

PROUDLY MANAGED BY
CBRE FENGATE

2265 & 2275

UPPER MIDDLE ROAD EAST





SETTING THE STANDARD

WELCOME TO 2265 & 2275 UPPER MIDDLE ROAD E

Experience a best-in-class suburban office environment at 2265 & 2275 Upper Middle Road East. Spanning over 300,000 square feet, this pair of award-winning, seven-storey, Class-A office towers are designed to meet the demands of today's leading organizations. Strategically positioned within one of Oakville's most desirable business corridors, the property offers exceptional visibility from the QEW and seamless access to the GTA's major highway network, providing immediate connectivity and access to a deep, high-quality labour pool. Thoughtfully managed with a strong focus on sustainability, the buildings feature energy-efficient systems, a landscaped courtyard, and convenient access to nearby retail, dining, and services, making 2265 & 2275 Upper Middle Road East an ideal choice for national and international organizations seeking a prestigious, future-ready experience.



NET ASKING RENT

\$22.00 Per Sq. Ft.

ADDITIONAL RENT (EST. 2026)

2265 UMR - \$15.74 Per Sq. Ft.
2275 UMR - \$15.68 Per Sq. Ft.

PARKING

4:1,000 free surface parking

FEATURES

EV car charging station onsite
New tenant lounge and fitness facility
with showers under construction

FEATURED AMENITIES

Experience a work-life balance like no other. A premium amenity experience is being introduced at 2265 & 2275 Upper Middle Road East, with a fitness centre featuring showers and a relaxing tenant lounge planned to further elevate the workplace environment.

The buildings also offer a vibrant landscaped courtyard that features ongoing tenant events designed to foster connection, wellbeing, and productivity. Tenants can benefit from direct access to leading health, wellness, fitness, and training services through MedCan on-site, providing a unique advantage that supports long-term performance and employee wellbeing.

SUSTAINABILITY

Step into a forward-thinking workspace at 2265 & 2275 Upper Middle Road East, where Fengate leads the way in responsible investment. Fengate's commitment to sustainability is evident in their comprehensive program, which encompasses energy conservation, smart water management, green cleaning, a zero-waste initiative, and engaging tenant activities. This is more than just a building; it's a commitment to a greener future, thanks to the dedicated efforts of our property management and operations teams.



