

A Connected Office Campus Designed for Modern Work

# WPD

## WINSTON PARK DRIVE

2010, 2020 & 2060 WINSTON PARK DRIVE, OAKVILLE ON

**CBRE**

PROUDLY MANAGED BY:

**FENGATE**



# Strategic Location, Established Complex

Discover over 300,000 Sq. Ft. of Class A office space across a premier three-building complex. Efficient floorplates offer the flexibility to create workspaces tailored to your business.

Ideally located on the Oakville–Mississauga border within Winston Business Park, 2010, 2020 and 2060 Winston Park Drive provide seamless access to transit, major bus routes, and nearby GO stations—making commuting simple for your team.

Positioned alongside the QEW, the complex offers exceptional visibility and direct connectivity to the GTA's major highways, including the 403, 407, and 401. Tenants benefit from elevated workspaces, views of Lake Ontario, and a location within one of Oakville's most established business districts.



YOUR LOGO HERE





# Building Features and Amenities



Winston Park Drive offers a professionally managed, secure office environment designed to support business continuity and employee well-being.

Key features include after-hours security, continuous fresh air systems, individual temperature controls, and a diesel-powered emergency generator supporting life-safety systems. Tenants also benefit from 24-hour access, a secure lobby, and controlled elevator access—delivering a safe, reliable, and comfortable workplace experience.

## ESG Initiatives

- Honey Bee Hives
- CircuitMeter
- Smart Water Irrigation Systems
- Smart Water Indoor Water Management Systems
- Advanced Automation
- Car Pool
- Zero Waste Program
- E-Waste Program
- Green Cleaning
- Bicycle Parking
- Energy Star Rating



2010 WPD - Newly Renovated Lobby



2020 WPD - Cinnamon Grove Café Onsite



2060 WPD - Lobby



2020 WPD - Grand Open Atrium Lobby



2020 WPD - Cinnamon Café Seating



Pollinators at Work



EV Charging



## Your Next Office, Surrounded by Every Convenience

Set in the heart of Winston Business Park, 2010, 2020 and 2060 Winston Park Drive places employees steps from a full range of on-site and nearby amenities. Enjoy the convenience of an in-building café, with an array of dining, retail, and entertainment options just across the street at Oakville Entertainment Centrum.

From casual lunches to client meetings, nearby favourites include Scaddabush, Trattoria Timone, and Baton Rouge, alongside a Cineplex theatre and everyday conveniences—all within walking distance.

Beyond the immediate area, Dundas Street West offers quick access to major retailers, grocery stores, banks, and services. With destinations like Costco, Home Depot, Best Buy, and Longo's just minutes away, everything your team needs is within easy reach.



**6 MIN**  
Drive to  
Sheridan Centre

**8 MIN**  
Drive to  
Oakville Place

**10 MIN**  
Drive to  
Erin Mills Town  
Centre







# 2010 Winston Park Drive

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| Net Asking Rate | \$19.00 Per Sq. Ft.                                           |
| Additional Rent | \$16.64 Per Sq. Ft. (2026 Est.)                               |
| Parking         | 4:1000 Free Surface Parking<br>EV Charging Stations Available |

## Availabilities & Floor Plans

| Suite                                                    | Size           | Availability |
|----------------------------------------------------------|----------------|--------------|
| 400                                                      | 13,224 Sq. Ft. | Immediate    |
| Divisible to 9,472 Sq. Ft. (400) and 3,860 Sq. Ft. (402) |                |              |

▶ Click suites to view floor plans





2010, 2020 & 2060 WINSTON PARK DRIVE OAKVILLE ON • FOR LEASE

# 2020 Winston Park Drive

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| Net Asking Rate | \$19.00 Per Sq. Ft.                                           |
| Additional Rent | \$15.47 Per Sq. Ft. (2026 Est.)                               |
| Parking         | 4:1000 Free Surface Parking<br>EV Charging Stations Available |

## Availabilities & Floor Plans

| Suite | Size           | Availability |
|-------|----------------|--------------|
| 300   | 3,990 Sq. Ft.  | Immediate    |
| 402   | 4,219 Sq. Ft.  | Nov 30, 2026 |
| 501   | 9,940 Sq. Ft.  | Immediate    |
| 600   | 20,437 Sq. Ft. | Immediate    |
| 701   | 8,607 Sq. Ft.  | Immediate    |

