

# FLEX OFFICE FOR LEASE



SUITE 102 NOW AVAILABLE!



**1375** North Service Road East  
Oakville, ON

Developed by:

*Carterra*

Listed by:

**AVISON  
YOUNG**



## Property Summary

<b>Available Area:</b>	Suite 102: 4,991 sf
<b>Occupancy:</b>	October 1, 2023
<b>Net Rent:</b>	\$22.50
<b>TMI:</b>	\$7.32 psf (2022 est.)

**\* Janitorial - \$1.66/psf / Utilities - separately metered**

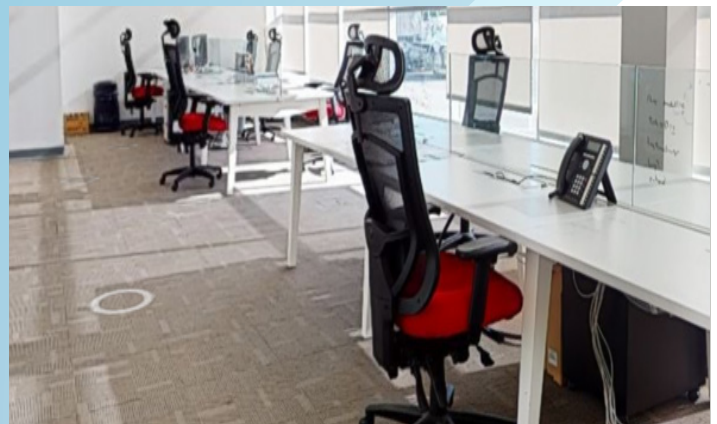
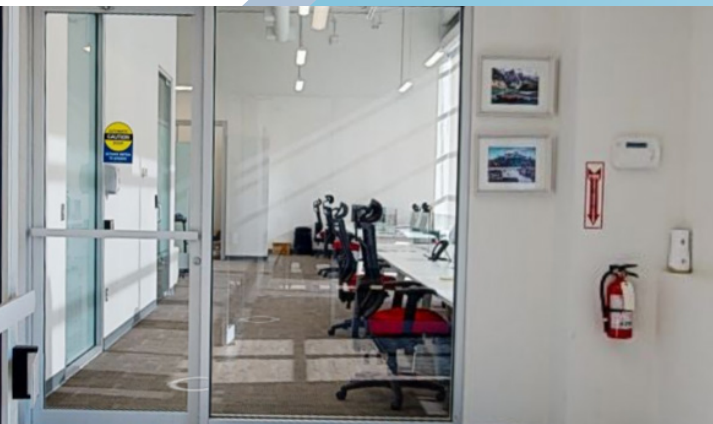
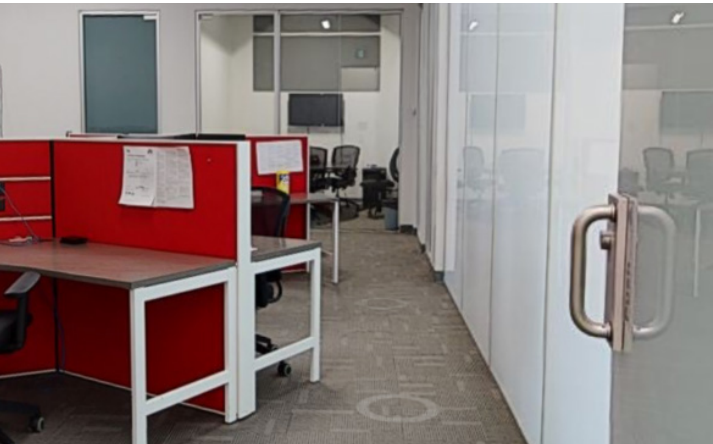
## Highlights

- QEW exposure - average of 171,000 cars per day. Border of Oakville and Mississauga.
- QEW North Service Road Extension via Ford Drive Exit construction now complete.
- New Oakville Bus Transit Route connects Joshua Creek Corporate Centre Tenants to the Oakville Go Station and nearby amenities with stop directly in front of Joshua Creek Corporate Centre.
- Nearby walking and running trails, Iroquois Shoreline Woods Park is located at the southwest intersection of Upper Middle Road and North Service Road. At 35 hectares, it is one of the largest remaining upland woodlots below the Niagara Escarpment.

