

# OAKVILLE TRAFALGAR CROSSING

OAKVILLE, ON

Prime Commercial/Office Spaces Available

**CBRE**

**SIGMA**  
GROUP

Concept rendering

# WELCOME TO **TRAFALGAR CROSSING**

## **Prime Commercial/Office Spaces Available in Oakville's Uptown District**

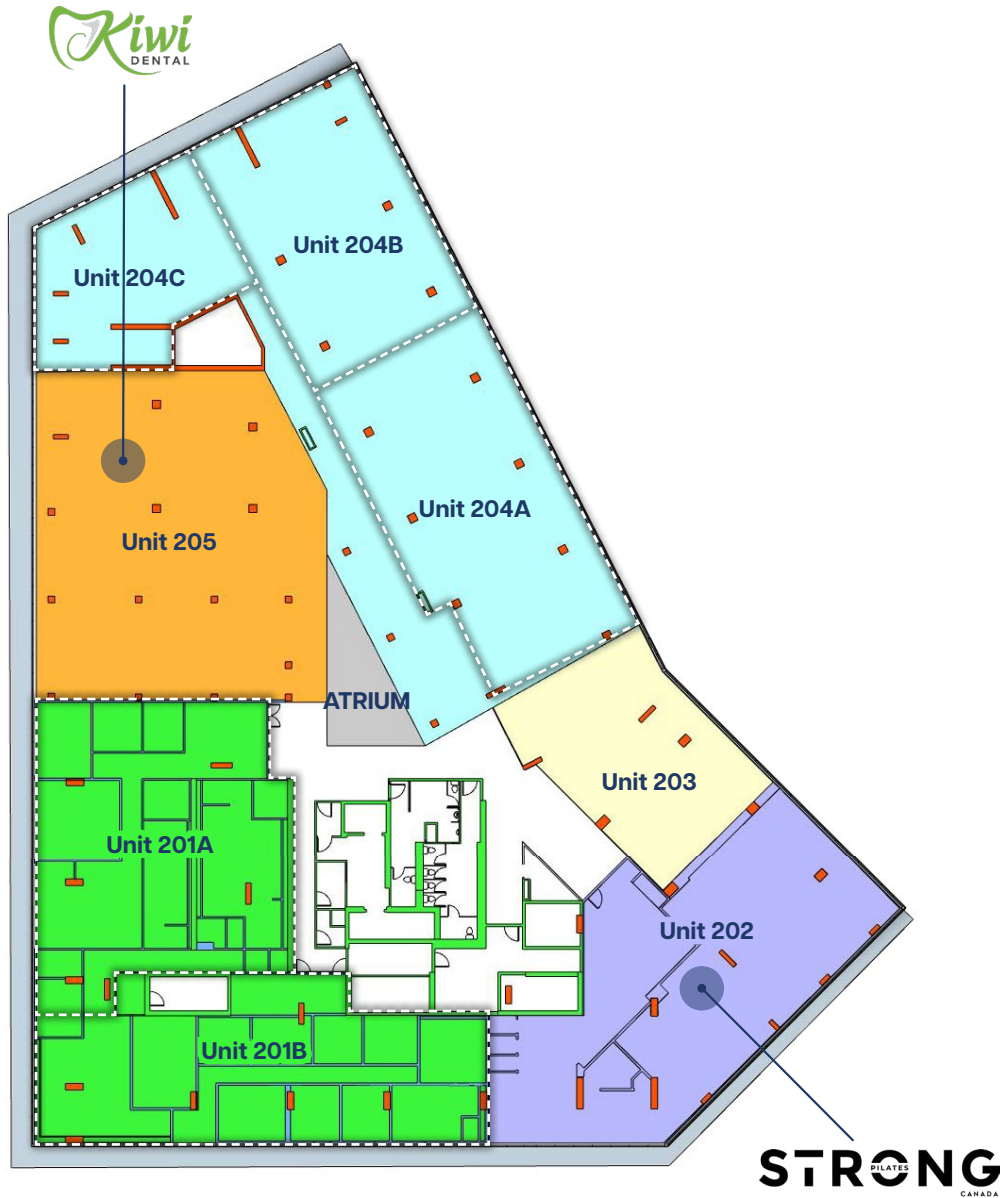
Nestled in the heart of Uptown Oakville, Trafalgar Crossing represents an inventive lifestyle proposition where residents and visitors can enjoy superior living, working and leisure activities. The Property is anchored by Dearcroft Montessori School, a prestigious institution providing a rich and inspiring academic environment for students aged 18 months to Grade 6. Their presence and the surrounding wealth of amenities, and transportation links, provides valuable foot traffic to the complex, ensuring significant visibility for your business.