▶ Click suites to view floor plans





2020 WPD - Common Area Upgrades



2020 WPD - Suite 600



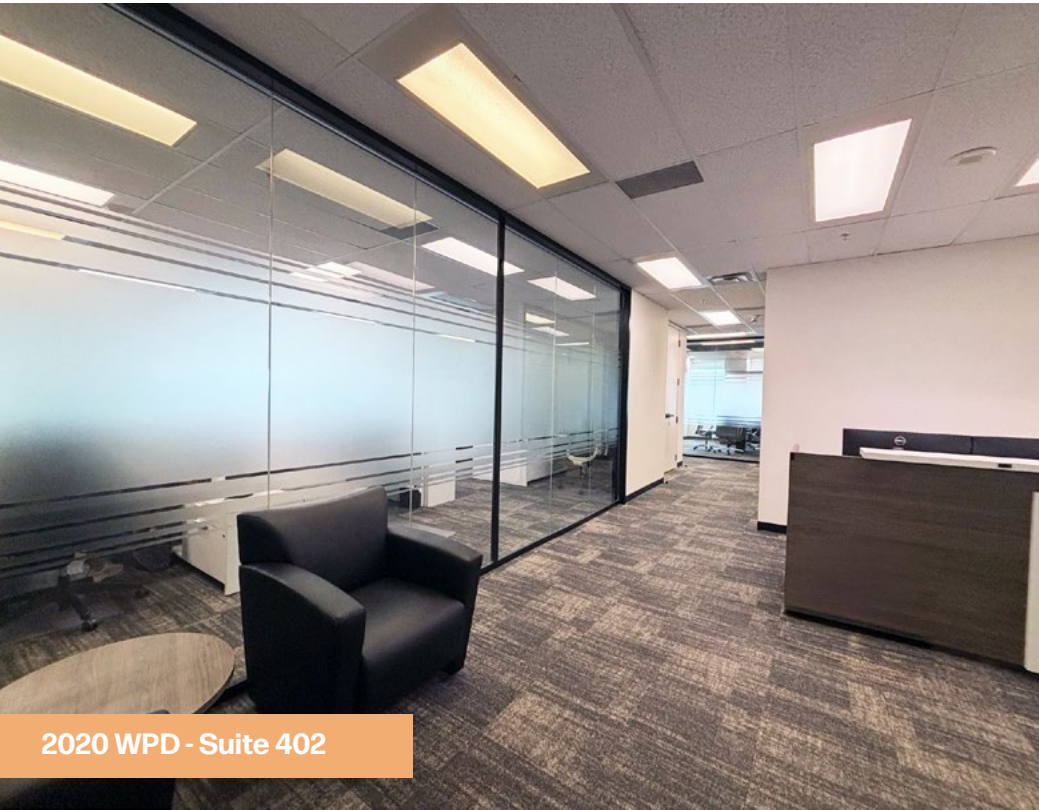
2010 WPD - Newly Updated Washroom



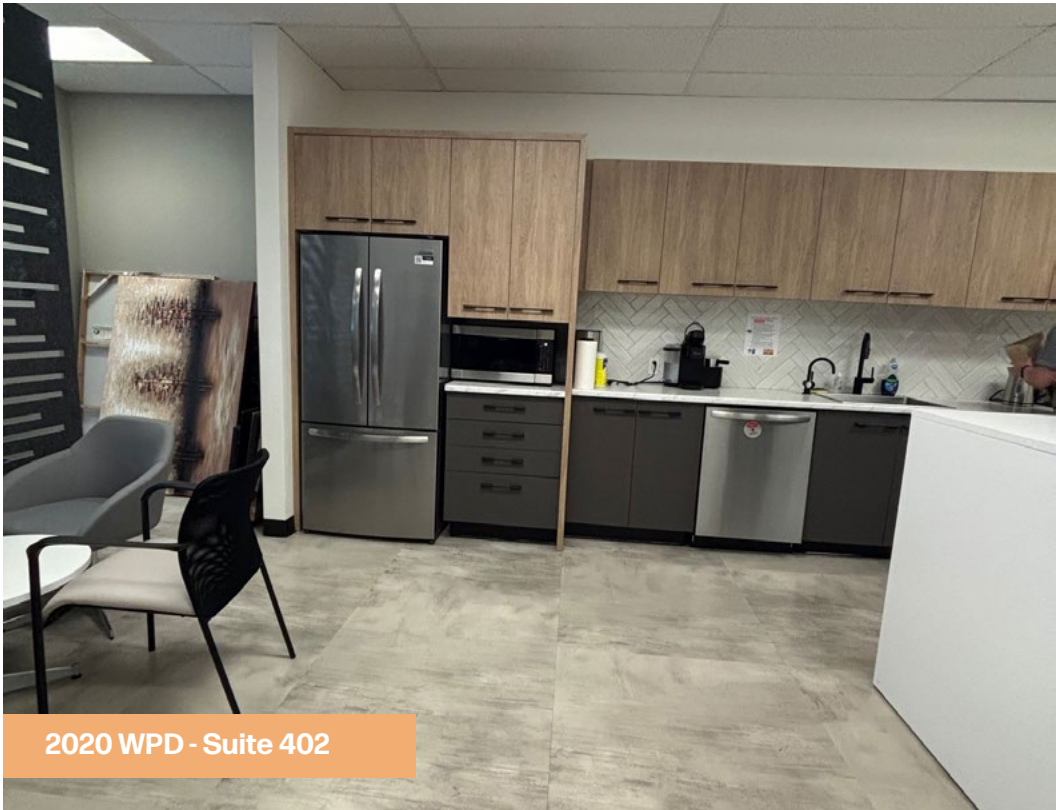
2010 WPD - Suite 400



2010 WPD - Suite 402



2020 WPD - Suite 402



2020 WPD - Suite 402



# Winston Park Drive. Your Gateway to Refined Connectivity.

| Destination                           | Travel Time |
|---------------------------------------|-------------|
| Highway 403                           | 2 min       |
| Queen Elizabeth Way (QEW)             | 3 min       |
| Clarkson GO Station                   | 9 min       |
| Highway 407                           | 11 min      |
| Highway 401                           | 19 min      |
| Highway 410                           | 19 min      |
| Highway 427                           | 21 min      |
| Toronto Pearson International Airport | 29 min      |
| Downtown Toronto                      | 44 min      |

## Transit Lines

|                                          |             |
|------------------------------------------|-------------|
| MiWay Bus Route 45 - Winston Churchill   | <div></div> |
| MiWay Bus Route 71 - Sheridan            | <div></div> |
| Oakville Bus Route 6 - Upper Middle      | <div></div> |
| Oakville Bus Route 12 - Winston Park     | <div></div> |
| Oakville Bus Route 120 - East Industrial | <div></div> |

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**Oakville Entertainment Centrum**

