

Class "A" Office Space For Lease in a Spectacular Location

354 Davis Rd, Oakville

Colliers



Accelerating success.

Property Profile



Total Building Area	150,000 SF*
Available/Leasable Area	4,065 SF
Total Number of Floors	6 Floors
Available/Leasable Floors	3rd Floor
Parking	4 Surface Parking Stalls per 1,000 SF of leased space
Vacant Possession	Immediate
Walk to transit, with a GO Station at your doorstep	
Asking Price	\$23.50 PSF Net/Annum
Additional Rent	\$12.30 PSF



Building Features



Modern Class “A” Office Building with LEED Gold Certification



Proximity to QEW, Hwy 403, Hwy 407, and Lakeshore Rd



Walking distance to Oakville Transit Bus Stops & Oakville GO Station



Proximity to Dining & Shopping

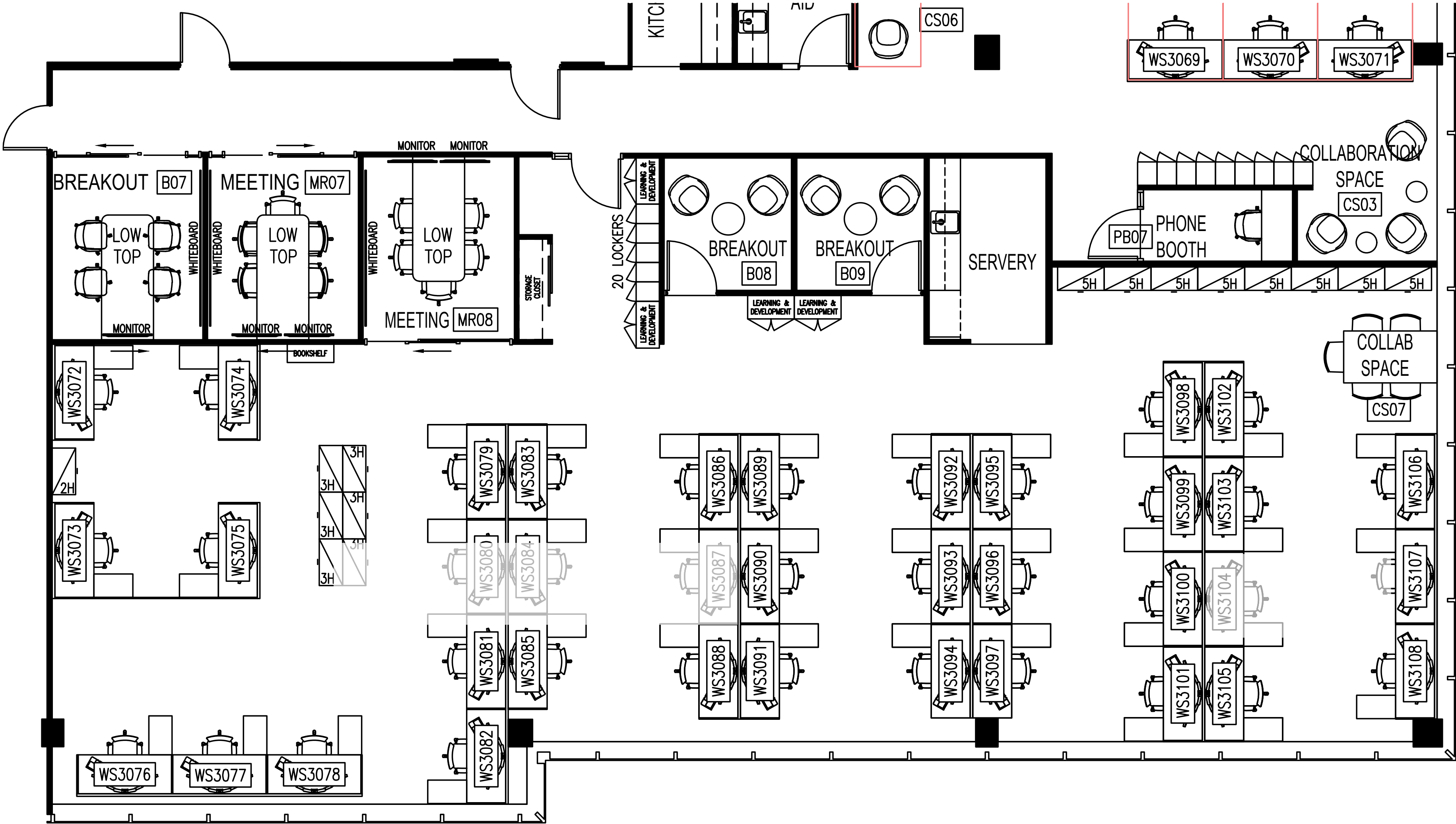


Great curb appeal with high visibility

* Approximate

Floor Plan

3rd Floor



Site Access

- 

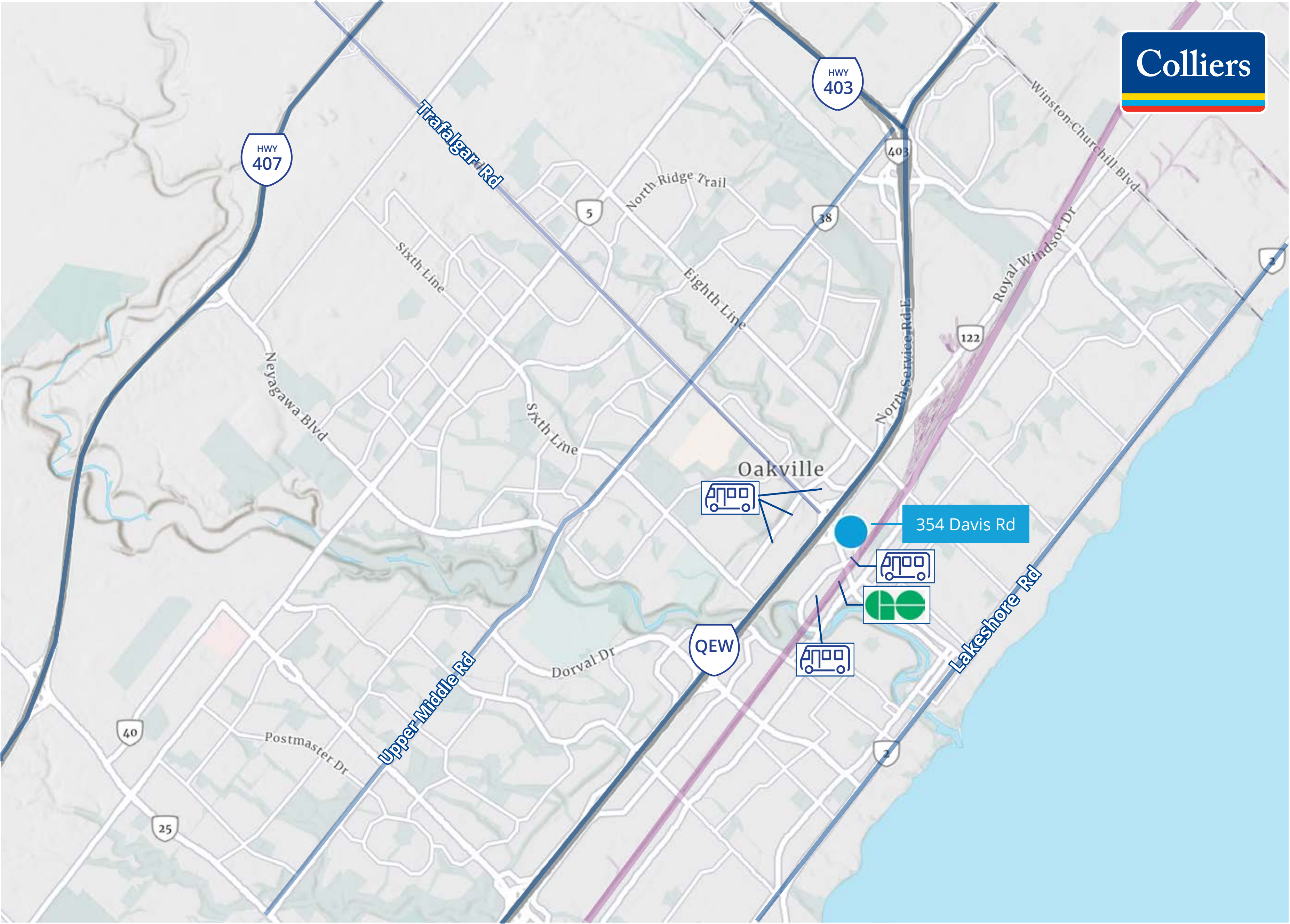
Highway QEW
2 minutes
- 

Downtown Oakville
7 minutes
- Mississauga**
15 minutes
- Etobicoke**
20 minutes
- Downtown Toronto**
30 minutes
- 