# COMMERCIAL/OFFICE SPACE AVAILABLE

## Second Floor Mixed Use (Office/Retail) Divisible Options

Unit 201	7,765 sq. ft. (divisible)
Unit 201A	3,964 sq. ft.
Unit 201B	3,511 sq. ft.
Unit 203	2,146 sq. ft.
Unit 204	8,110 sq. ft. (divisible)
Unit 204A	3,384 sq. ft.
Unit 204B	2,890 sq. ft.
Unit 204C	1,833 sq. ft.
Rent	\$20.00 per sq. ft. net
TMI (2026)	\$11.91 per sq. ft.



Note: square footage quoted in rentable square feet, with a 15% gross up applied



Office Lobby

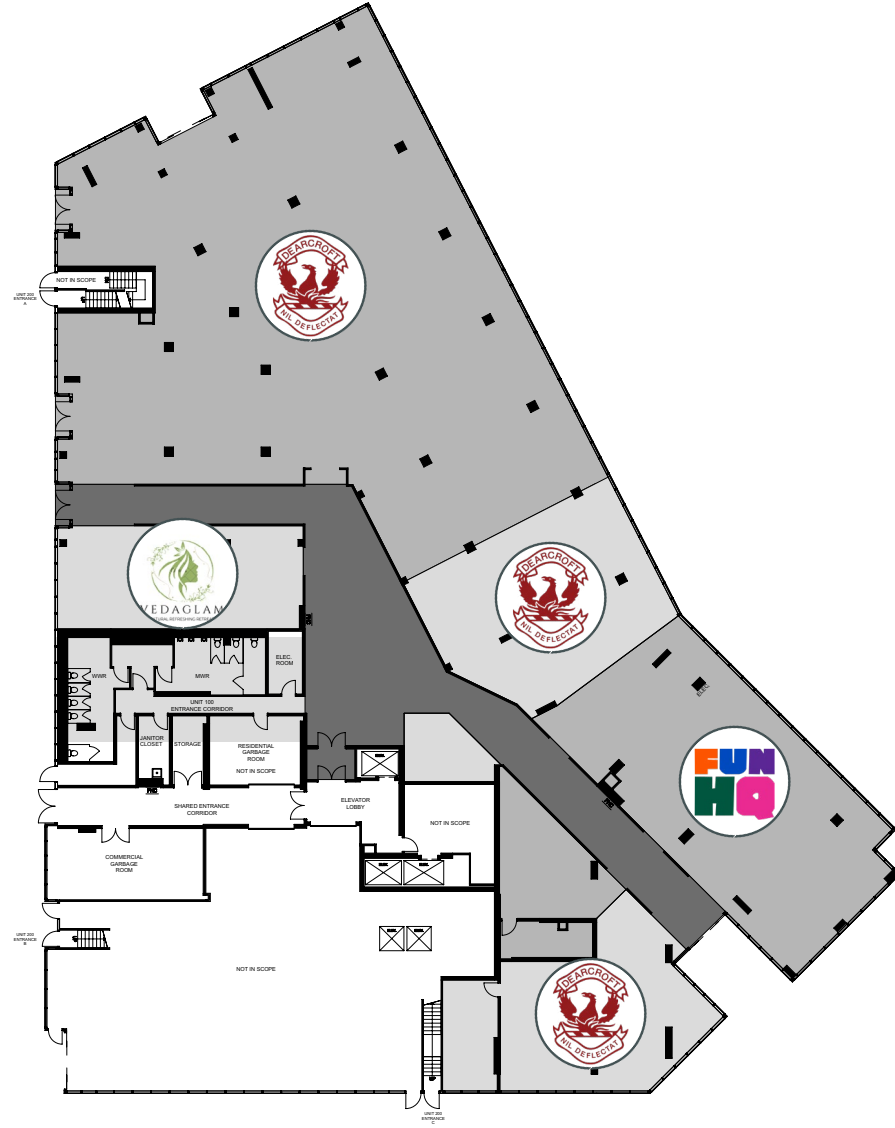




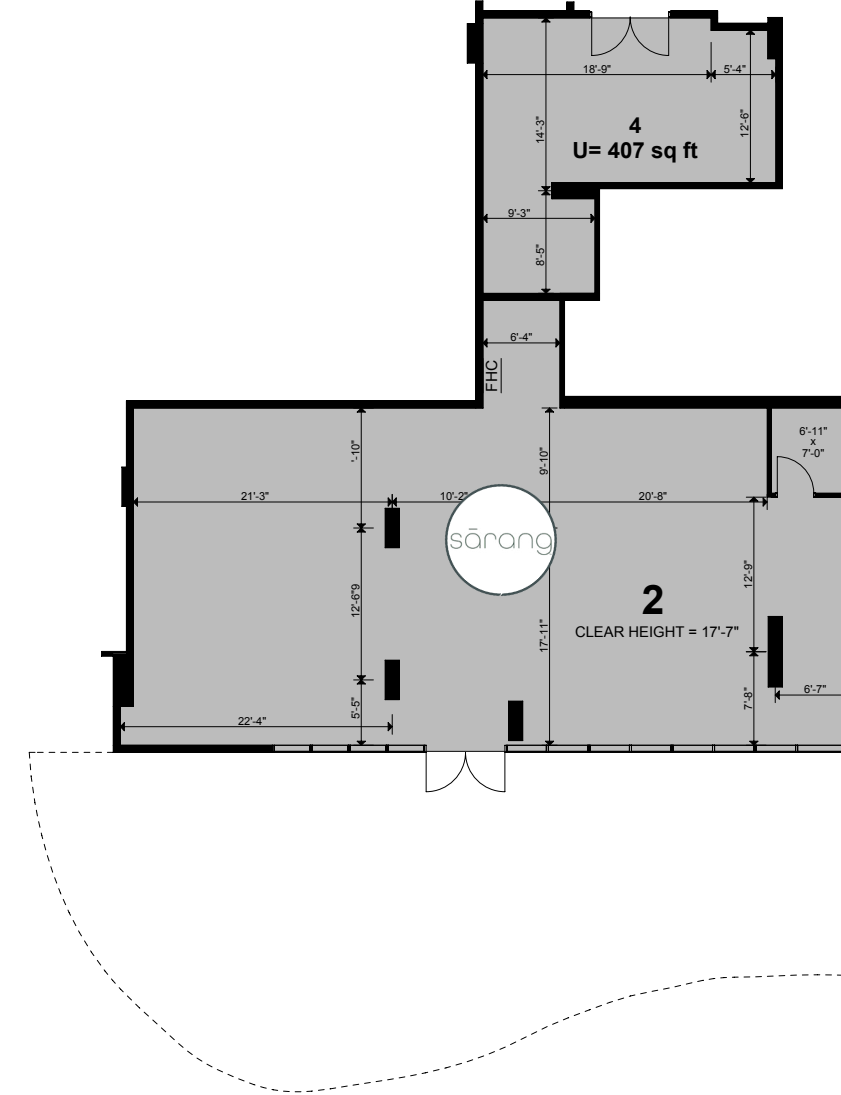
# LEASED AMENITIES

100% of ground floor retail units leased! Diverse food, beverage and service retailers!

