



226

Wyecroft Road

95,750 square feet of flex space for
Sublease in Oakville

Lennard:

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**Broker *Sales Representative

Turn key Campus Space with many other applicable uses

226 Wyecroft Road

Large Parking Area!

Previously
Tim Hortons
HQ!

Lennard:





Lennard:

Property Overview

Location



226 Wycroft Road is located at the major intersection of Wycroft Road and Dorval Drive, just southeast of the QEW (highway 403), in the city of Oakville.

Size



95,750 sq. ft.

Zoning



E2 sp:6 - Business Employment Zones (permitted uses are noted on page 10 below)

Sublease Term



December 31, 2029

Video Tour



[Click here to view the tour](#)

Business Park



Oakville QEW West

Parking Stalls



3.29/1,000 sq. ft. (approx.)

Furniture



Fully furnished

Amenities in the Area

Ranked one of the best places to live in Canada!



-  226 Wycroft Road
-  Sheridan College
-  White Oak Secondary School
-  YMCA of Oakville
-  Oakville Place
-  Starbucks
-  Canada Post
-  Harvey's
-  Pizza Hut
-  Fortinos
-  Wine Rack
-  2 Hotels
-  30 Restaurants within a radius of 3km

Join the Oakville QEW West Business Park

Home
to Many
Industry
Leaders

Lennard:

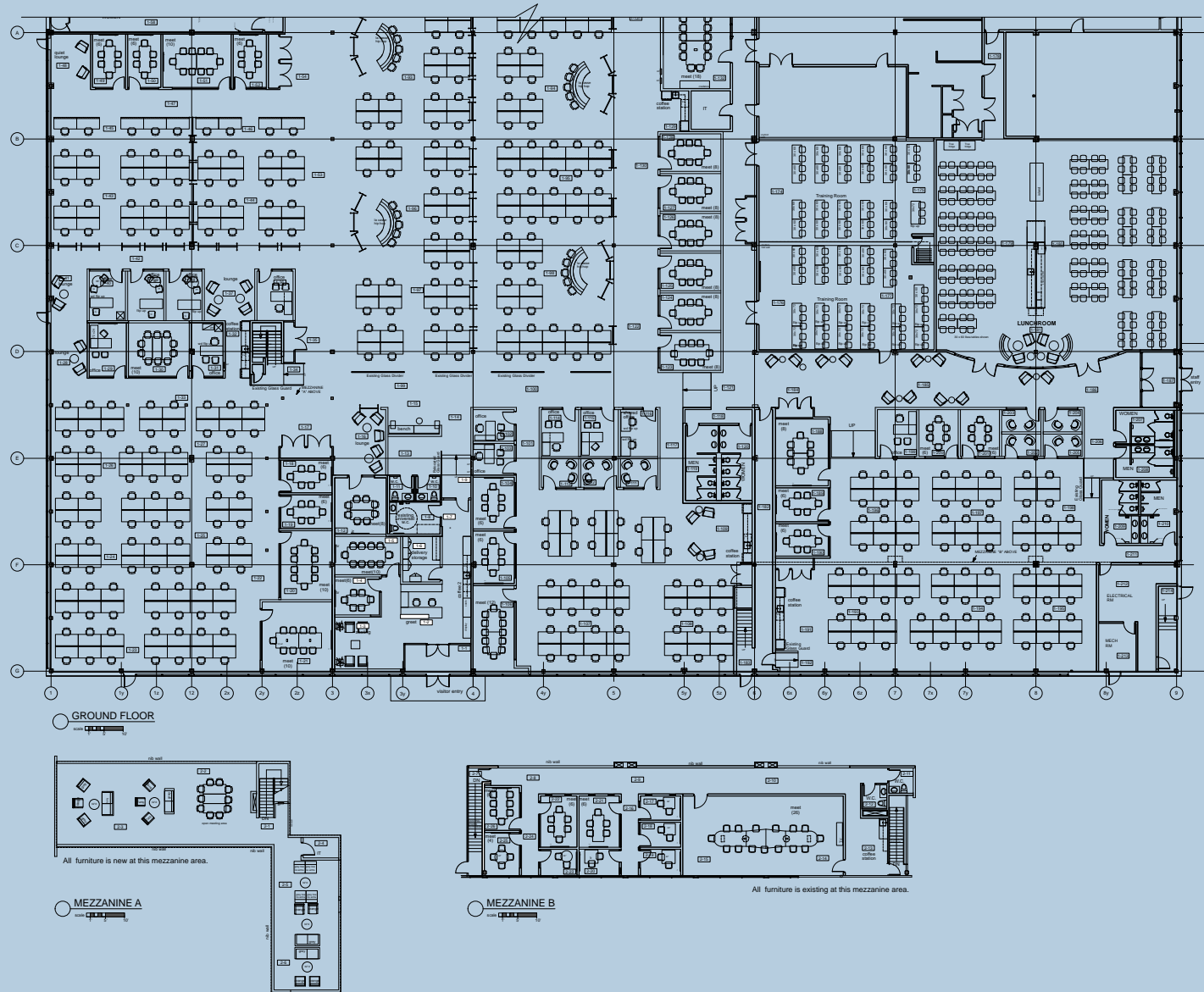
The map displays the Oakville QEW West Business Park (orange), Oakville QEW East Business Park (light blue), and Midtown Core Oakville (dark blue). Numbered markers (1-14) indicate the locations of various head offices. A location pin marks 226 Wyecroft Road. Major roads like 407, 403, and 25 are also shown.