Oakville Public Transit
4 minute walk
- 

Oakville GO Station
9 minute walk
- 

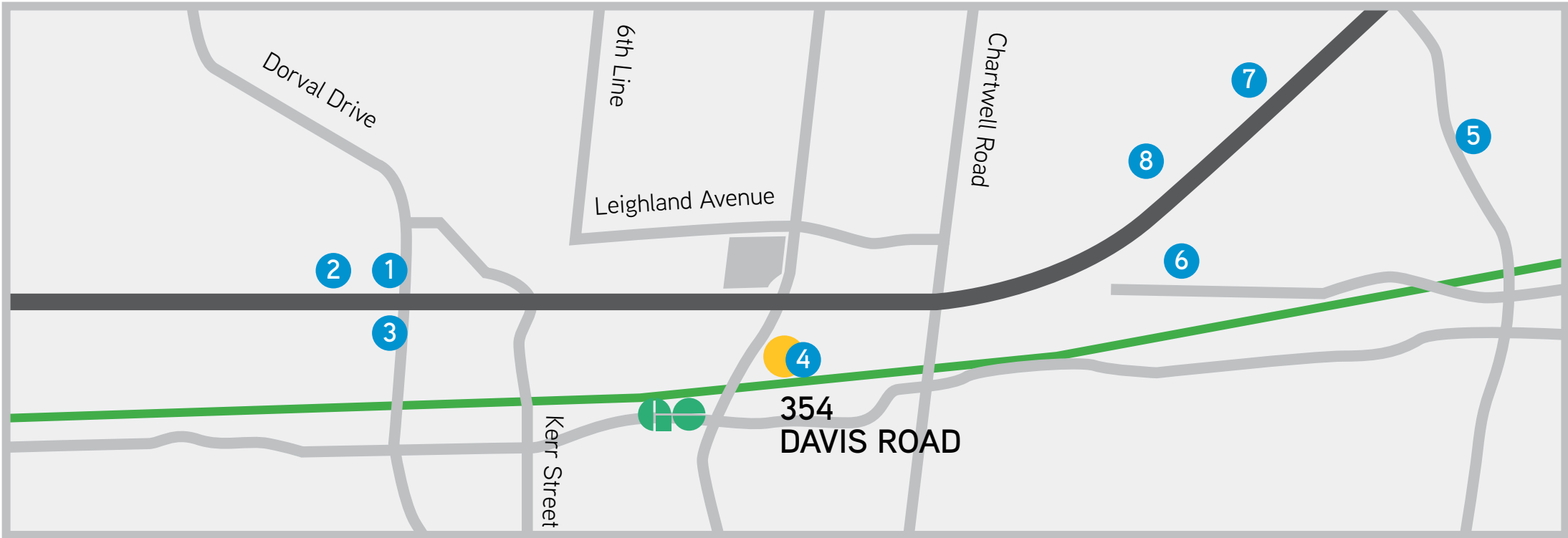
Pearson International Airport
23 minute drive
- Hamilton International Airport**
38 minute drive



