo Inn

#### PARKS

- 1 Iroquois Shoreline Park
- 2 The Parkway
- 3 Joshua's Valley Park
- 4 Tom Charter Memorial Park
- 5 Arkendo Park

5 | **FOR LEASE** | 1315 North Service Road



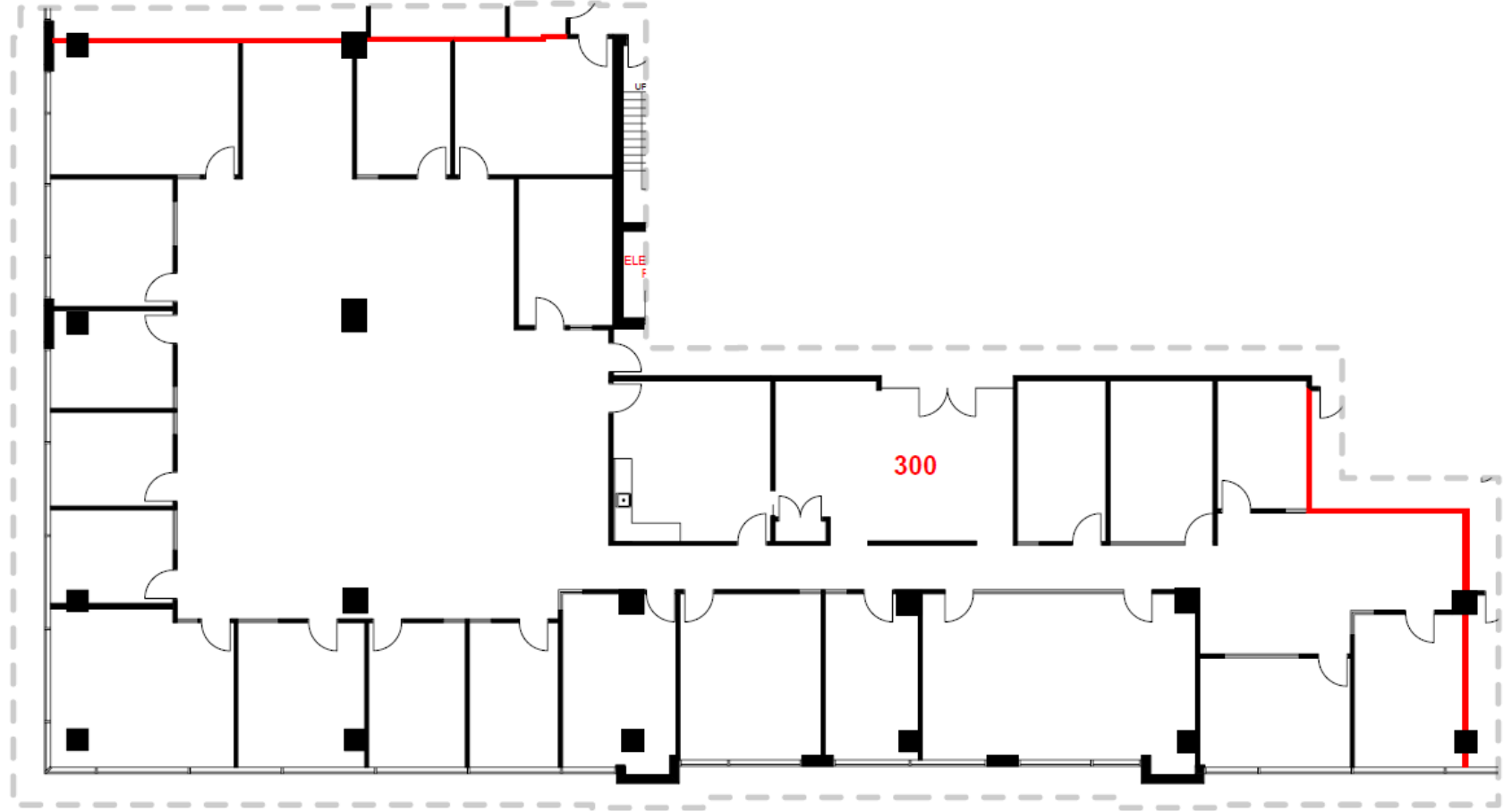
UNIT

300

10,239 SF

- Available immediately
- Ability to demise
- Two kitchenettes
- Private offices
- Multiple boardrooms
- Reception area

