

N

1315

North Service Road E

OAKVILLE, ON

PREMIUM OFFICE FOR LEASE

Availabilities from

6,162-40,750 SF



Listed by:

PROUDLY MANAGED BY

FENGATE

**AVISON
YOUNG**

DESCRIPTION

Located near the border of Oakville and Mississauga with superior access and exposure to Highway QEW, 1315 North Service Road East is Oakville's first LEED Gold certified building. Additionally, the building has achieved BOMA BEST Gold; an award recognizing 1315 North Service Road East's dedication to energy efficiency, sustainability and environmental leadership.

Situated on 4.5 acres, this seven-storey, class A office building features elegant architecture and premium interior design, accentuated by well-manicured landscaping.

With excellent underground and surface parking ratios, access to on site amenities and proximity to area amenities, 1315 North Service Road East is ideally positioned to meet the needs of top tier corporate occupiers.

HIGHLIGHTS

<p>BOMA BEST Gold & First LEED Gold-certified building in Oakville</p>	<p>Highway QEW access and exposure</p>	<p>Grand lobby with 29 ft ceiling heights</p>	<p>Excellent surface and underground parking ratios</p>
<p>Indoor bicycle storage</p>	<p>Shower/change facilities</p>	<p>Access to green space</p>	<p>Future development potential</p>



AVAILABILITIES

1ST FLOOR

Suite 101: 8,145 sf LEASED

3RD FLOOR

Suite 302: 2,729 sf
Suite 303: 5,059 sf LEASED

Suite 300: 10,312 sf
Suite 301: 6,162 sf OCCUPANCY Immediate
16,474 sf Total Available

4TH FLOOR

Suite 400: 24,276 sf OCCUPANCY Immediate Virtual Tour

3RD & 4TH Floor Contiguous to 40,750 sf

BASIC RENT

Ask listing agent

ADDITIONAL RENT

\$16.51 psf (2025 est.)

TENANT IMPROVEMENT ALLOWANCE

Speak with Listing Agent for details

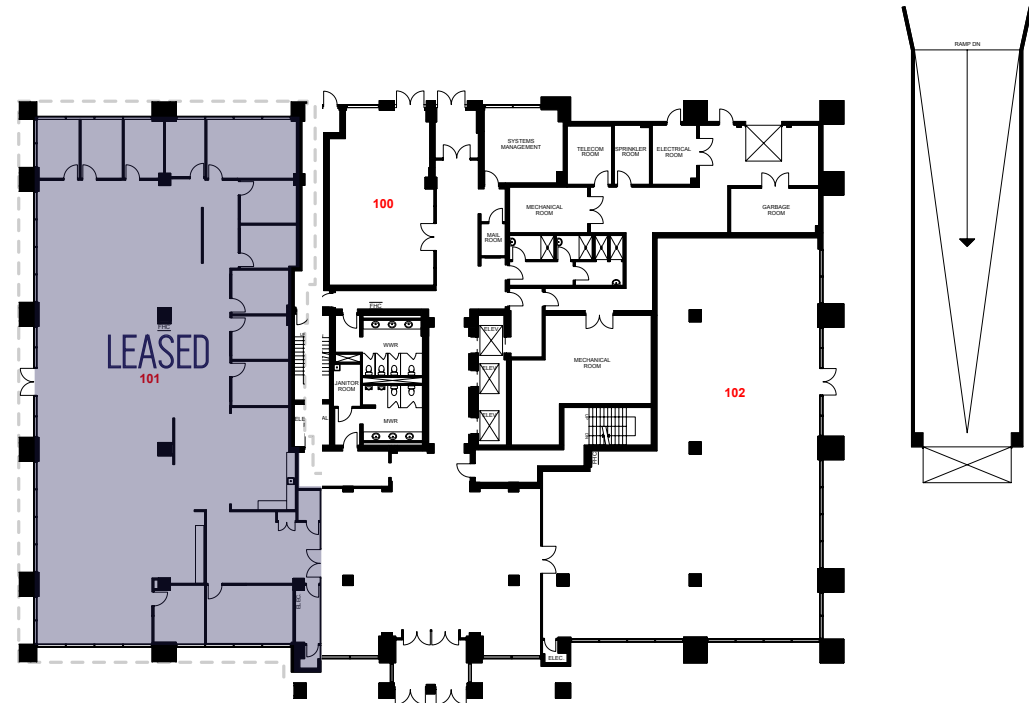
PARKING

Unreserved Free Surface - 4/1,000 sf leased
Underground Reserved - Subject to availability
Electronic Vehicle Charge Station Available

