



PROUDLY MANAGED BY
FENGATE

WINSTON PARK

OAKVILLE

PREMIER OFFICE SPACE
FOR LEASE

FROM 3,500 TO 30,000 SF



WINSTON PARK

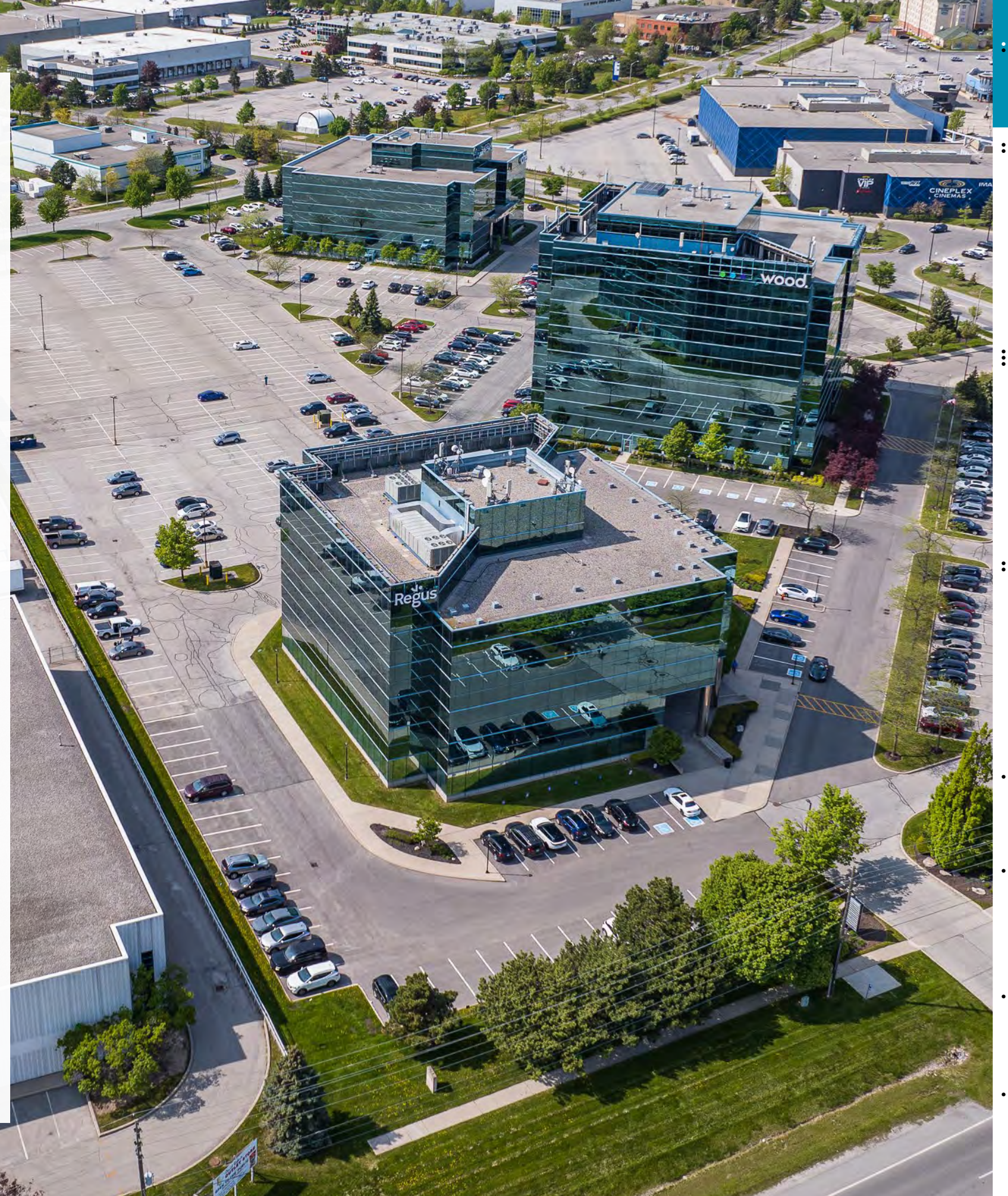
OAKVILLE

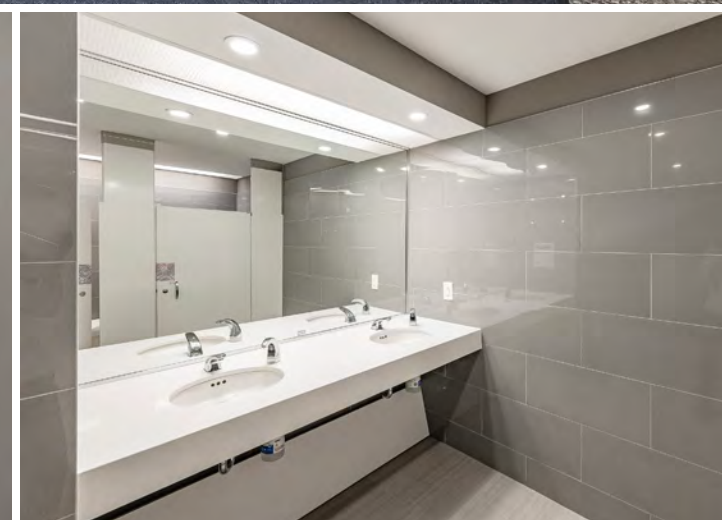
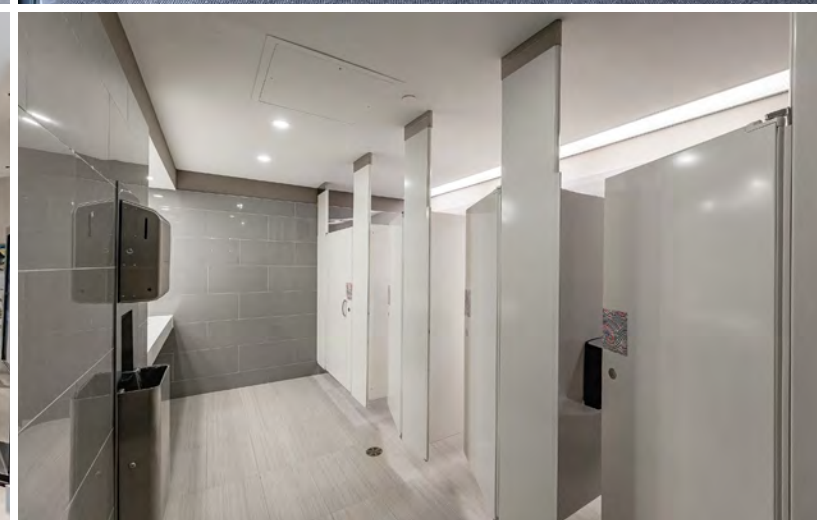
Experience Oakville's premier office buildings through this portfolio that combines premium location with unmatched property management - creating an extraordinary employee experience for each tenant.

Three distinguished office spaces located at 2010/2020/2060 Winston Park Drive in Oakville, Ontario, within an established office node which houses some of Canada's leading corporations and is considered one of the best business locations within the GTA west end.

Situated along Queen Elizabeth Way and close to many amenities - including public transit stations directly opposite them - these buildings offer convenient access to Clarkson GO Station within 22 minutes (8 minutes by car), Oakville GO Station within 25 minutes (9 minutes by car), and major cities within the GTA.

Ideally located on the border between Oakville and Mississauga, this portfolio features five buildings boasting state-of-the-art spaces to meet any of your business needs and breathtaking Lake Ontario views as your daily backdrop!





WINSTON PARK

OAKVILLE

PREMIER OFFICE SPACE
FOR LEASE

2010 WINSTON PARK DRIVE

AVAILABILITY

Immediately
Unless specified

NET ASKING RATE

\$18.75 psf

ADDITIONAL RENT

\$16.64 psf / 2026

SIZE BREAKDOWN

Suite 400 / 13,332 sf / May 2026
can be demised to

Suite 400A / 9,472 sf

Suite 402 / 3,860 sf

Suite 500 / 5,035 sf

FEATURES & AMENITIES

- Full service cafe located next door at 2020 Winston Park Drive
- Renovated lobby in 2018
- Property management on site
- Fronting onto the QEW
- Ample surface parking
- Within walking distance to a number of amenities
- Public transportation at your door
- 1 Dual Head EV charger available