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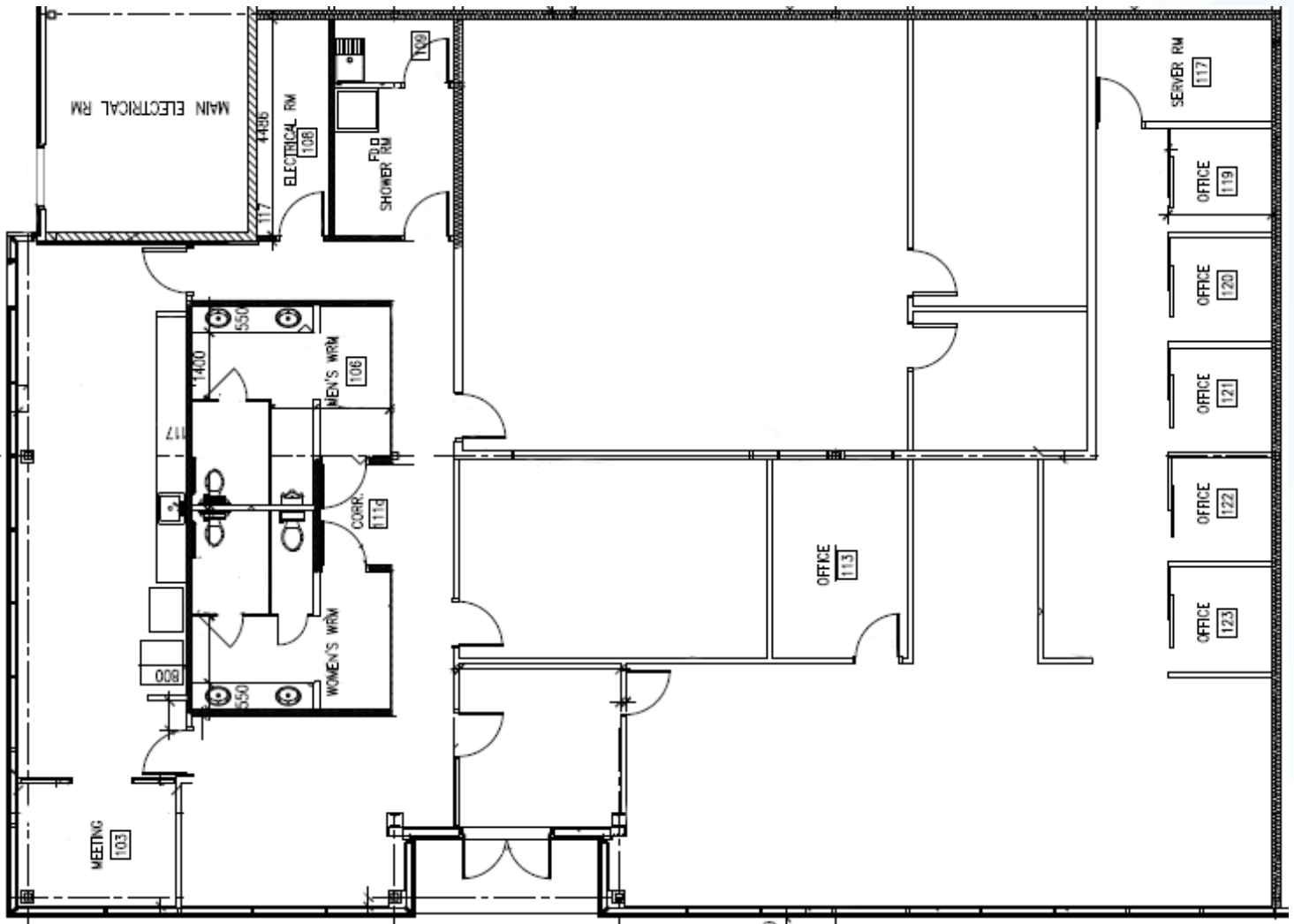
## Photos - Suite 102



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## Floor Plan - Suite 102



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## Amenity Map



## Amenities within 5 km

**9** HOTELS & MOTELS

**21** GAS STATIONS

**19** FITNESS CENTRES

**4** POST OFFICES

**29** BANKS

**52** ATM MACHINES

**3** CINEMAS

**27** GROCERY STORES

**242** RESTAURANTS

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# Technical Specifications



Utilizing "Green Friendly" Principals, Joshua Creek Corporate Centre is designed to satisfy a wide range of tenant requirements.

### STRUCTURAL DATA

- Single Storey (16' to U/S of steel).
- Efficient R/U ratio (gross up factor) of less than 2%.
- Exterior walls are aluminium and glass curtain walls, pre-finished metal panels and architectural concrete.

### PARKING

- Free surface parking, first come, first serve.
- 4+ parking spaces per 1,000 sf of rentable area.

### BUILDING EXTERIOR FINISHES

- Double-entry glass doors.
- Tinted double glazed low "E" coated vision windows to LEED® standard.

### MECHANICAL SYSTEM

- HVAC systems can be tailored to tenant's specific requirements and designed to achieve LEED Credits for Energy Optimization.

### FLOORING

- 4" Concrete slab on grade throughout.
- Floors to be smooth, level, and ready to receive floor finishes by tenant.

### ELECTRICAL

- The electrical system shall be supported by incoming service capability sufficient to satisfy the needs of standard office users throughout the space.
- From a central electrical room, suitably sized, individual services may be provided to each tenant space, specifically designed to satisfy the requirements of the tenant.

### PLUMBING AND DRAINAGE

- Plumbing and drainage system is flexible regarding the specific placement of washrooms, cafeteria, and other facilities within the space that require the provision of potable water and the use of sanitary drainage.

### FIRE PROTECTION

- Premises shall be equipped with a complete wet pipe sprinkler system in accordance with N.F.P.A. 13 and the Ontario building code, all designed to satisfy the requirements for the office occupancy (light hazard 0.10 gpm per sf). System shall be specifically designed to allow for custom modification to satisfy tenant requirements.

# 1375 North Service Road East Oakville, ON



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Developed by:

*Carterra*

Carterra is a Canadian real estate investment fund manager which blends institutional capital with entrepreneurial agility.

Carterra is primarily focused on deploying capital into investments that create value through urban intensification. Carterra currently has several development projects across Canada totalling in excess of \$1 billion, with their primary holdings concentrated in the GTA. Their projects include a wide variety of product types, including: traditional office, flex office, mixed use, industrial and condominiums.

[www.carterra.com](http://www.carterra.com)

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