Cineplex  
Dave & Busters  
iFly Toronto  
Boston Pizza  
Baton Rouge

3 Brewers  
Demetres  
Hilton Hotel  
Eggtastic  
Scaddabush
- 2

**Dundas Centre**

Costco  
CIBC  
Starbucks  
The Brick  
LCBO

Longo's  
Chapters  
Home Depot  
BMO  
TD Bank
- 3

**Erin Mills Power Centre**

Michaels  
Leon's  
Golf Town  
Canadian Tire  
Montanas

LA Fitness  
Tim Hortons  
Shell  
Best Buy  
Mark's
- 4

**Oakwoods Centre**

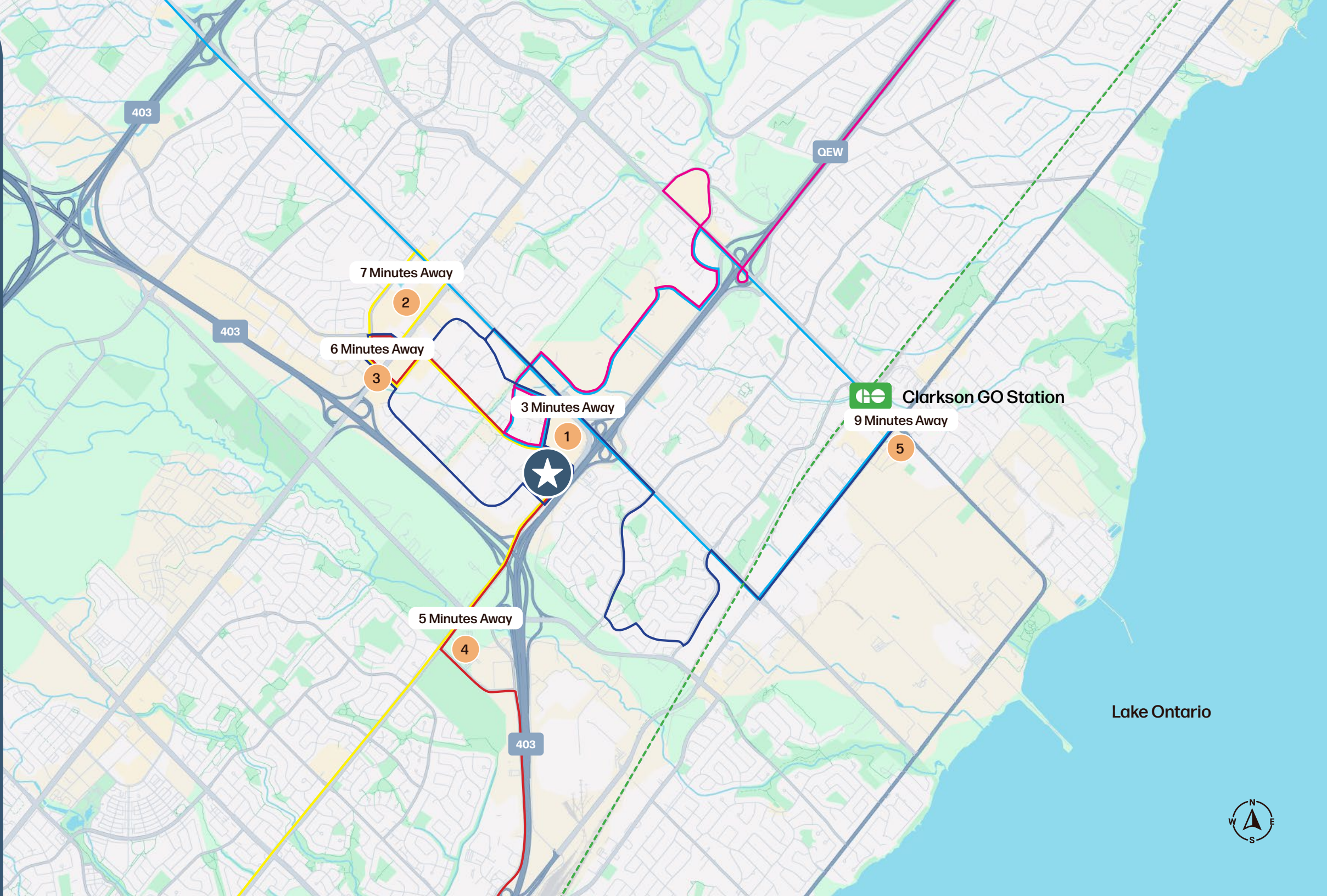
Farm Boy  
Subway  
Scotiabank  
Starbucks  
Bar Burrito

F45 Training  
Pet Valu  
Mary Brown's  
Qwench Juice  
Sushi Box
- 5

**Clarkson Crossing**

RBC  
Starbucks  
Scotiabank  
Metro  
Fionn MacCools

LCBO  
Canadian Tire  
HomeSense  
Mark's  
Booster Juice





# Partnered for Success

## FENGATE

[www.fengate.com/real-estate](http://www.fengate.com/real-estate)

Retaining quality tenants is a top priority for Fengate Real Estate. Our team's skilled and dedicated support begins with lease and space preparation to ensure the absolute best start for your business. Throughout your tenancy, expect Fengate's experienced, proactive and client-focused property management team to be your dedicated partners, supporting your business needs. You can rely on our team's firm commitment to customer service, pride of property and top-tier building operations, responsiveness, and integrated reporting and leasing services.

Fengate Real Estate is a business division of Fengate Asset Management, a leading alternative investment manager focused on infrastructure, private equity and real estate strategies. Fengate Real Estate manages all properties on behalf of its investors, including the LiUNA Pension Fund of Central and Eastern Canada.

## CBRE

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Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.





# WINSTON PARK DRIVE

2010, 2020 & 2060 WINSTON PARK DRIVE, OAKVILLE ON

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