

A photograph of a modern, multi-story glass building at dusk. The building's facade is composed of large glass panels and dark metal frames. The interior lights are on, and the sky is a deep blue. In the foreground, there are some young trees and a set of stairs leading up to the building. The overall mood is professional and modern.

FOR SUBLEASE

610 CHARTWELL ROAD  
OAKVILLE, ON

MOTIVATED SUBLANDLORD  
BELOW MARKET RATES

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**CBRE**

# BUILDING DETAILS

<b>Total Size</b>	53,922 Sq. Ft.
<b>Availability</b>	Suite 300: 26,961 Sq. Ft. Suite 400: 26,961 Sq. Ft.
<b>Parking</b>	4:1,000 Sq. Ft. Leased
<b>Sublease Term</b>	Until December 30, 2031
<b>Net Rental Rate</b>	Please Contact Listing Broker <i>Motivated SubLandlord – Below Market Rental Rates</i>
<b>Additional Rent (2024 Estimate)</b>	\$12.66 per sq. ft.
<b>Possession</b>	Immediate

## Additional Comments

- Suite has collaboration space, wellness room, 3 kitchenettes, divisible meeting rooms, breakout calling rooms
- Class-A office building built in 2017



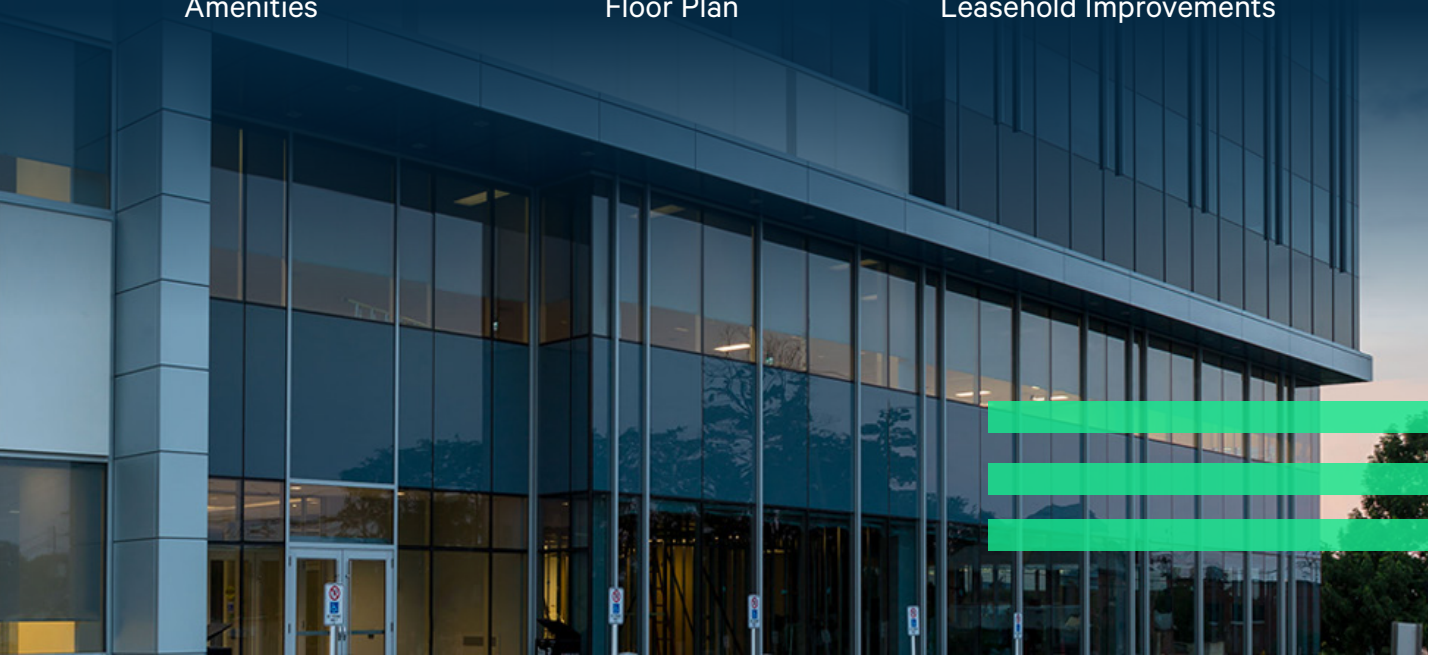
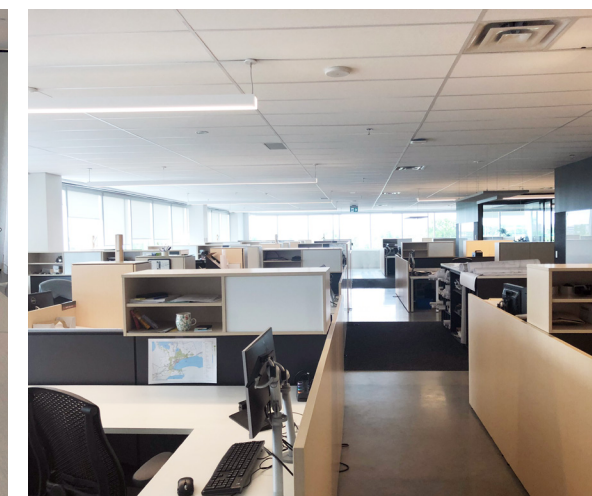
Local Amenities