BUILDING SPECIFICATIONS

BUILDING SIZE: 79,137 SF

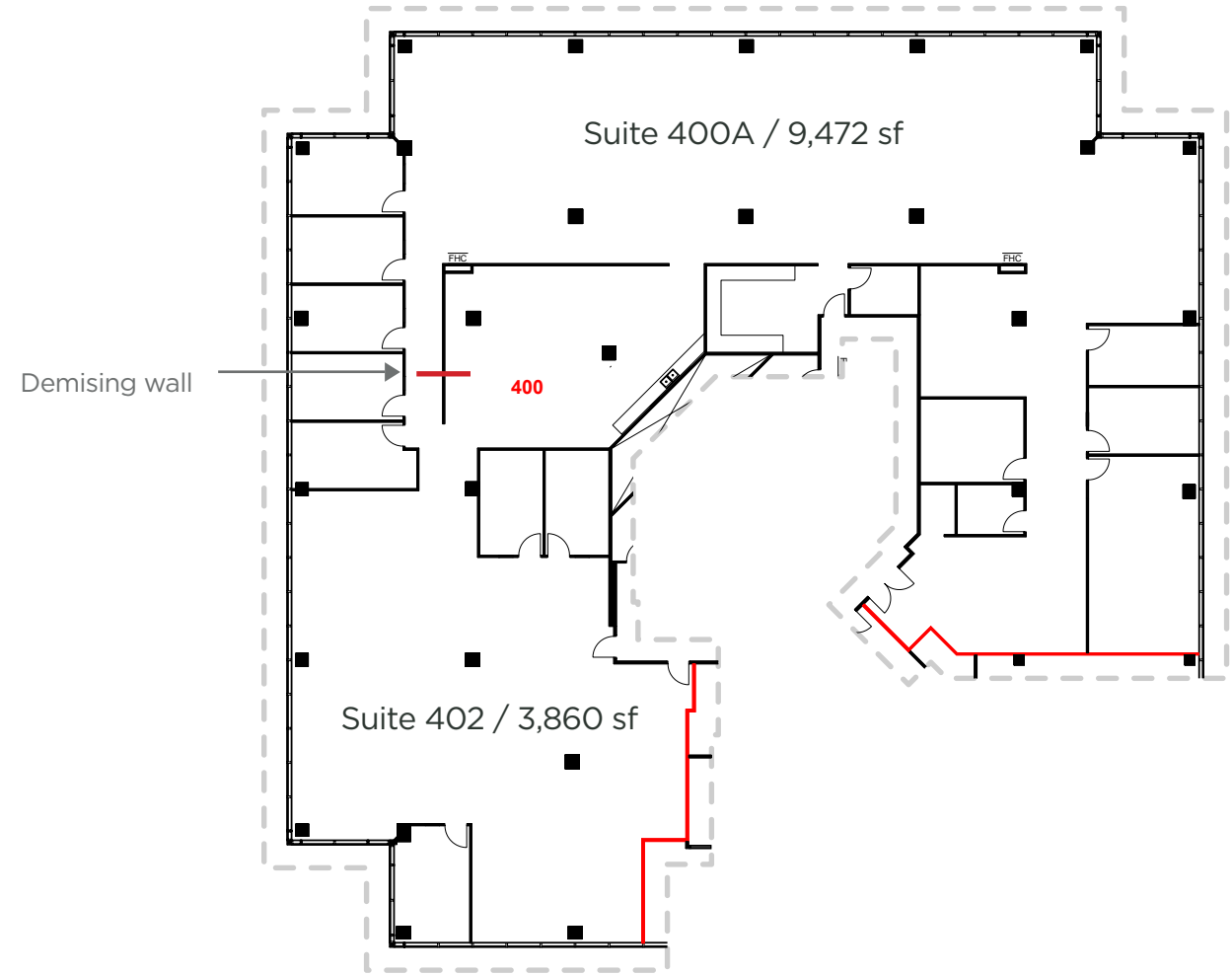
AVR. FLOOR SIZE: 16,000 SF

YEAR BUILT: 2000

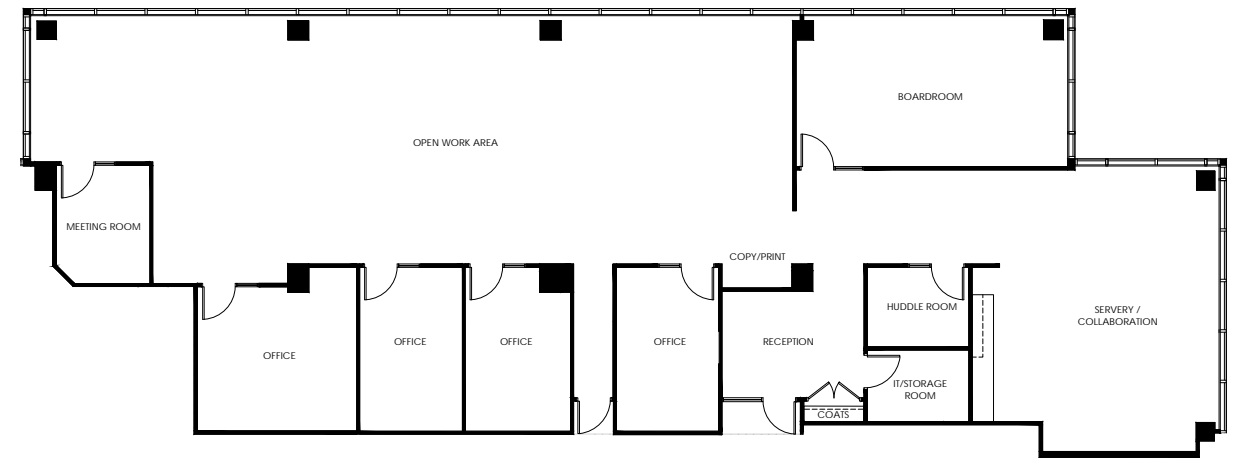
OF FLOORS: 5



2010 WINSTON PARK DRIVE



Suite 400 / 13,332 sf



Suite 500 / 5,035 sf



WINSTON PARK

OAKVILLE
PREMIER OFFICE SPACE
FOR LEASE

2020 WINSTON PARK DRIVE

AVAILABILITY

Immediately
Unless specified

NET ASKING RATE

\$18.75 psf

ADDITIONAL RENT

\$15.47 psf / 2026

SIZE BREAKDOWN

Suite 300 / 3,990 sf

Suite 302 / 4,135 sf

Suite 402 / 4,219 sf / January, 2027

Suite 501 / 9,940 sf

Suite 600 / 20,437 sf
can be demised to

Suite 601 / 9,940 sf

Suite 602 / 10,006 sf

Suite 701 / 8,607 sf

FEATURES & AMENITIES

- Full service Cinnamon Grove cafe open from 7:30am-3:30pm Monday through Friday
- Signage opportunity for full floor tenant
- 3 computer controlled elevators with one elevator for move-ins
- Property management on site
- Fronting onto the QEW. Ample surface parking
- Within walking distance to a number of amenities. Public transportation at your door
- 2 Dual Head EV chargers available