- Oakville QEW West Business Park
- Oakville QEW East Business Park
- Midtown Core Oakville
- 1 Midtown Oakville Mobility Hub
- 226 Wyecroft Road, Oakville

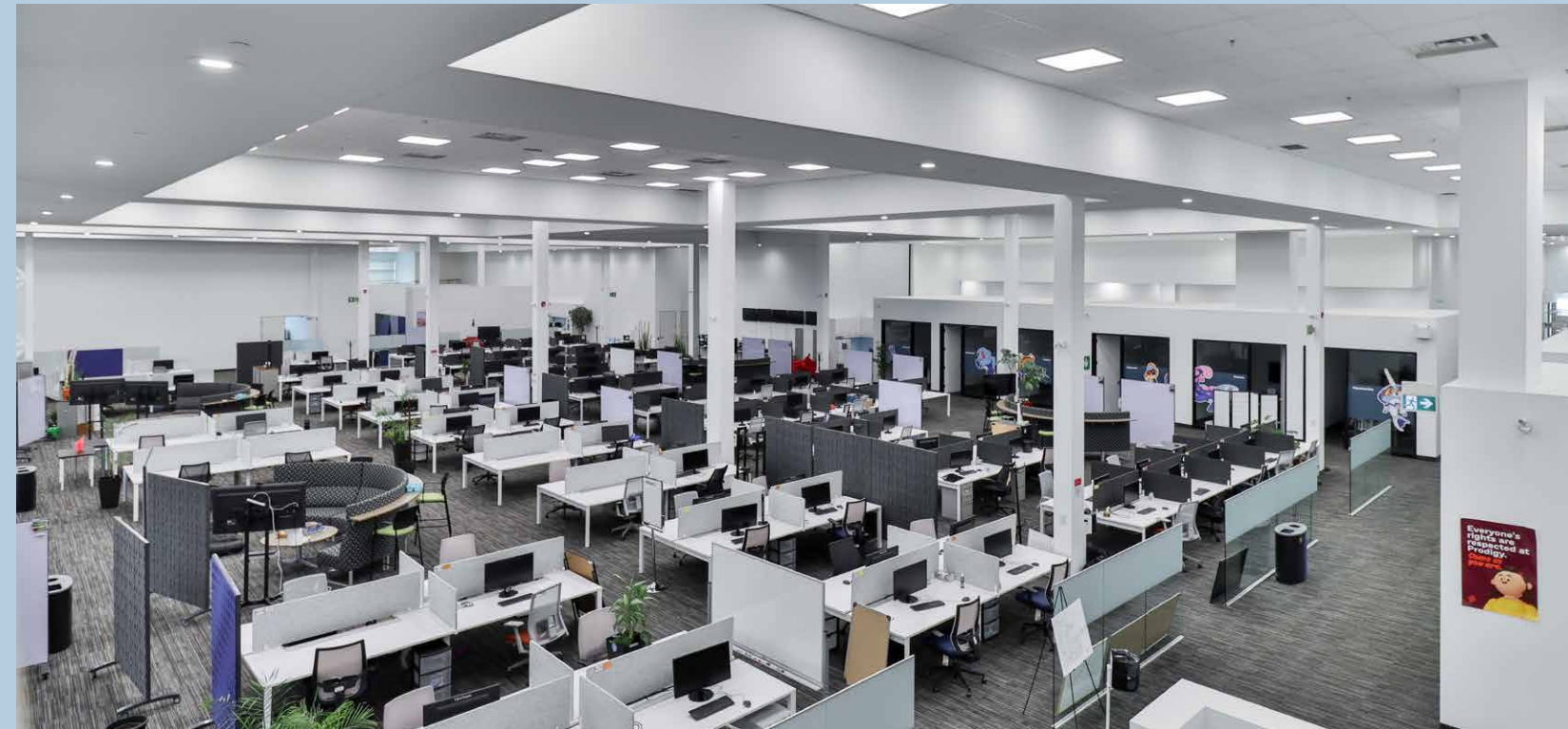
Head Offices - Oakville

1 Siemens	8 Lawrason's Inc
2 Ford Oakville	9 Auto World Imports Network (AWN)
3 Parsons Inc. Oakville	10 Wiberg
4 Aviva Canada	11 Travellers Canada
5 BDO Canada	12 UTC Aerospace Systems
6 Rockstar Games	13 SUEZ Water Technologies & Solutions
7 Iovate Health Sciences	14 Innomar Strategies - AmerisourceBergen