Efficient Floor Plan



High-End In Place Leasehold Improvements

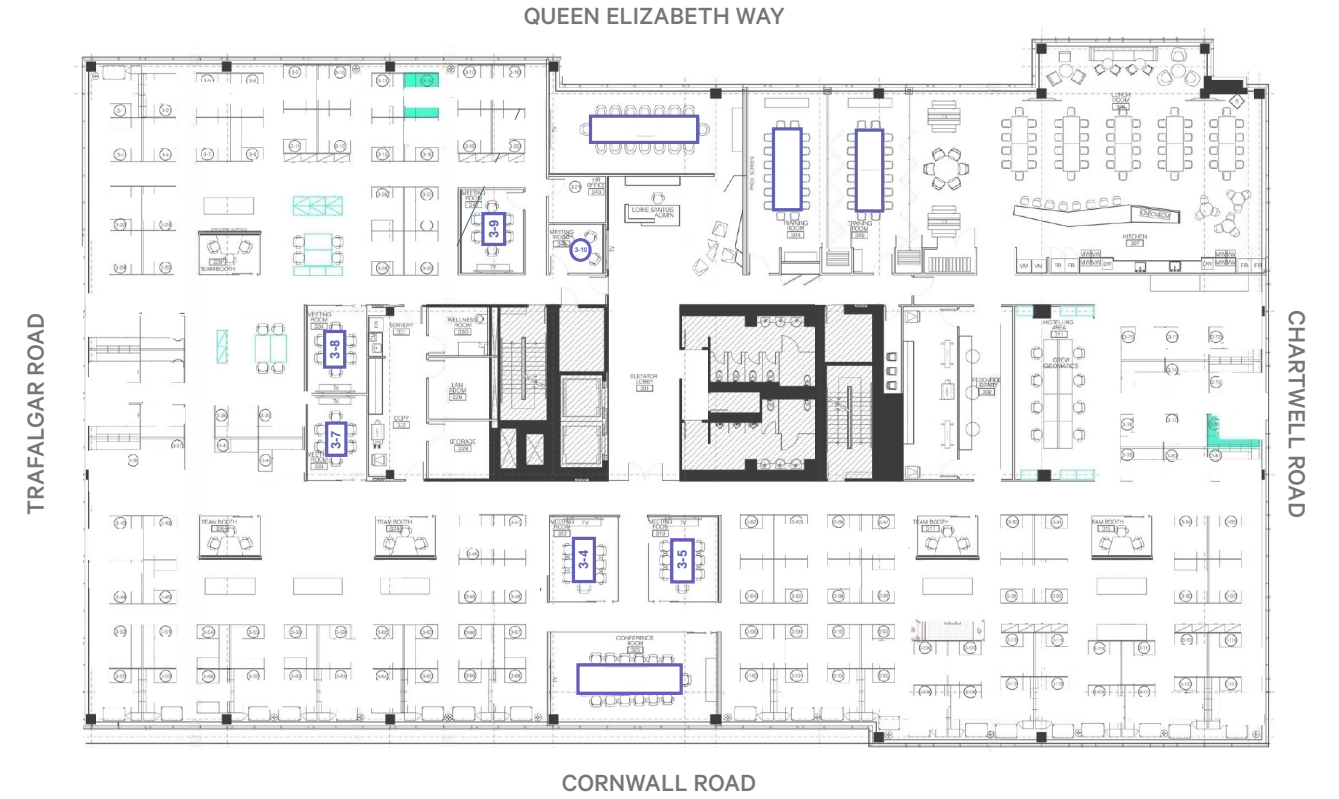


# FLOOR PLANS



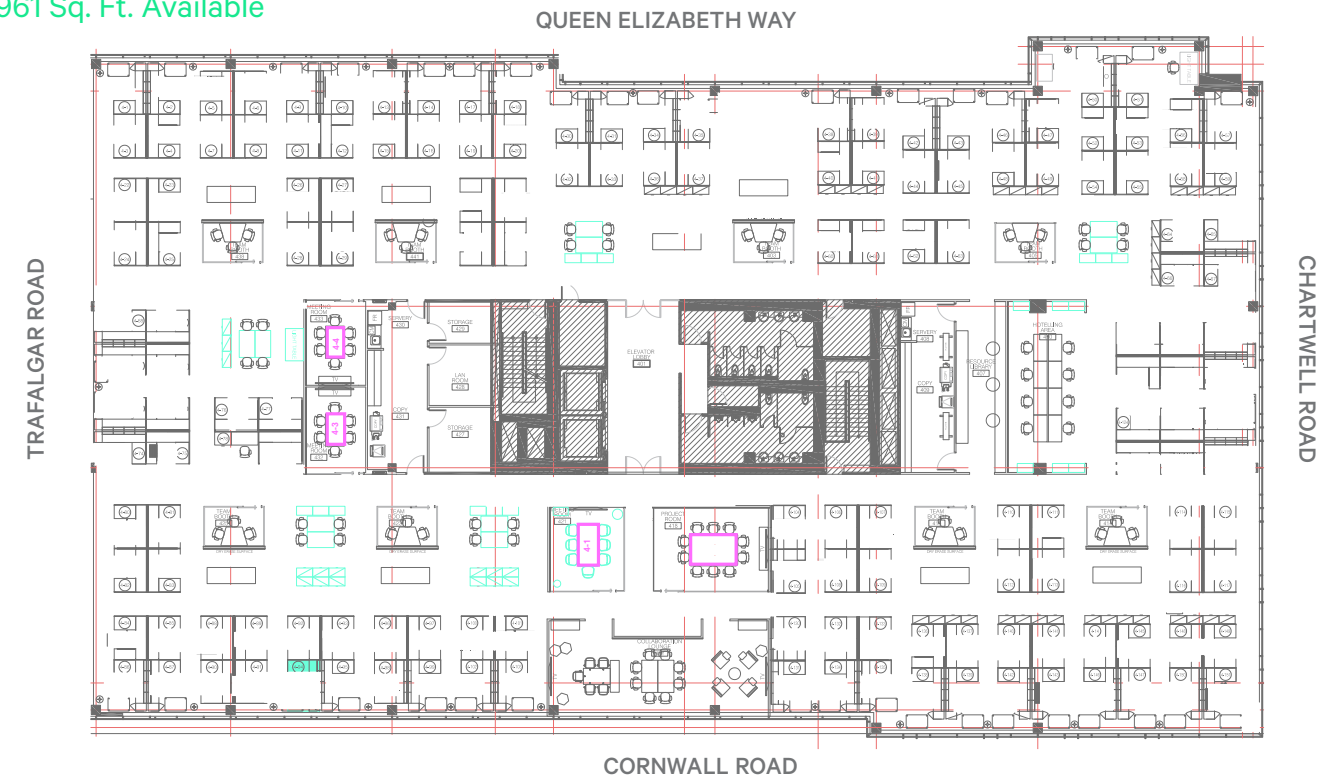
## THIRD FLOOR

26,961 Sq. Ft. Available

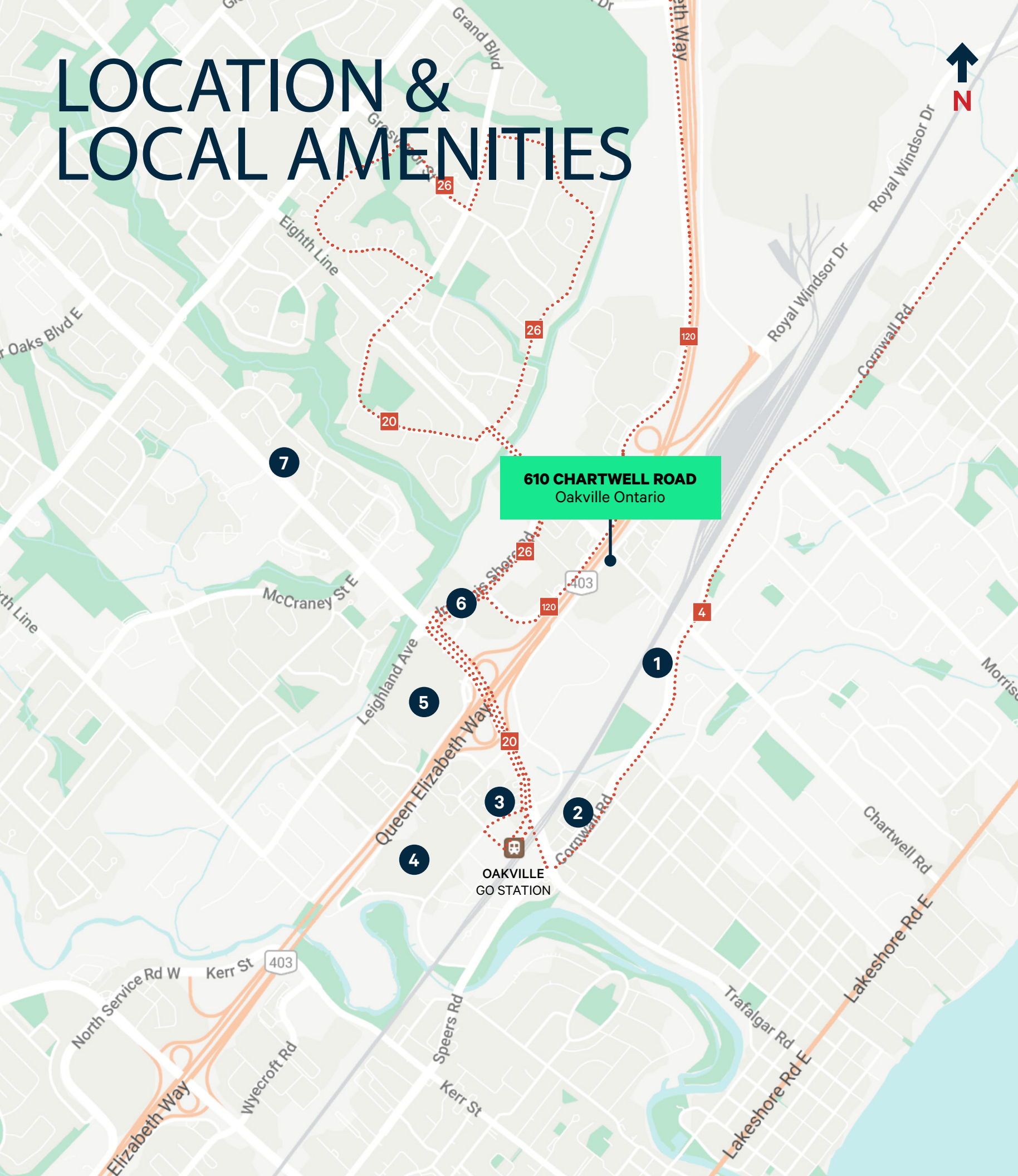


## FOURTH FLOOR

26,961 Sq. Ft. Available



# LOCATION & LOCAL AMENITIES



## LEGEND

- 1 Longos • Starbucks • BMO • Burger Priest
- 2 Whole Foods • Beertown • Shoppers Drugmart • LCBO • RBC
- 3 McDonalds • Swiss Chalet • Esso
- 4 Home Depot • Tim Hortons • Dollarama
- 5 The Bay • Sportchek • Shoppers Drugmart • GoodLife Fitness • H&M • PetSmart
- 6 TD Bank • McDonalds • RBC • Petro-Canada • Tim Hortons
- 7 Burger King

### Oakville Transit Routes



Great exposure from  
QEW Highway



Convenient access from both  
South Service Rd and Chartwell Rd



Close proximity to the  
Oakville GO Station



**FOR MORE INFORMATION,  
PLEASE CONTACT:**

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