BUILDING SPECIFICATIONS

BUILDING SIZE: **134,678 SF**

AVR. FLOOR SIZE: **22,850 SF**

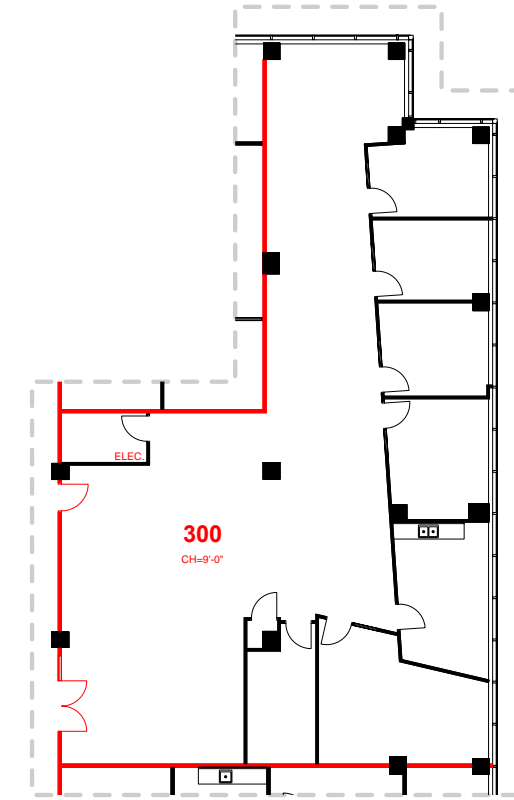
YEAR BUILT: **2004**

OF FLOORS: **7**

2020 WINSTON PARK DRIVE



FLOOR PLANS



Suite 300 / 3,990 sf



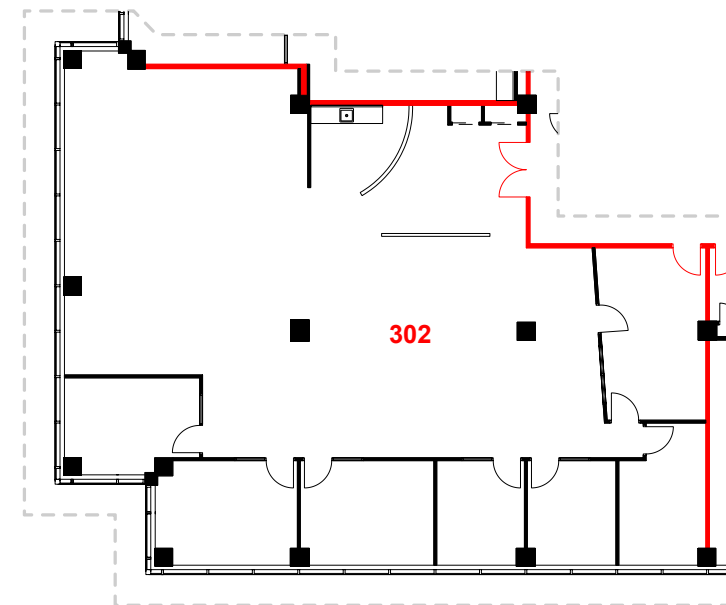
Suite 300



Suite 302



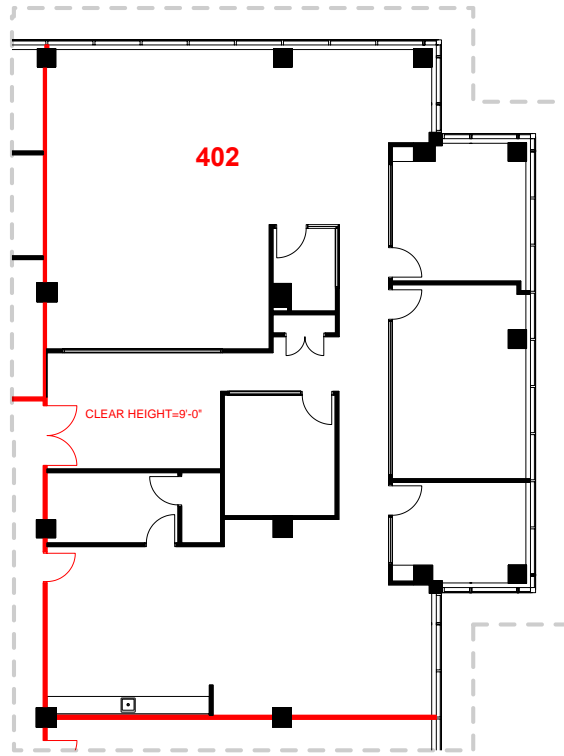
Suite 701



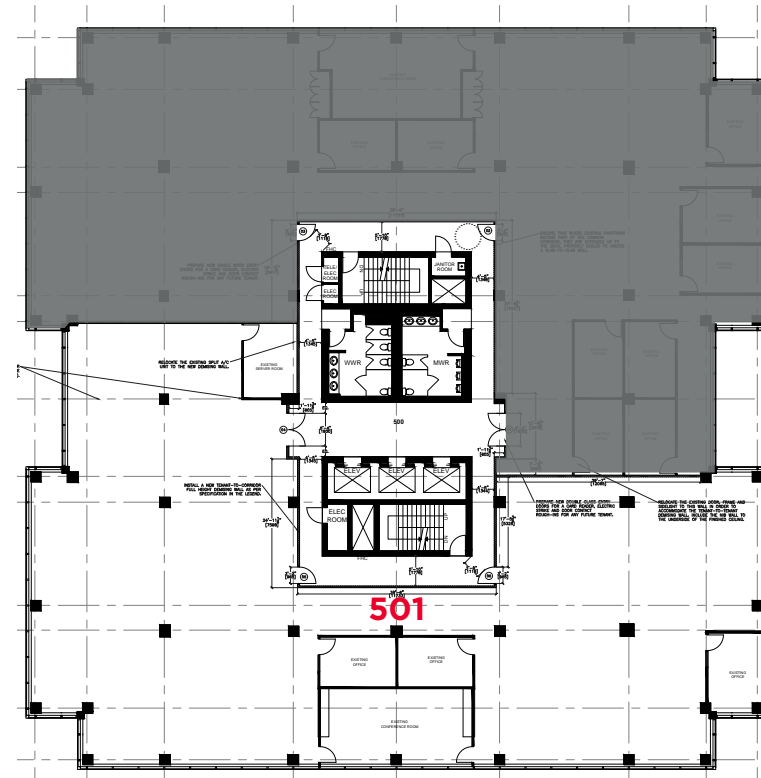
Suite 302 / 4,135 sf

2020 WINSTON PARK DRIVE

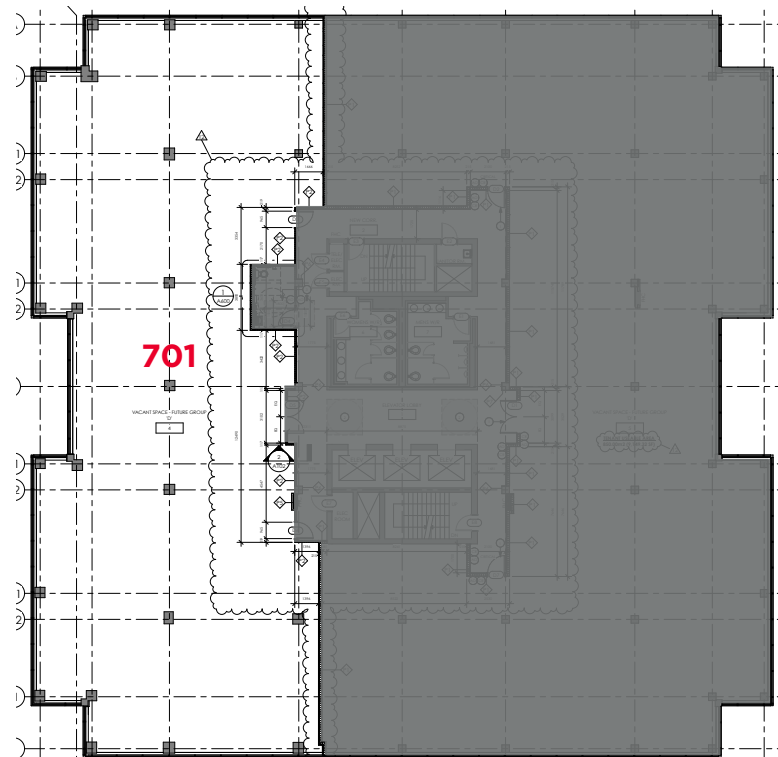
FLOOR PLANS



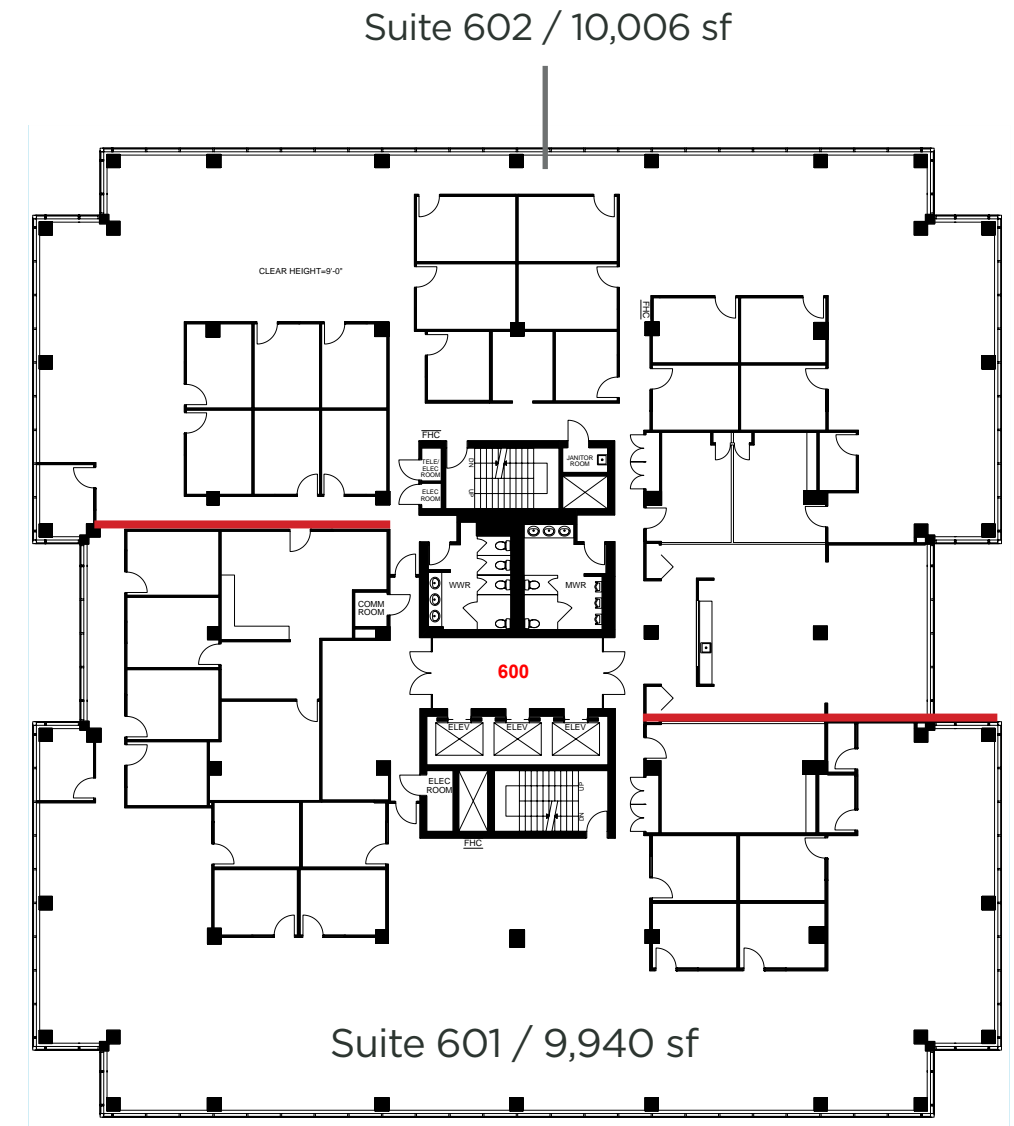
Suite 402 / 4,219 sf



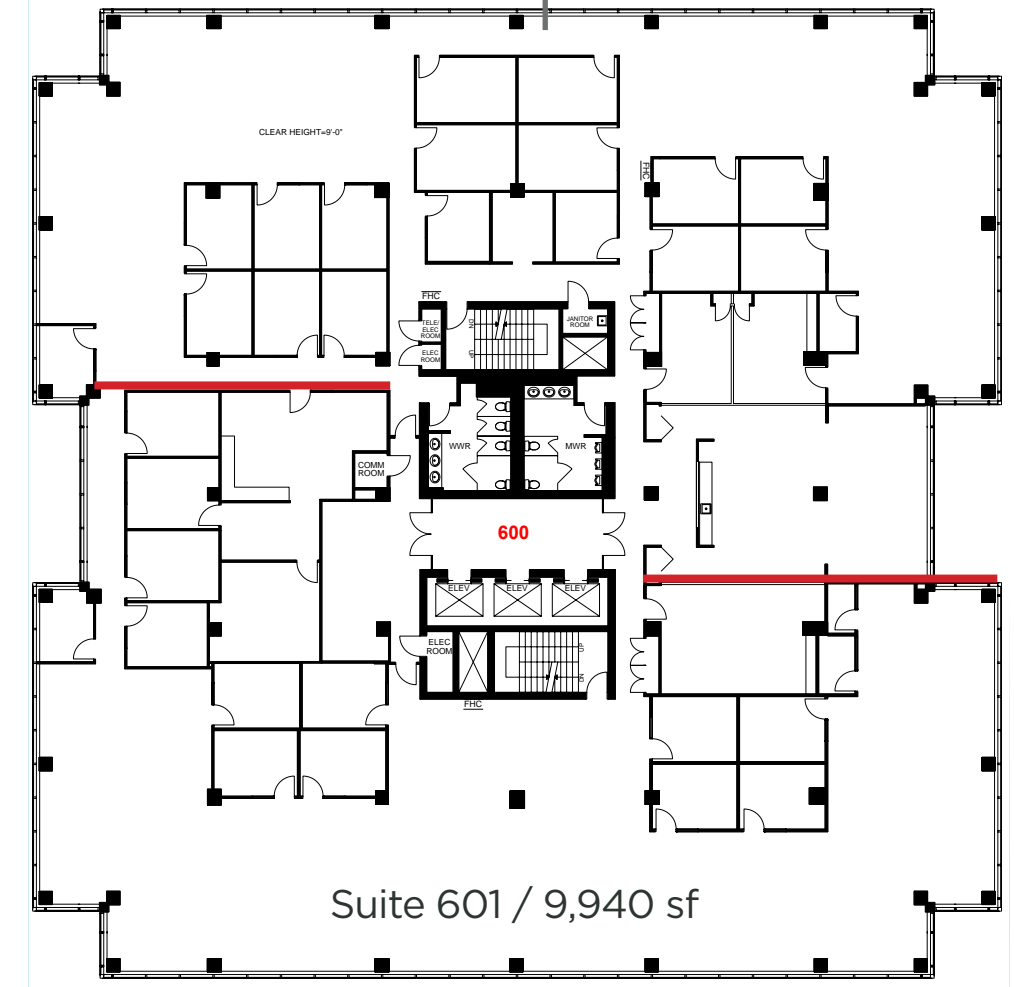
Suite 501 / 9,940 sf