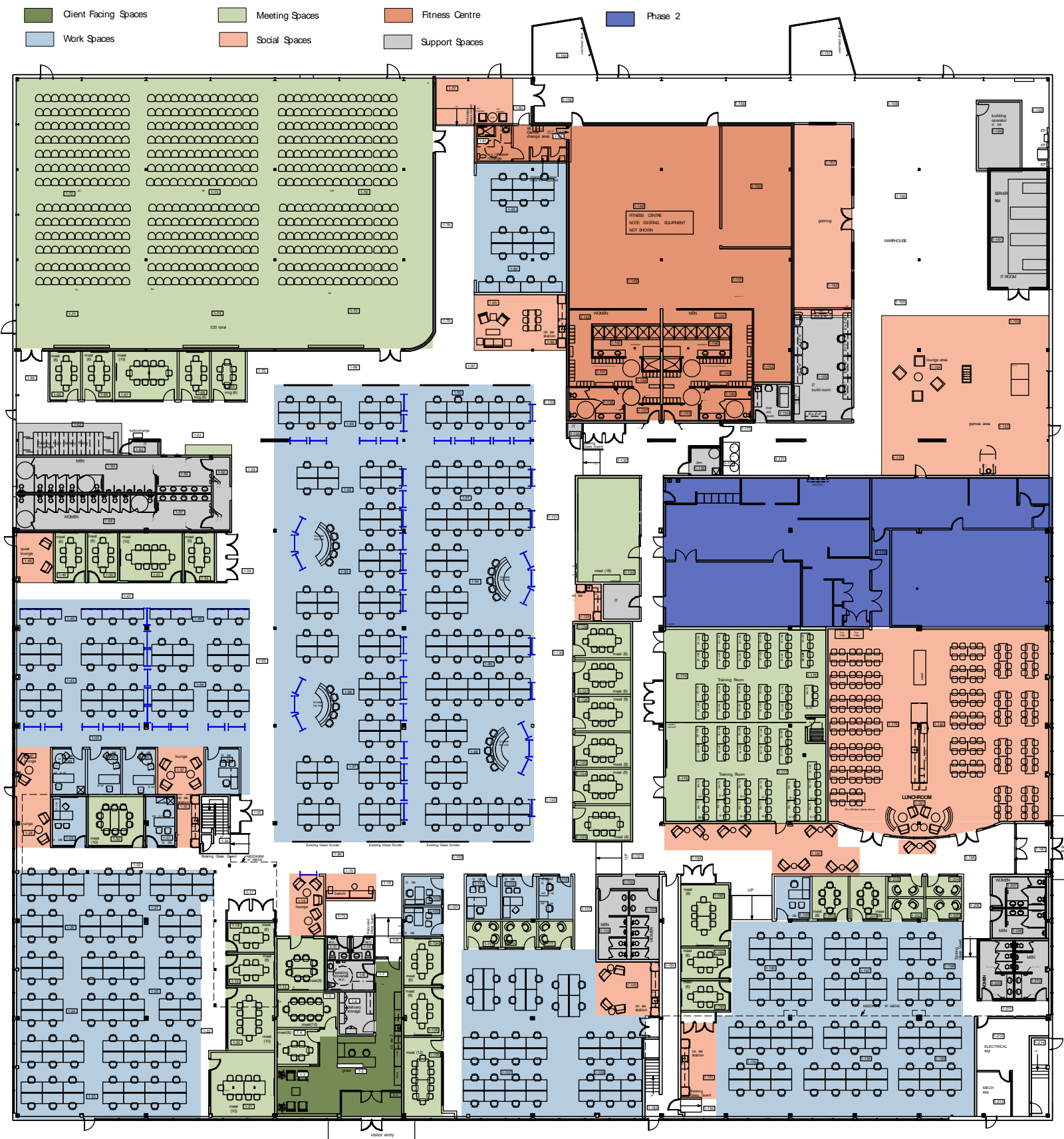
Floor Plan



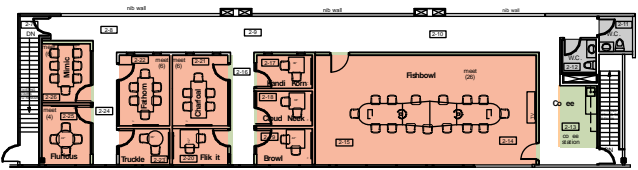
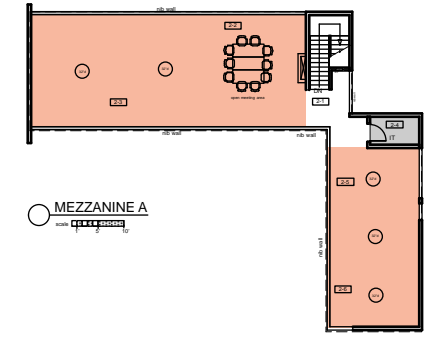
Spacious Feel • High Ceilings



Lennard:



GROUND FLOOR



Mezzanine A

- Open lounge areas 2
- Open meeting areas 1

Mezzanine B

- Meeting Rooms
- Large (26) 1
- Medium (6) 3
- Small (4) 1
- Small/ph. rm.(2) 5

Main Floor

Supporting Areas	Total
Meeting Rooms (Total 46)	
Large (18)	1
Large (12)	1
Medium (10)	5
Medium (8)	9
Medium (6)	16
Small (2-3)	7
Small/ph. rm.(1)	3
Large auditorium (533)	1
Lounges	7
Lunchroom (184 Staff)	1
IT rooms	5
IT build room	1
First aid room	1
Games area (warehouse)	1
Gaming room (warehouse)	1
Fitness area with showers	1
All gender fitness changeroom	1
Greeting area	1
Delivery storage	1
Building operator room	1





Staff	Total
Desking at 72" x 30" each	403
Private offices	11

Functional and Flexible Space with Infinite Possibilities

A balance of bright and open space, private offices, and multidisciplinary rooms for all your needs




Easily Accessible from All Over the GTA

Oakville at a Glance




-  Canada's economic powerhouse and the fourth largest city in North America - only 30 minutes from downtown Toronto
-  Total Population: 213,759
-  Employment Labour Force: 198,796
-  Average Household Income: \$192,562