View Virtual Tour



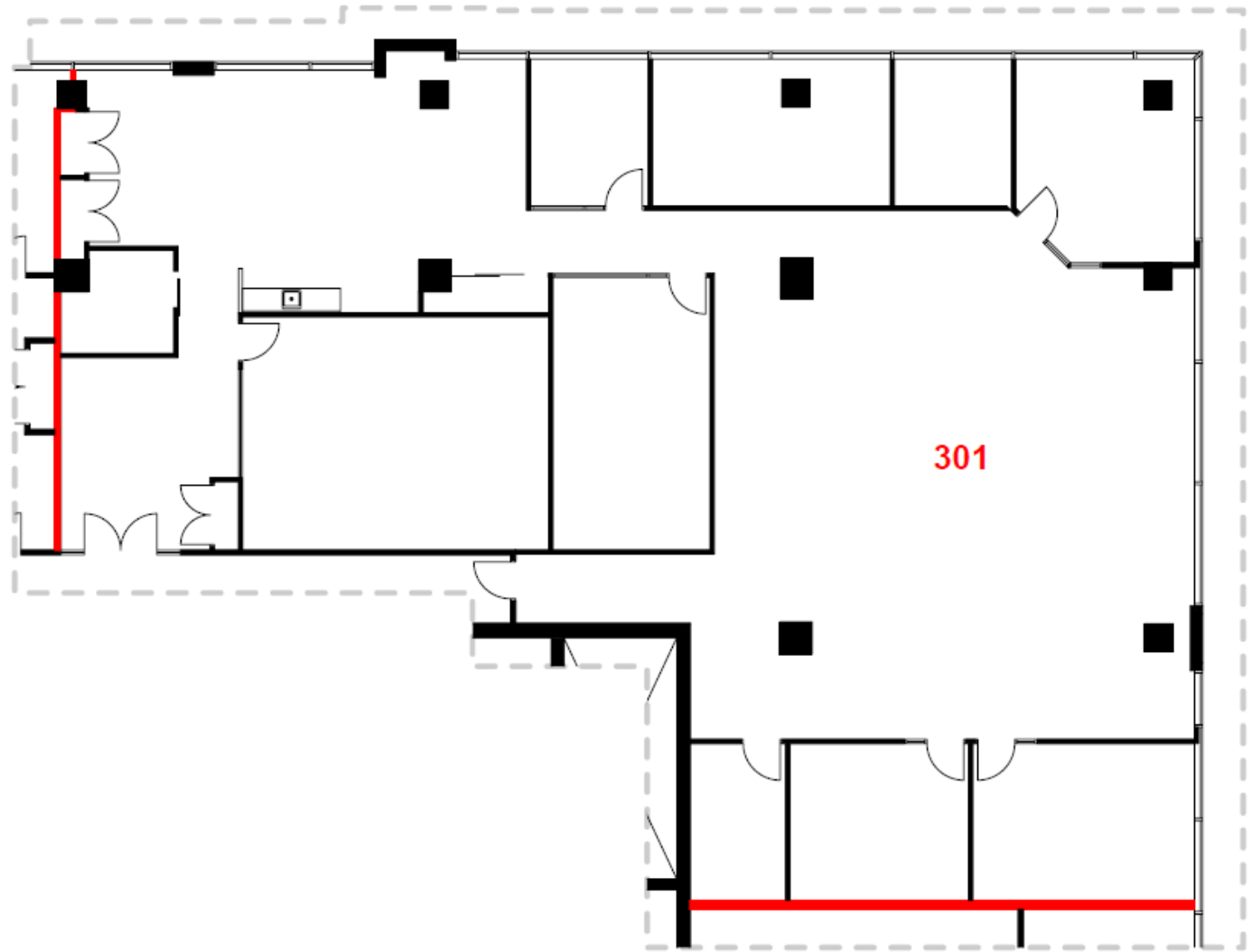
UNIT

3  
0  
1

6,288 SF

- Available immediately
- Open workspace
- Private offices
- Kitchenette