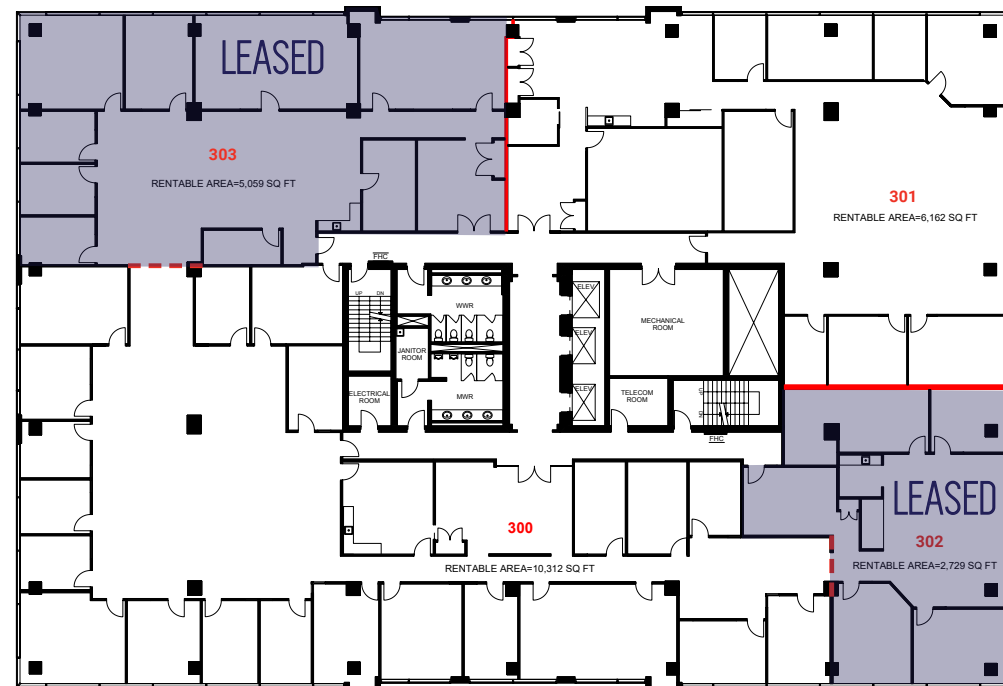


FLOOR PLANS

1ST FLOOR

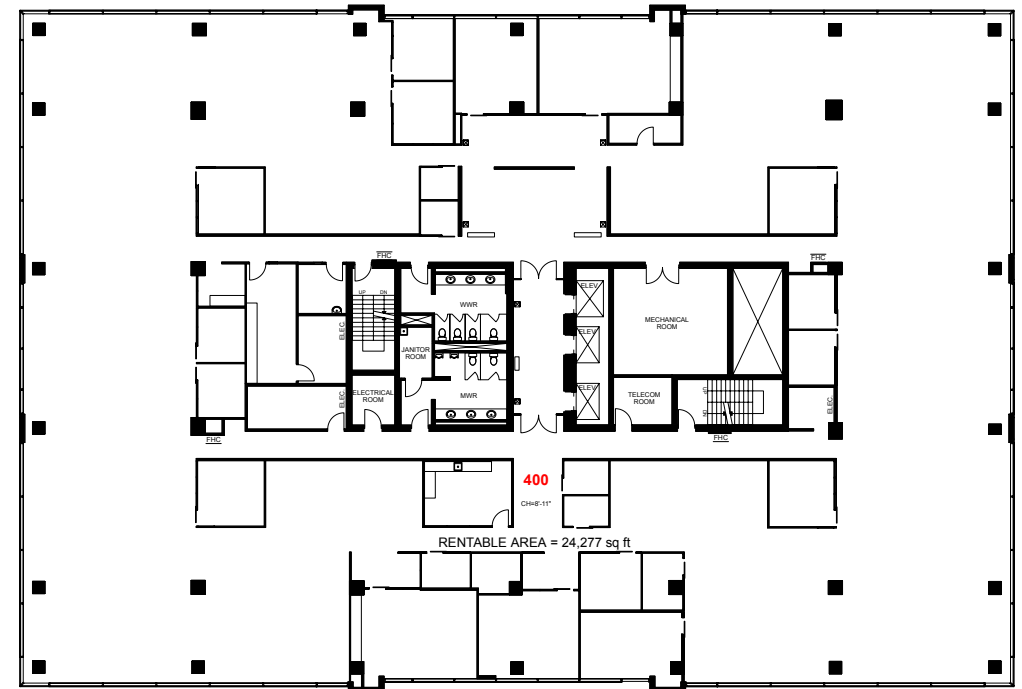


3RD FLOOR

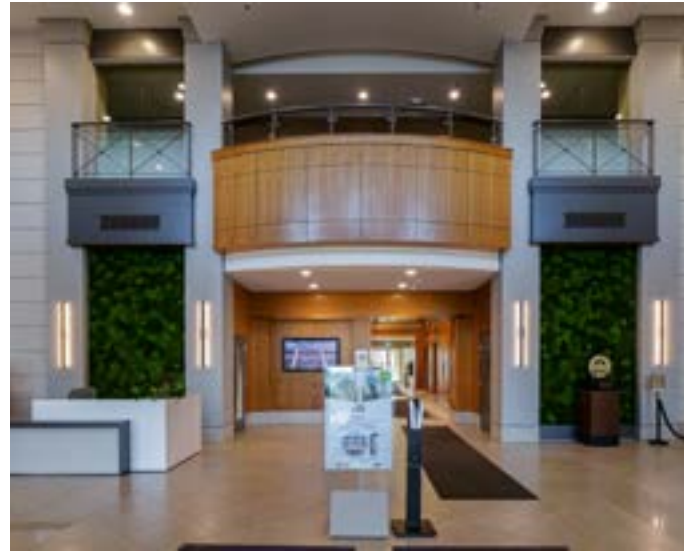


FLOOR PLANS

4TH FLOOR [View Virtual Tour](#)