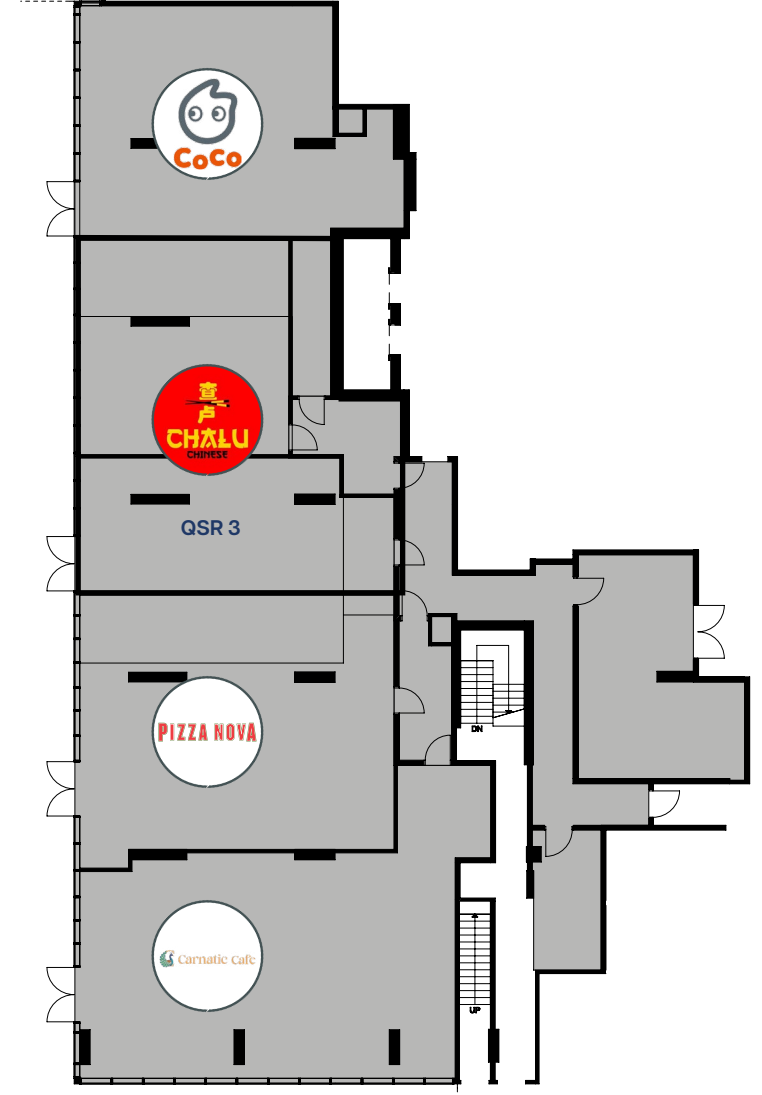
## Ground Floor Retail



## Phase 2 Building C



## Phase 2 QSR



2481 Taunton Rd.

Note: square footage quoted in rentable square feet, with a 15% gross up applied

# PROPERTY HIGHLIGHTS



## Ideal Location

Nestled amidst well-surrounded amenities, and smart centres that seamlessly blend dining, shopping, and entertainment. The development features 791 condo residences, allowing for a built-in customer and employee base.



## Zoning

MU4 zoning allows for a variety of space uses. For specific permitted uses, please refer to permitted uses page.



## Natural Light

The first and second floors feature high ceilings and an attractive, open-concept atrium that permits an abundant flow of natural light throughout the interior.



## Parking

170 total parking stalls: 141 P1 underground, 29 covered commercial service parking, 10 designated and equipped electric vehicle charging stalls available on-site.



## Signage

Opportunity for tenant signage and exposure, great choice for businesses seeking visibility and foot traffic.