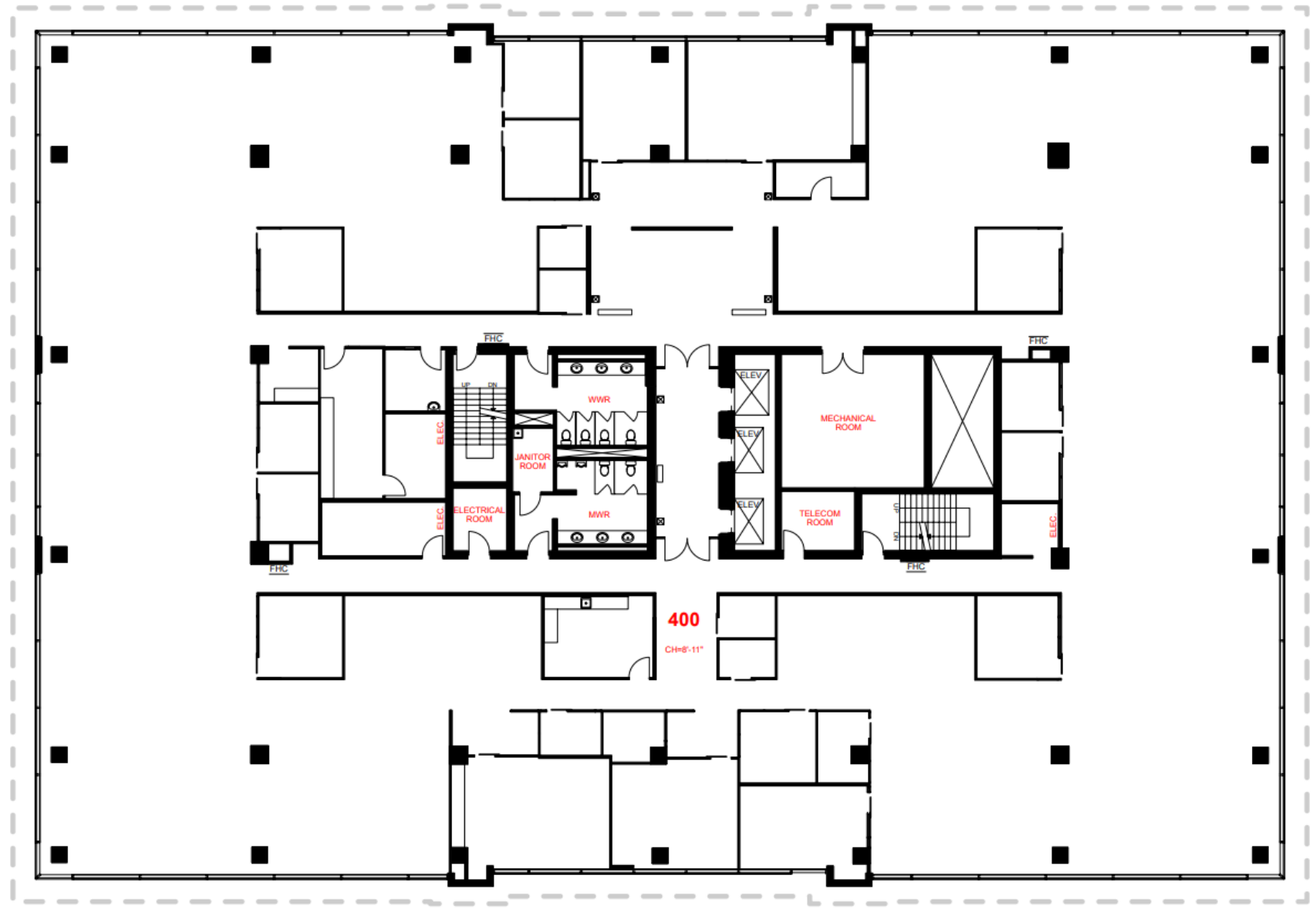
View Virtual Tour



24,277 SF

- Available immediately
- Full floor opportunity
- Ability to demise
- Kitchenette
- Private offices
- Plenty of open workspaces