LOBBY



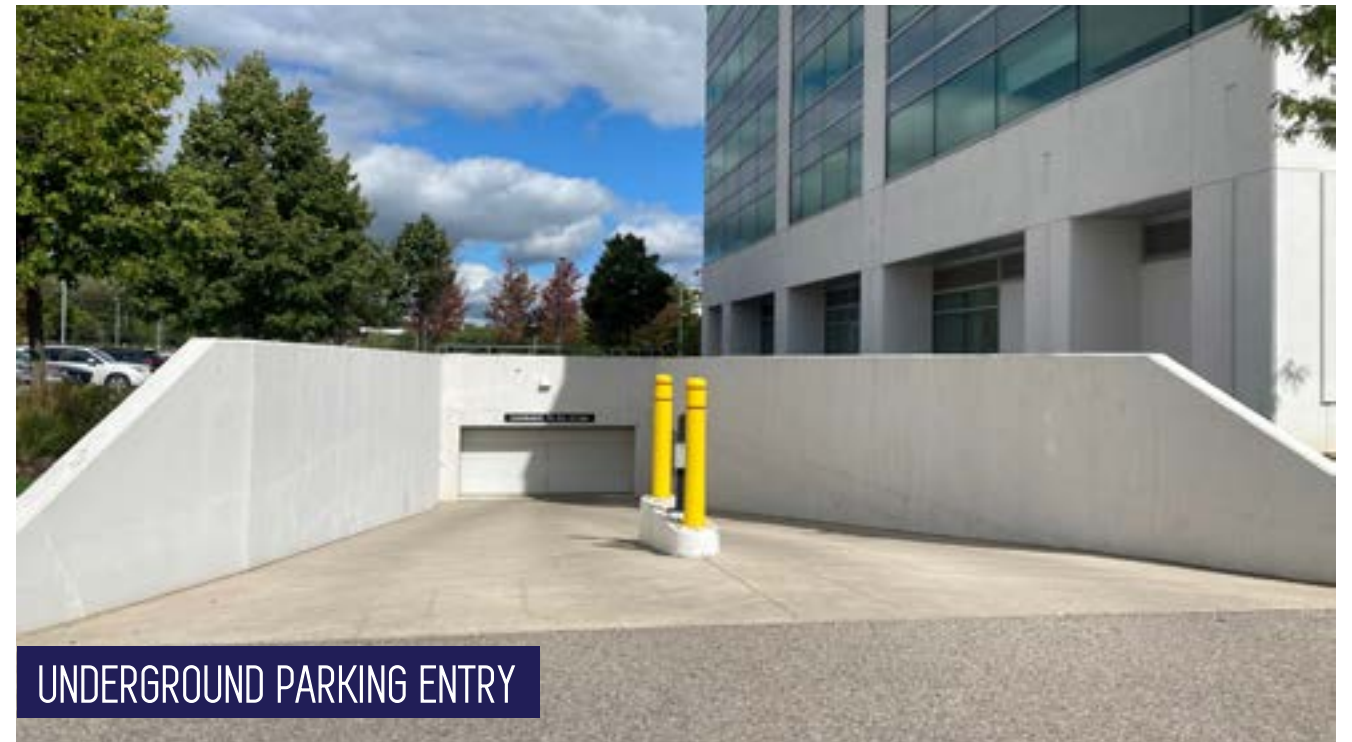
INTERIOR & EXTERIOR PHOTOS



SHOWERS



LEED & BOMA BEST PLATINUM



UNDERGROUND PARKING ENTRY

4TH FLOOR PHOTOS

View Virtual Tour



ELEVATOR LOBBY



BOARDROOM



PRIVATE OFFICES



KITCHENETTE



OPEN WORK AREA

TRANSIT & AMENITIES



TRANSIT

- 6 Bristol Circle to Bronte Go
- 4 Royal Windsor to Clarkson GO
- 20 Eighth line to Oakville Go
- 11 Royal Windsor to Oakville Go
- 26 Falgarwood to Oakville Go
- 13 Bronte Go to Oakville Go
- 120 Laird & Ridgeway to Oakville place
- 5/5A 407 Go Carpool to Sheridan College
- 19/190 Uptown Core to Sheridan College

DRIVE TIMES

Oakville Go	6 mins	4.1km
Clarkson Go	8 mins	7.2km
Bronte Go	10 mins	9.5km
Oakville Hospital	16 mins	11.9km
Mississauga	16 mins	17.1km
Burlington	18 mins	23.1km
Pearson Airport	21 mins	31.4km
Milton	22 mins	26.7km

AMENITIES WITHIN 5 KM RADIUS



OAKVILLE DEMOGRAPHICS



BUILDING SPECIFICATIONS

YEAR BUILT	2010
BUILDING SIZE:	146,131 sf
AVERAGE FLOOR SIZE:	21,200 sf
NUMBER OF FLOORS:	7
PARKING:	<ul style="list-style-type: none"> Free surface parking at a ratio of 4/1,000 sf leased (total of 634 spaces) Underground reserved parking - Subject to availability One-double electric vehicle charging station
FEATURES:	<ul style="list-style-type: none"> Shower/change room facilities Indoor bicycle storage Grand lobby with 29 ft ceiling heights

MECHANICAL, ELECTRICAL & COMMUNICATIONS

FRESH AIR:	Heat recovery makeup for fresh air requirements is supplied through rooftop unit