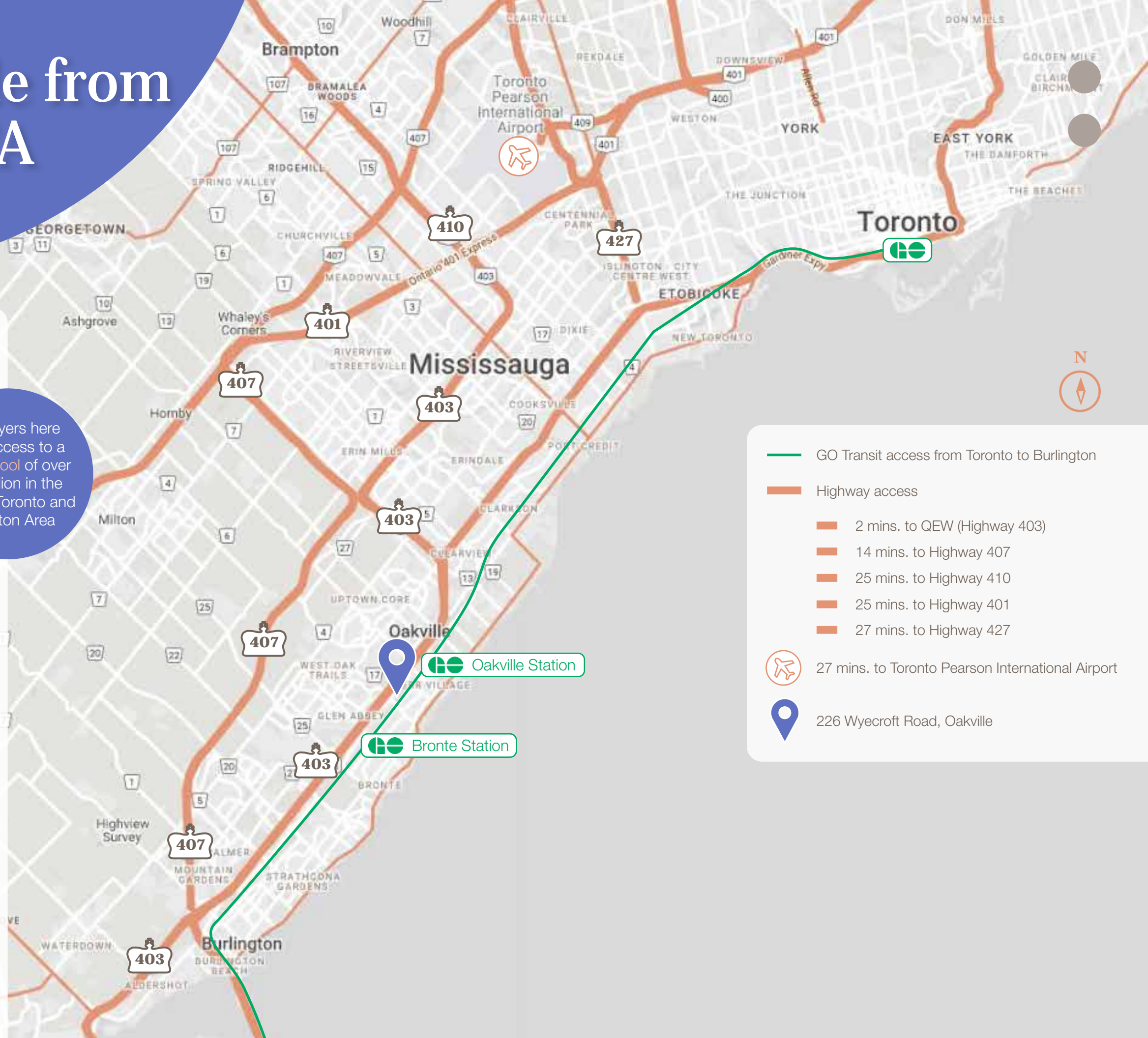
Employers here have access to a labour pool of over 3.5 million in the Greater Toronto and Hamilton Area

Mississauga at a Glance

-  Total Population: 717,961
-  Employment Labour Force: 382,200
-  Average Household Income: \$83,018