Suite 701 / 8,607 sf



Suite 600 / 20,437 sf



Suite 601 / 9,940 sf

Suite 602 / 10,006 sf

WINSTON PARK

OAKVILLE

PREMIER OFFICE SPACE
FOR LEASE

2060 WINSTON PARK DRIVE

AVAILABILITY
Immediately

NET ASKING RATE
\$18.75 psf

SIZE BREAKDOWN

~~Suite 100 / 4,361 sf~~ LEASED
~~Suite 101 / 4,199 sf~~ LEASED
~~Suite 103 / 4,023 sf~~ LEASED
~~Suite 401 / 6,899 sf~~ LEASED

FEATURES & AMENITIES

- Property management on site
- Fronting onto the QEW
- Ample surface parking
- Within walking distance to a number of amenities
- Public transportation at your door
- 1 Dual Head EV charger available



BUILDING SPECIFICATIONS

BUILDING SIZE: **81,088 SF**
AVR. FLOOR SIZE: **20,253 SF**
YEAR BUILT: **2004**
OF FLOORS: **4**



WINSTON PARK

OAKVILLE

2010/2020/2060 WINSTON PARK DRIVE SAFETY, SECURITY & MECHANICAL

LIFE SAFETY / SECURITY

- Monitoring - Building life safety and security is monitored by Colossus Security
- CCTV - Security cameras on all sites
- All floors are fully equipped with wet fire sprinkler systems
- Fire Detection - Buildings are monitored by a “notifier” addressable alarm system
- After Hours Access - All perimeter doors and elevators are equipped with card readers, 24/7 card access

MECHANICAL / ELECTRICAL AND COMMUNICATIONS

- Fresh air is provided at a minimum of 20 CFM per person and removes generated contaminants*
- Air conditioning / Heating - Perimeter and interior zone heating, cooling, and ventilation provided by individual heat pump units
- HVAC Operating Hours - 8:30am-5:00pm Monday through Friday, adjustable based on tenant needs
- Temperature Control - Individual thermostats for heatpumps throughout floor
- Emergency Power - Battery backup for emergency lighting / life safety systems
- Fiber Optics - Current carriers are Bell, Rogers, Cogeco
- Utilities - Hydro and Water - Oakville Hydro; Gas - Union Gas