HVAC:	<ul style="list-style-type: none"> One zone per 450 ft² perimeter, one zone per 1,000 ft² interior including humidification systems. Consists of 2 boilers and a chiller system HVAC Operating Hours 8:30am-5:00pm Monday through Friday, adjustable based on tenant needs
EMERGENCY POWER:	125KW indoor emergency generator which supports emergency lighting and elevators
LIGHTING:	20"x60" ceiling grid suitable for open concept
ELEVATORS:	3 elevators that operate at a rate of 350 fpm
UTILITIES:	Gas and Hydro
FIBER OPTICS:	Current carriers are: Bell and Rogers

LIFE SAFETY & SECURITY

AIR SAFETY:	CO2 sensors on all air handlers
MONITORING:	Monitored building life safety and security
ACCESS:	All perimeter doors are equipped with card readers, 24/7 card access
CCTV:	Security cameras onsite
SPRINKLERS:	Building has wet fire sprinkler systems
FIRE DETECTION:	Fully equipped fire alarm system on each floor

GREEN INITIATIVES

DAYLIGHT HARVESTING:	Daylight sensors automatically adjust the level of individual lights in response to natural lighting conditions
WATER EFFICIENT FIXTURES:	Dual flush toilets, waterless urinals and sensor controlled lavatories
ROOFING:	Highly reflective roof material reduces the heat island effect
BUILDING MATERIAL:	Recycled material content of 7.5%
SUSTAINABLE STRATEGIES:	HVAC systems are controlled by a BAS system for energy conservation for after-hours, weekends and holidays.



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About Property Management

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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