

420 NORTH SERVICES RD E 300 OAKVILLE, ON

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GROUP

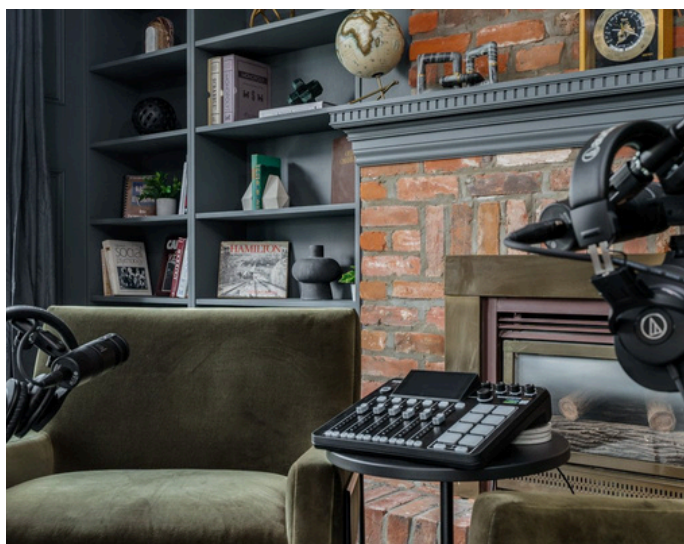
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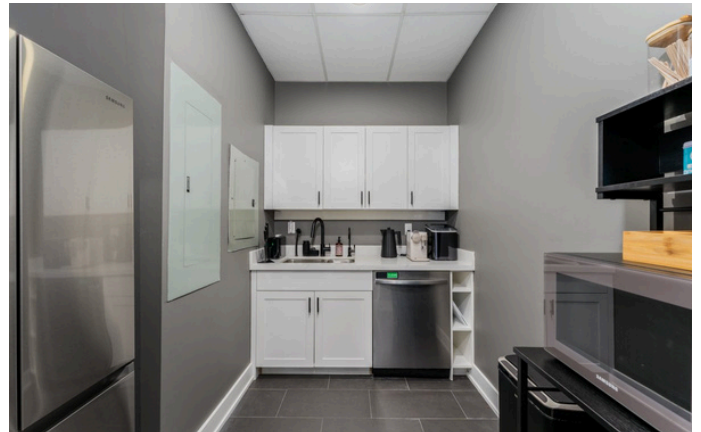
COMMERCIAL DIVISION



This 2,347 sqft, plug-and-play professional office is thoughtfully designed for modern businesses, offering a polished blend of private offices and collaborative space. Featuring contemporary finishes, flexible layouts, and a professionally managed setting, the suite is ideal for tech firms, creative teams, and professional users seeking a turnkey opportunity in a highly accessible Oakville business location near major highways and transit.

- Size: 2,347 Sqft
- Price: \$1,299,000
- Taxes: \$11,902.60 (2025)
- Zoning: E1
- Location: QEW & Trafalgar Road
- Possession: Flexible
- Occupancy: Owner
- Parking: Ample Free Surface Parking
- Chattels: Furniture negotiable (approx. \$75,000 retail value)
- Use: Professional Office
- Building: Professionally Managed
- Systems: Gas Forced Air, Central A/C
- Services: Municipal Water, Sanitary + Storm Sewers





KEY FEATURES:

Layout:

Intelligently designed 2,347 sqft workspace featuring private offices, open-concept workstations, a sleek reception area, contemporary kitchen, and a dedicated lounge ideal for informal meetings or team downtime.

Specialty Spaces:

Includes an acoustically treated podcast room, making the space ideal for content creators, media teams, tech firms, and modern professional users seeking a creative edge.

Turnkey Functionality:

Plug-and-play setup with negotiable furnishings allows for a smooth transition and immediate occupancy with minimal downtime.

Building:

Located in a well-maintained, professionally managed commercial building with convenient surface parking and easy access for staff and clients.

Location:

Prime Oakville location near QEW and Trafalgar Road, surrounded by shops, restaurants, cafés, and essential services, with excellent access to public transit, GO Transit, and major highways—ideal for client-facing businesses and growing teams.



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