Nearby Amenities & Corporate Neighbours



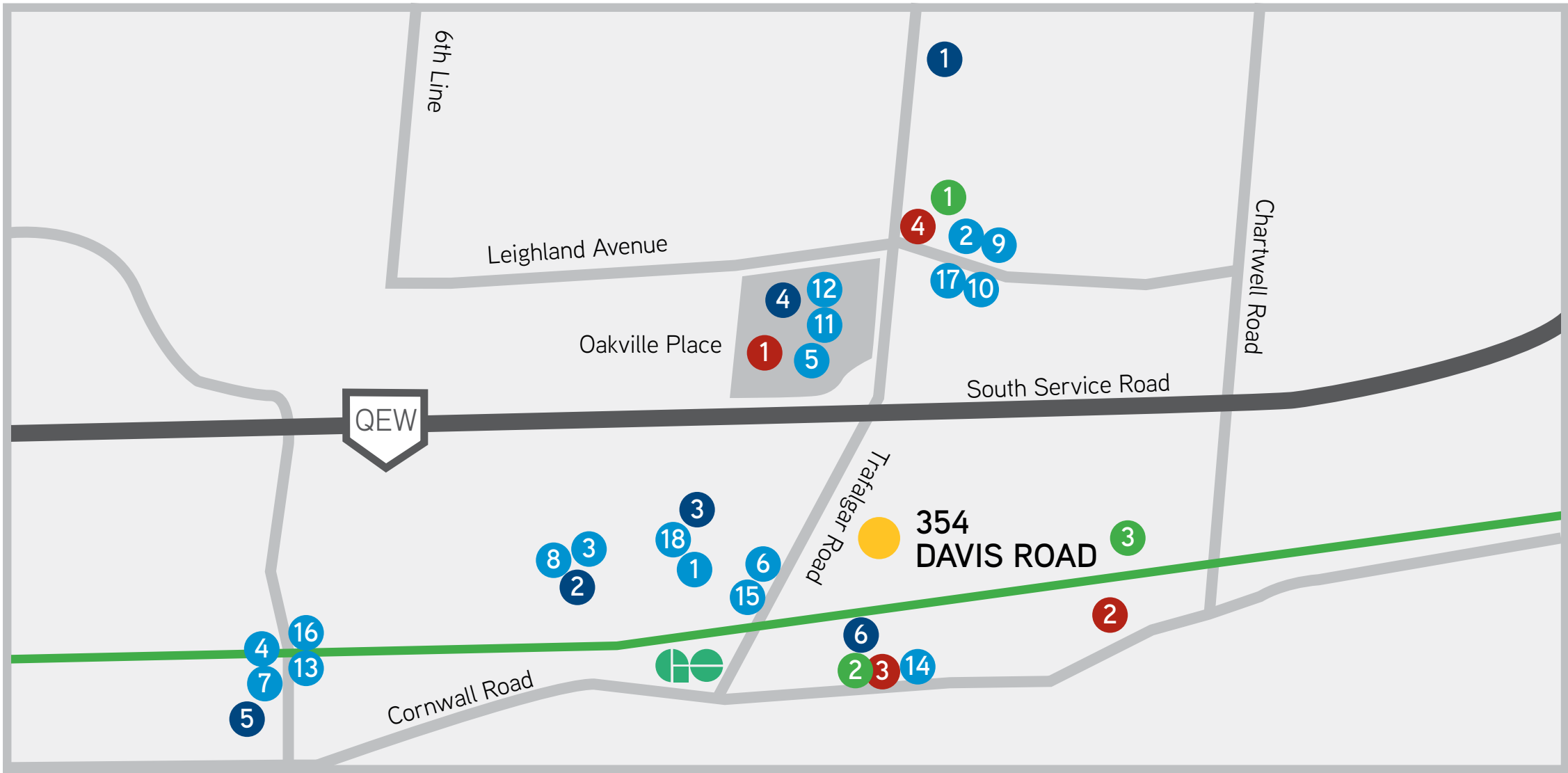
Corporate Neighbours



COMPANIES

- 1 IOVATE Health Sciences Services Inc.
- 2 Takeda-Nycomed
- 3 Rockstar Toronto Inc
- 4 Algonquin Power
- 5 First Canadian Title
- 6 Ford Motor Company Of Canada
- 7 Siemens
- 8 LIUNA

Amenities



RESTAURANTS

- | | | | |
|---|--------------------------------|----|----------------------------------|
| 1 | Ami Sushi | 10 | Montfort Mediterranean Cuisine |
| 2 | Artisano Bakery Cafe | 11 | Mr Sub |
| 3 | Denny's Restaurant | 12 | Oliver & Bonacini Cafe Grill |
| 4 | Guirei | 13 | Ranee's Roti & Caribbean Cuisine |
| 5 | Jugo Juice | 14 | Sunset Grill |
| 6 | Lick's Homeburgers & Ice Cream | 15 | Taco Bell |
| 7 | Mangiamo Pizza Buffet | 16 | Tartan Fish & Chips |
| 8 | Maria's Brasa Chicken | 17 | Thai Orchid Fusion |
| 9 | McDonald's Restaurants | 18 | Thai Satay & More |

GROCERY

- 1 Freshway Market
- 2 Whole Foods Market
- 3 Longo's

BANKS

- 1 Bank of Montreal
- 2 HSBC
- 3 RBC
- 4 TD Canada Trust

PHARMACIES

- | | | | |
|---|--------------------|---|--------------------|
| 1 | Shoppers Drug Mart | 4 | Guardian |
| 2 | Loblaw Pharmacy | 5 | Shoppers Drug Mart |
| 3 | Medcare Pharmacy | 6 | Shoppers Drug Mart |



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