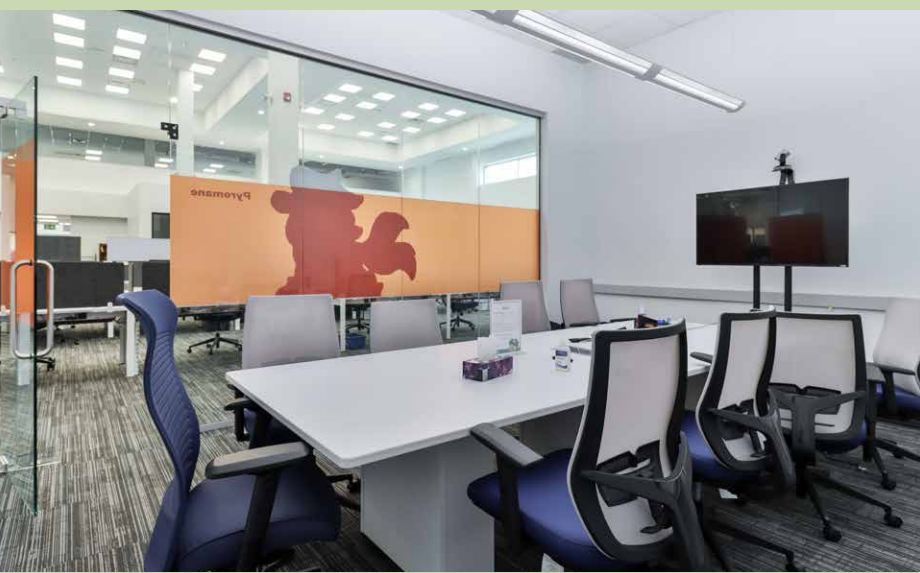
Burlington at a Glance

-  Total Population: 183,315
-  Employment Labour Force: 124,654
-  Median Total Income: \$93,588





Meeting
Spaces to
Suit Your
Needs



Lennard:





Permitted Uses

- Art gallery
- Business office
- Commercial school
- Commercial self-storage
- Conservation use
- Contractors establishment
- Day care
- Drive-through facility
- Dry cleaning/laundry establishment
- Emergency service facility
- Financial institution
- Food bank
- Food production
- Hotel
- Manufacturing
- Medical office
- Outside display and sales area
- Outside storage
- Park, public
- Parking area, heavy vehicle
- Place of worship
- Public hall
- Public works yard
- Rental establishment
- Repair shop
- Restaurant
- Retail store, accessory and showroom
- School, private
- Sports facility
- Stormwater management facility
- Taxi dispatch
- Training facility
- Veterinary clinic
- Warehousing
- Wholesaling