*Applies to 2010/2020 Winston Park Drive

EXCELLENT
ACCESSIBILITY

TRAVEL TIMES

HWY 403
2 mins / 1.5 km

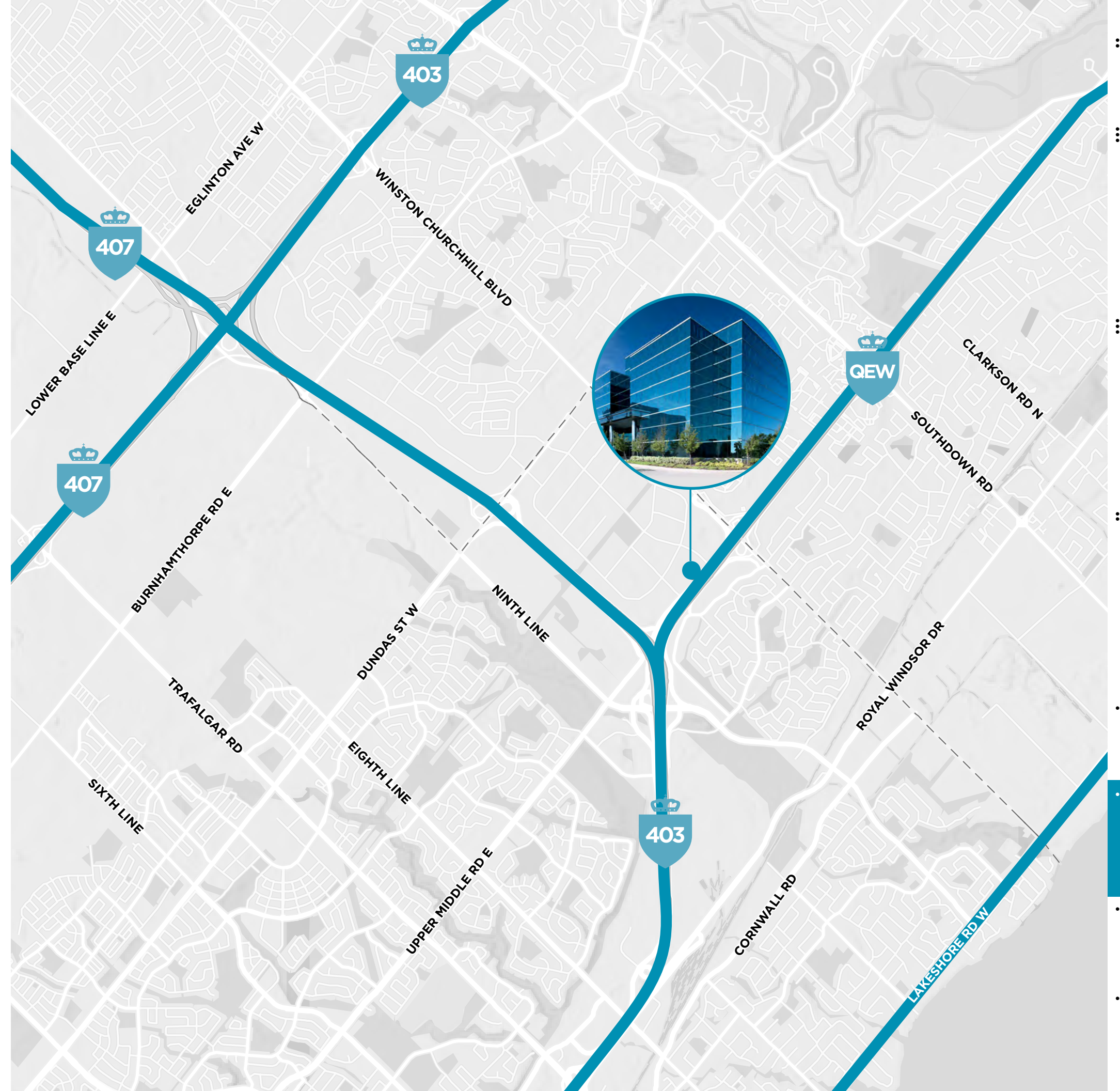
GEW
3 mins / 1.7 km

HWY 407
6 mins / 7 km

LAKESHORE RD W
9 mins / 6 km

PEARSON
22 mins / 27 km

DOWNTOWN TORONTO
30 mins / 32 km



AMENITIES

4 shopping plazas within a 5 minute drive

CHURCHILL CROSSING SHOPPING MALL

- Costco Wholesale
- TD Canada Trust
- Bank of Montreal
- Jack Astor's
- LCBO
- CIBC
- Longo's
- Montana's BBQ & Bar
- Milestones
- Chapters
- Home Depot
- Lone Star Texas Grill
- Best Buy
- Canadian Tire



OAKVILLE ENTERTAINMENT CENTRUM SHOPPING MALL

- Boston Pizza
- Hilton
- Cineplex
- Bâton Rouge
- Trattoria Timone
- Tim Hortons
- Petro-Canada
- 3 Brewers
- Child Ventures
- East Side Mario's
- iFly Toronto
- Café Demetre



CLARKSON CROSSING SHOPPING MALL

- RBC Royal Bank
- Starbucks
- Scotiabank
- Metro
- LCBO
- Fionn MacCool's



OAKWOODS CENTRE SHOPPING MALL

- Farmboy
- Scotiabank
- Starbucks
- Subway
- Bar Burrito
- Qwench juice bar



DUNDAS ST W

GEW

LAKESHORE RD W

SOUTHDOWN RD

403

NINTH LINE

WINSTON CHURCHILL BLVD

ROYAL WINDSOR DR

UPPER MIDDLE RD E

LAKESHORE RD W

PARTNERED FOR SUCCESS

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

www.fengate.com/real-estate



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