Community Garden & Events



Fitness Center

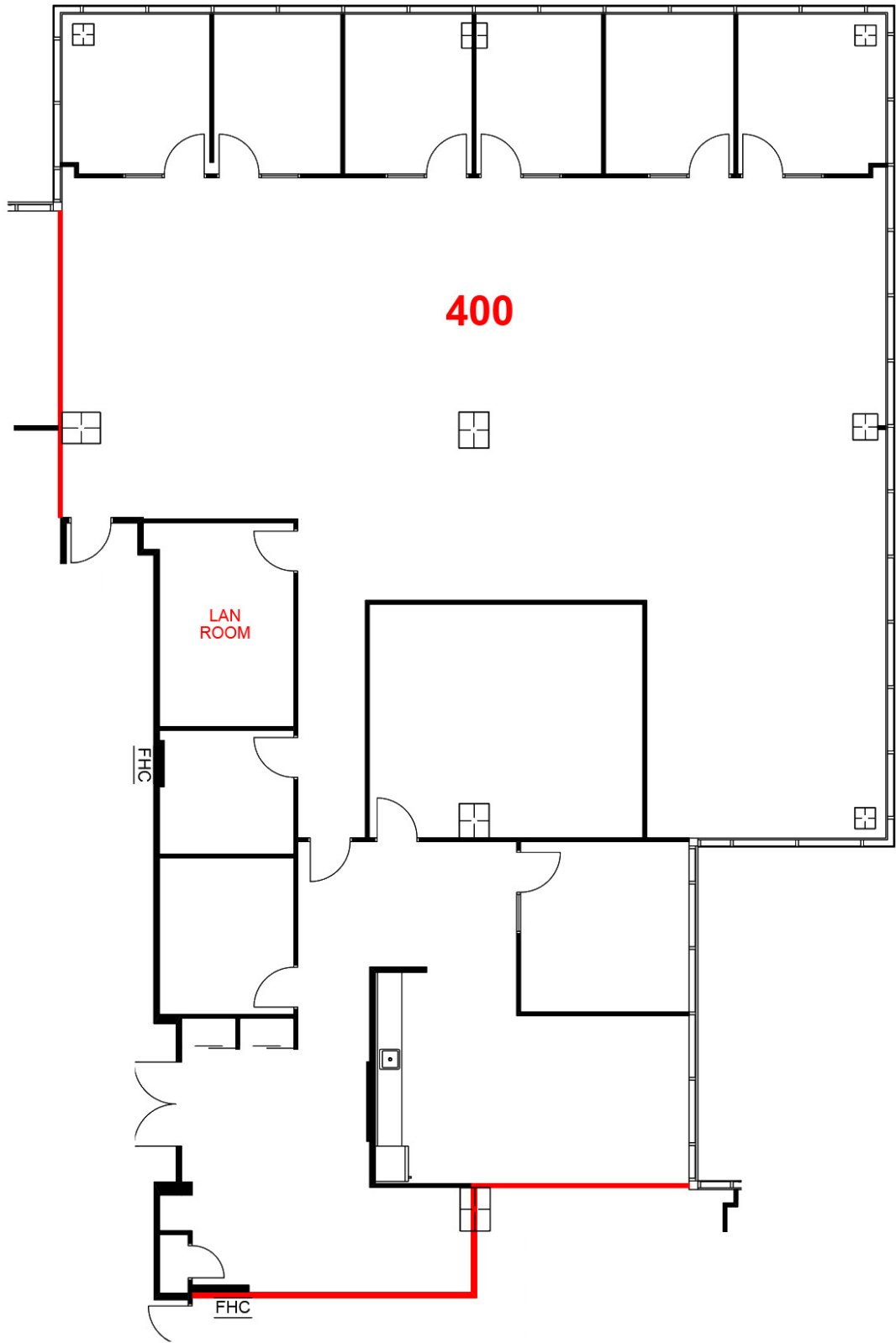


Bicycle Parking



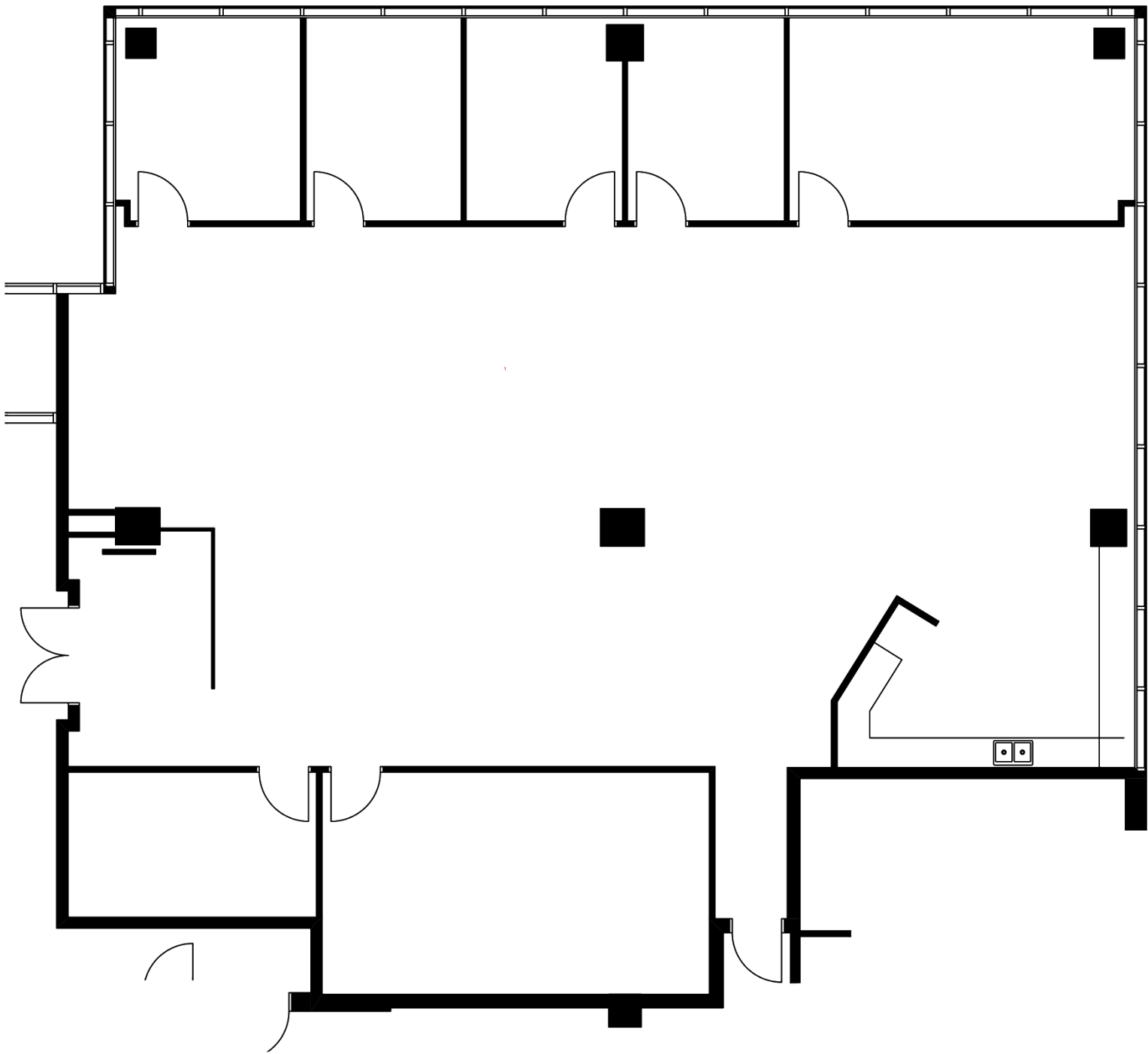
EV Charging

2265 UMR



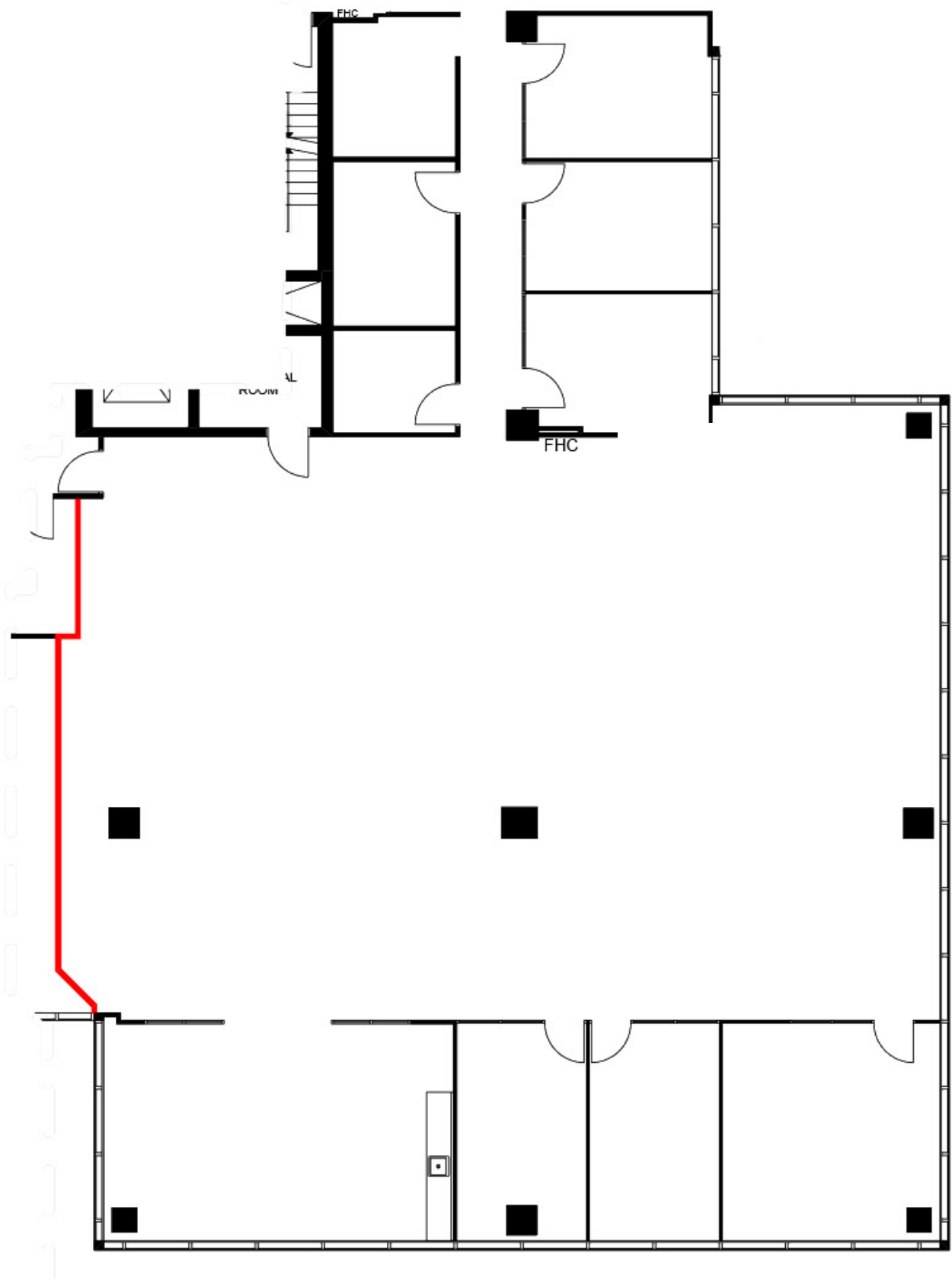
AVAILABLE: SEPTEMBER 1, 2026
Suite 400 | **5,969 Sq. Ft.**

2275 UMR



AVAILABLE: IMMEDIATE
Suite 102 | **3,948 Sq. Ft.**

2275 UMR



AVAILABLE: IMMEDIATE
Suite 302 | ~5,804 Sq. Ft.

LOCATION MAP

NEARBY AMENITIES

- 1

Petro-Canada

Wendy's

Tim Hortons
- 2

Boston Pizza

East Side Mario's

Baton Rouge

Dave & Busters

Cineplex Winston Churchill

Scaddabush
- 3

Winners

Esso

Burger King

RBC

Church's Chicken

McDonald's

Mandarin

CIBC

Costco
- 4

Scotiabank

Farm Boy

Starbucks

Subway
- 5

Dollarama

Firehouse Subs

Starbucks
- 6

Harvey's

Shoppers Drug Mart

LCBO

Swiss Chalet

Metro

Pizza Pizza

DRIVE TIMES

Upper Oakville Shopping Centre	6 mins	3.2 km
Oakville Entertainment Centrum	4 mins	1.2 km
Oakwoods Centre Shopping Mall	5 mins	2.0 km
Churchill Crossing Shopping Mall	7 mins	3.0 km
Toronto Pearson Airport	21 mins	30 km
Downtown Toronto	48 mins	35 km
Clarkson GO	10 mins	6.5 km
Oakville GO	11 mins	6.8 km
Downtown Oakville	15 mins	8.3 km