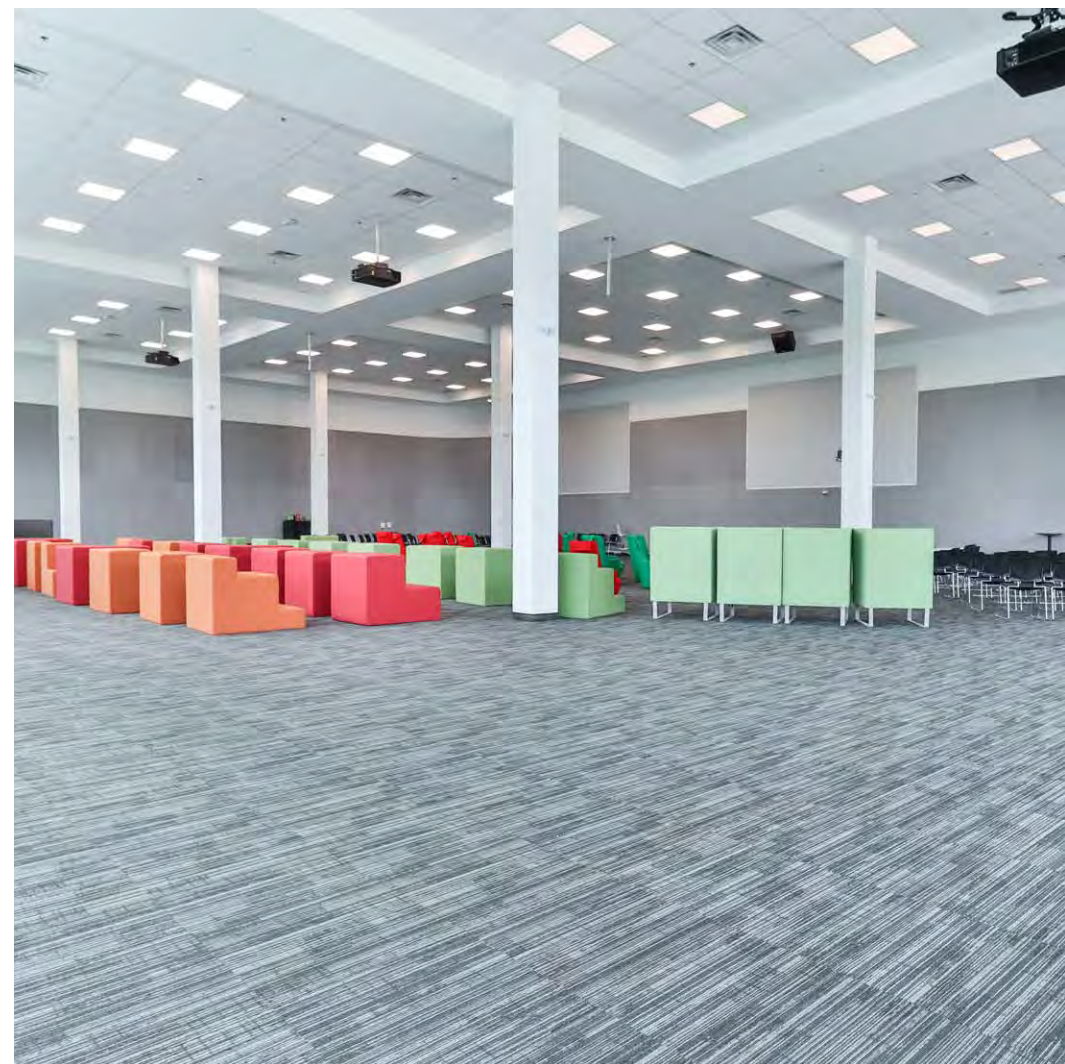
E2 Sp: 6 - Business Employment