View Virtual Tour



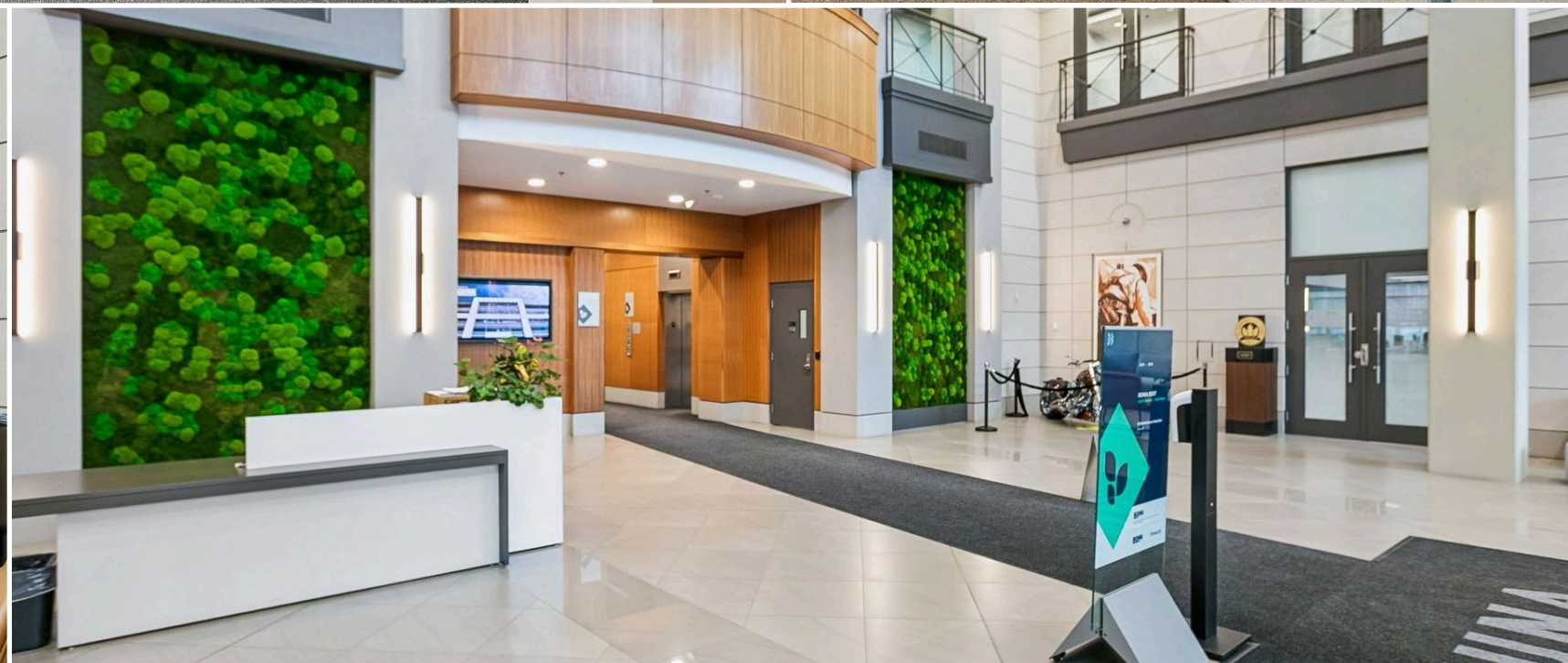


Image caption



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**Colliers Canada**

401 The West Mall, Suite 800  
Toronto, Ontario  
M9C 5J5

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