TRANSIT ROUTES

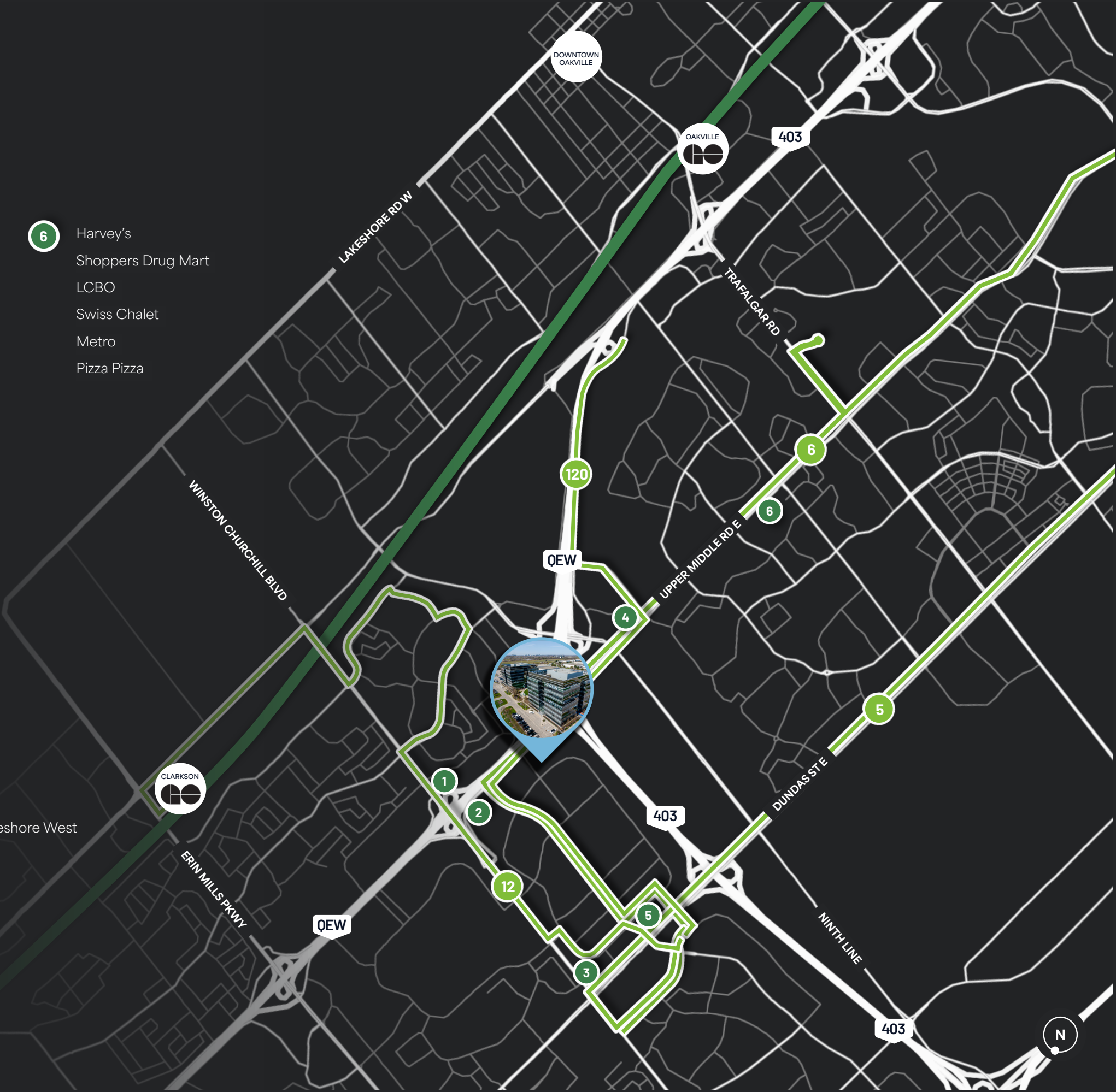
- 12

Winston Park
- 120

East Industrial
- 5

Dundas
- 6

Upper Middle
- GO Transit Lakeshore West



FENGATE

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.





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