

SECOND FLOOR OFFICE SPACE

FOR LEASE

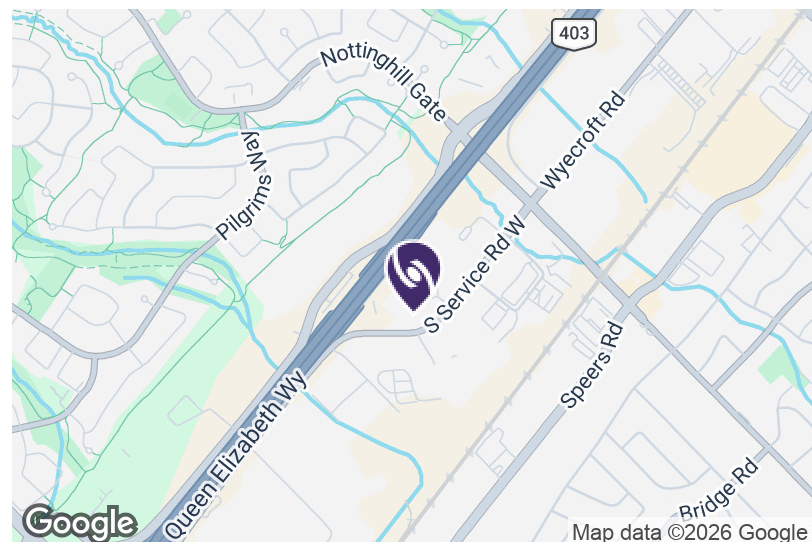


1141 South Service Road West, Oakville, ON, L6L 6K4



3,100 SF of second-floor office space available above a luxury auto dealership, located along South Service Road, just west of Fourth Line.

- Beautifully finished, open-concept space
- Consists of an open area, 2 private offices, 2 open work stations, electrical room
- 2 parking spaces included with additional available at a monthly fee
- Elevator at main entrance plus a private side entrance
- Gross rent includes utilities but not HST



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Skilled Trades College of Canada - Oakville Campus

STAPLES

Mercedes-Benz

SmartStop
Self Storage

Public Storage

VW

SUBJECT SITE

IRON MOUNTAIN®

Audi

LEXUS

Mazda

ACURA

U-HAUL

243,600 (AADT, 2021)

11,800 (AADT, 2018)

PROPERTY DETAILS

Size:	3,100 SF
Lease Rate:	\$3,750 per month (Gross)
Availability:	Immediate

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	2,275	53,955	149,141
Daytime Population	7,259	61,735	144,453
Total Households	742	18,896	51,536
Average Household Income	\$214,340	\$221,348	\$234,289

Data Source: Environics Estimates 2025

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THE BEHAR GROUP™

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

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