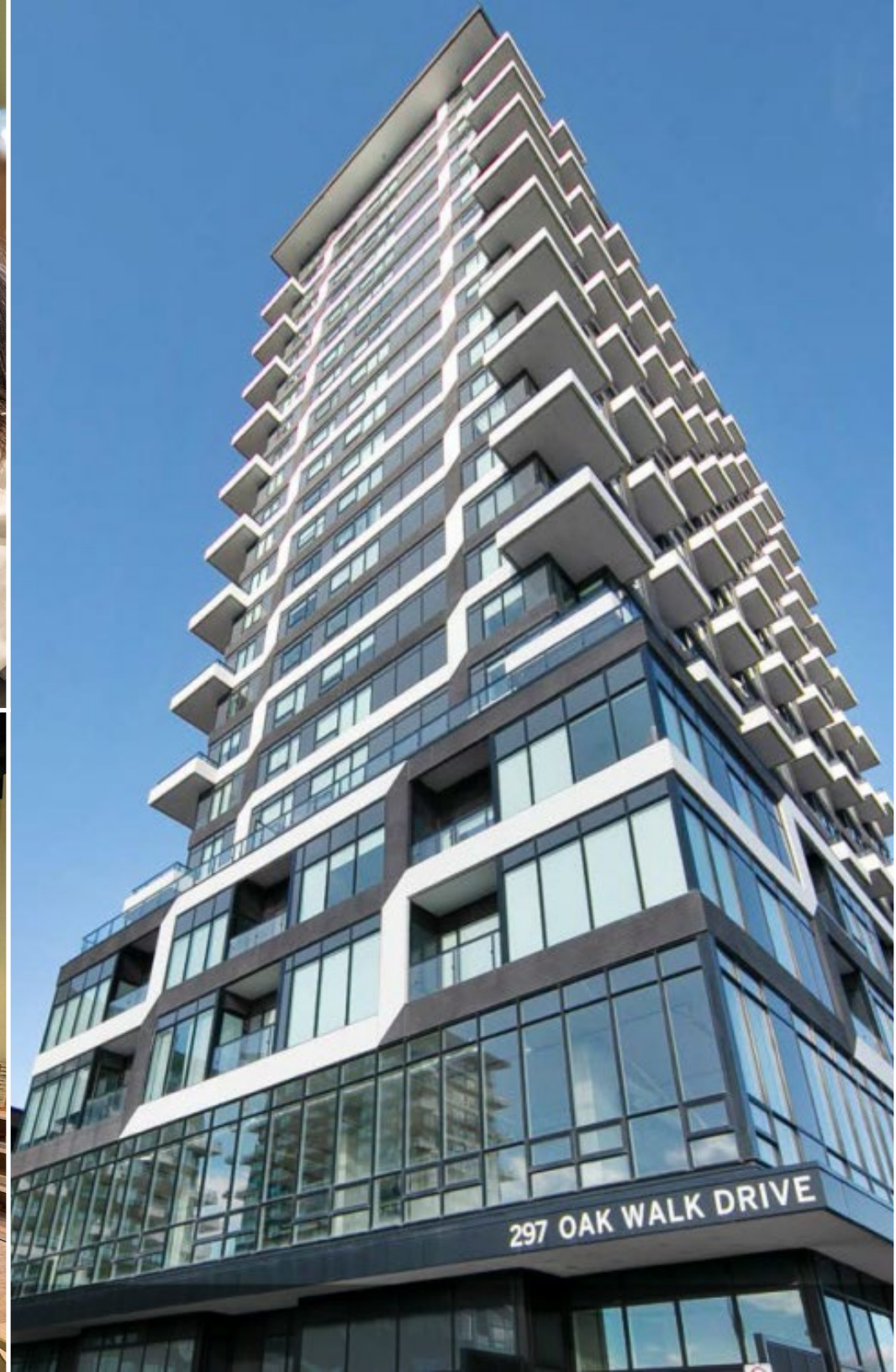


## Anchor Tenant

Anchored by Dearcroft Montessori, Trafalgar Crossing will become a community hub for families and residents.



Source: dearcroftmontessori.com



Retail Interior  
Source: trafalgarcrossing.com



Source: trafalgarcrossing.com



Source: dearcroftmontessori.com



Source: dearcroftmontessori.com





# PERMITTED USES

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The zoning permitted by the Town of Oakville at the subject property is listed as **MIXED USE ZONE (MU4)** This zoning by-law allows, but is not limited to the following;

Art Gallery  
Business Office  
Community Centre  
Day Care  
Dry Cleaning Depot  
Dry Cleaning/  
/Laundry Establishment  
Financial Institution  
Library  
Medical Office  
Museum

Office  
Outside Display And Sales Area  
Pet Care Establishment  
Place Of Entertainment  
Place Of Worship  
Private Home Day Care  
Rental Establishment  
Restaurant  
Retail Store  
Veterinary Clinic

# LOCAL AMENITIES & TRANSIT

- 1 Esso
- 2 Longo's
- 3 Canadian Tire
- 4 A&W
- 5 Pür & Simple
- 6 Turtle Jack's Muskoka Grill
- 7 BMO Bank of Montreal
- 8 Oakpark Pet Hospital
- 9 Starbucks
- 10 Winners & HomeSense
- 11 Subway
- 12 Scotiabank
- 13 Galito's
- 14 Wendy's
- 15 TD Bank
- 16 Odoe Cafe
- 17 The Pipes and Taps Pub

- 18 Walmart Supercentre
- 19 Little Ceasers Pizza
- 20 The Keg Steakhouse + Bar
- 21 CIBC
- 22 State & Main
- 23 Pet Valu
- 24 Dairy Queen Grill & Chill
- 25 RBC Royal Bank
- 26 LCBO
- 27 Bulk Barn
- 28 GameStop
- 29 Ritorno
- 30 Dollarama
- 31 Urban Barn
- 32 Chatime
- 33 Tim Hortons
- 34 Superstore


**01** Minute Walk to Oakville transit bus stop

**03** Minute Walk to SmartCentres Oakville

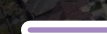
**10** Minute Walk to Downtown Oakville

**10** Minute Drive to Oakville Trafalgar Memorial Hospital

 OAKVILLE TRANSIT

 24 South Common

 20 Northridge

 19 River Oaks

 5 Dundas



OAKVILLE TRAFALGAR CROSSING

Dundas St

Trafalgar Rd



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With a proven track record over the years, the Sigma Group has grown to become a well diversified portfolio of companies and holdings including real estate development, both commercial and residential projects, hospitality, financing, technology, and investments. The group prides itself on executing strategic long-term investments in major markets throughout Canada with a focus on innovative design and development creating marquee projects within the community.

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OAKVILLE, ON

Concept rendering  
Source: trafalgarcrossing.com

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Retail Signage

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