Zoning

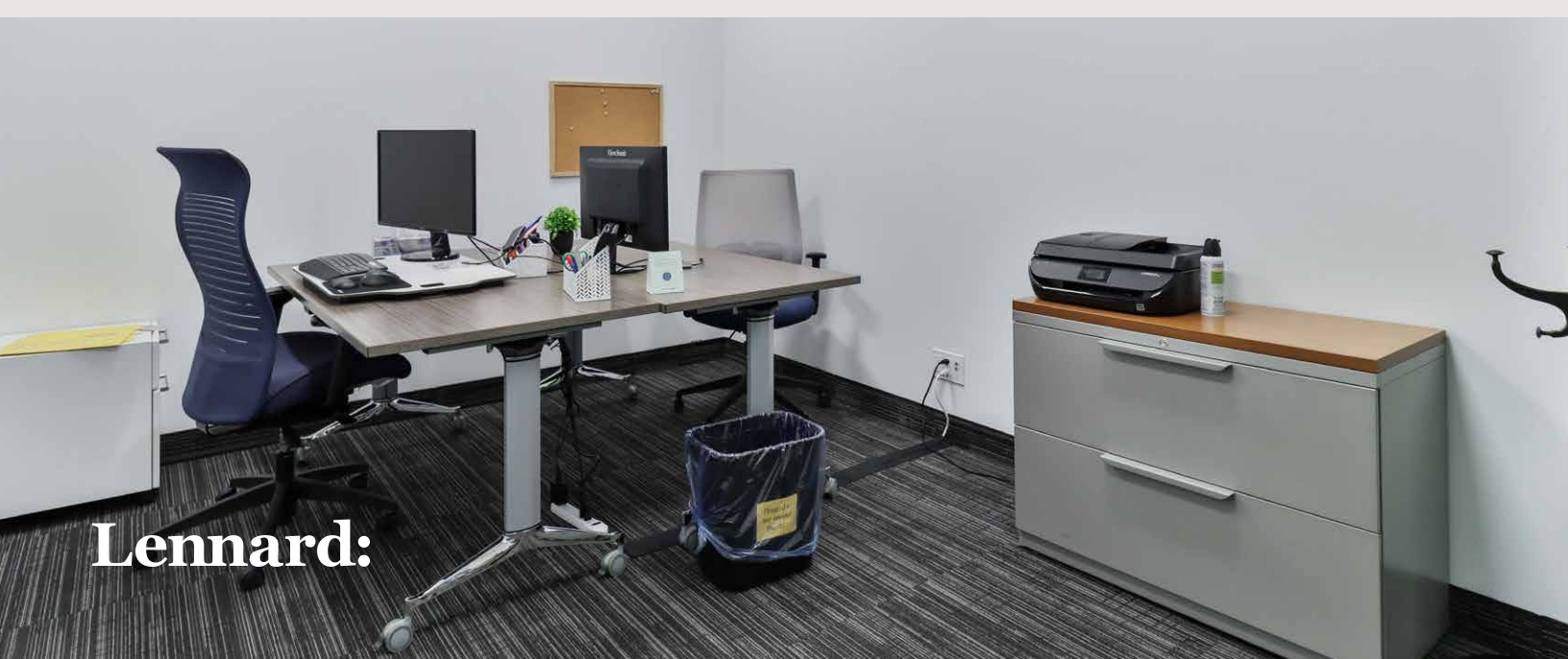


Lennard:



Conference Rooms to Wow your Guests





Lennard:

Great mix of open space and private offices



Oakville Quick Facts

80%

Residents with a Post-Secondary Education

2

Shipping Ports Nearby:
Toronto Harbour/Hamilton Harbour

1

Hour drive to the
United States border

5.08%

Residents working in
Educational Services

10.9%

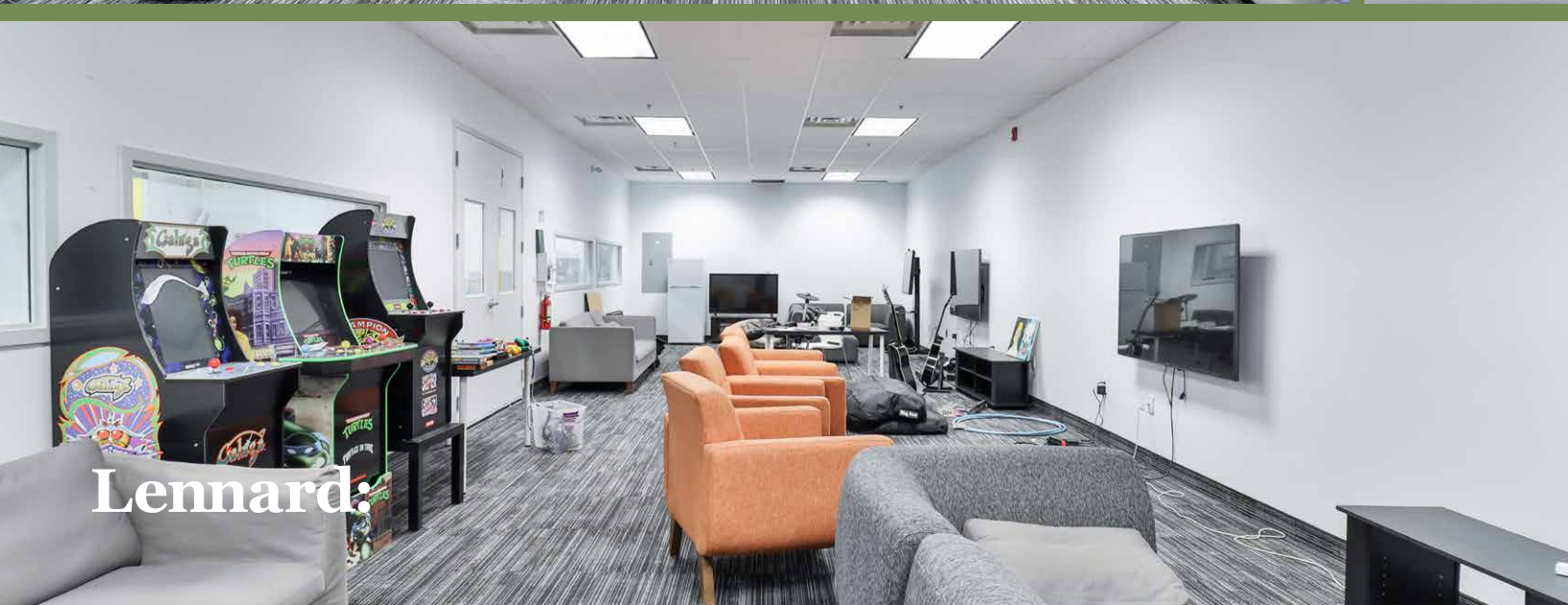
Vacancy Rate in
Oakville

1.5%

Sublet Available Rate
in Oakville



Leisure on Another Level



Lennard



Your Commercial Real Estate Partner

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