



OFFICE SPACE

AVAILABLE FOR LEASE

NEW PRESTIGIOUS OFFICE DEVELOPMENT

27,662 SF

Partnership. Performance.



2988 BRISTOL CIRCLE

OAKVILLE, ONTARIO

For more information, please contact:

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Platinum member

# BUILDING FEATURES



## AVAILABLE AREA

**TOTAL SIZE 27,662 sf**

1st Floor 4,385 sf

2nd Floor 7,399 sf

3rd Floor 7,939 sf

4th Floor 7,939 sf

## STARTING NET RENT

\$21.50 psf

## ADDITIONAL RENT

\$12.50 psf



## OCCUPANCY

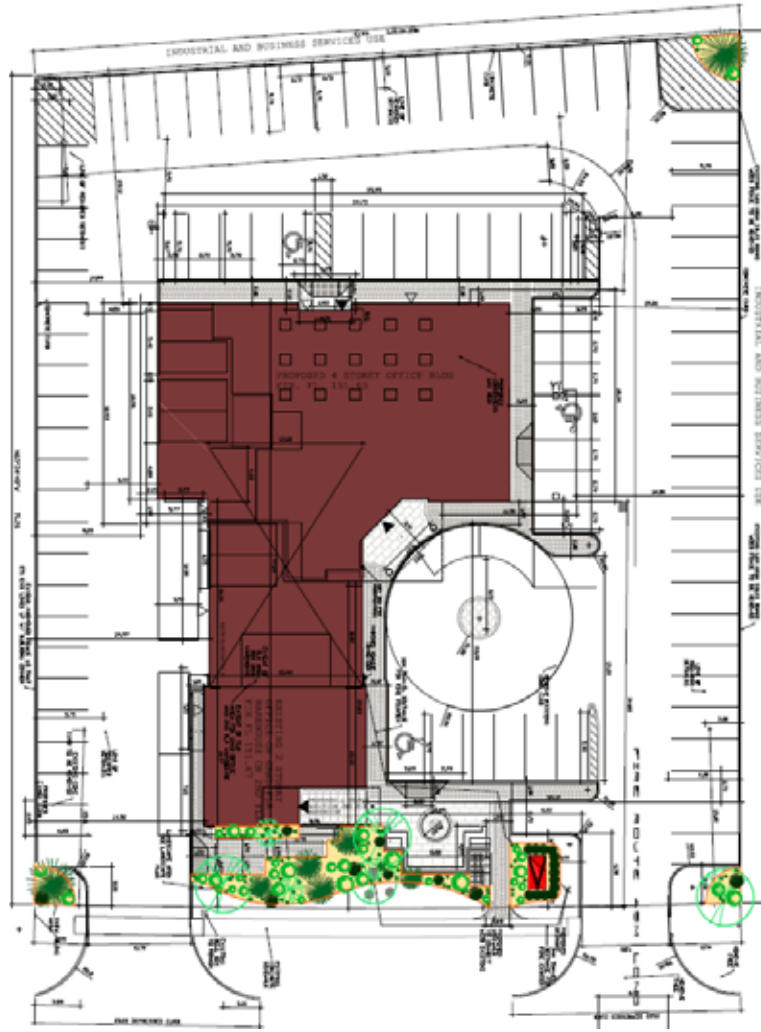
Spring 2020

## COMMENTS

- High profile 4-storey, class A office development
- Building will feature a roof top patio/terrace
- Walking distance to public transit and many amenities
- Unique opportunity for stand-alone corporate head office
- Amazing exposure on Bristol Circle
- Prime location with quick access to highways 403, 407 and QEW



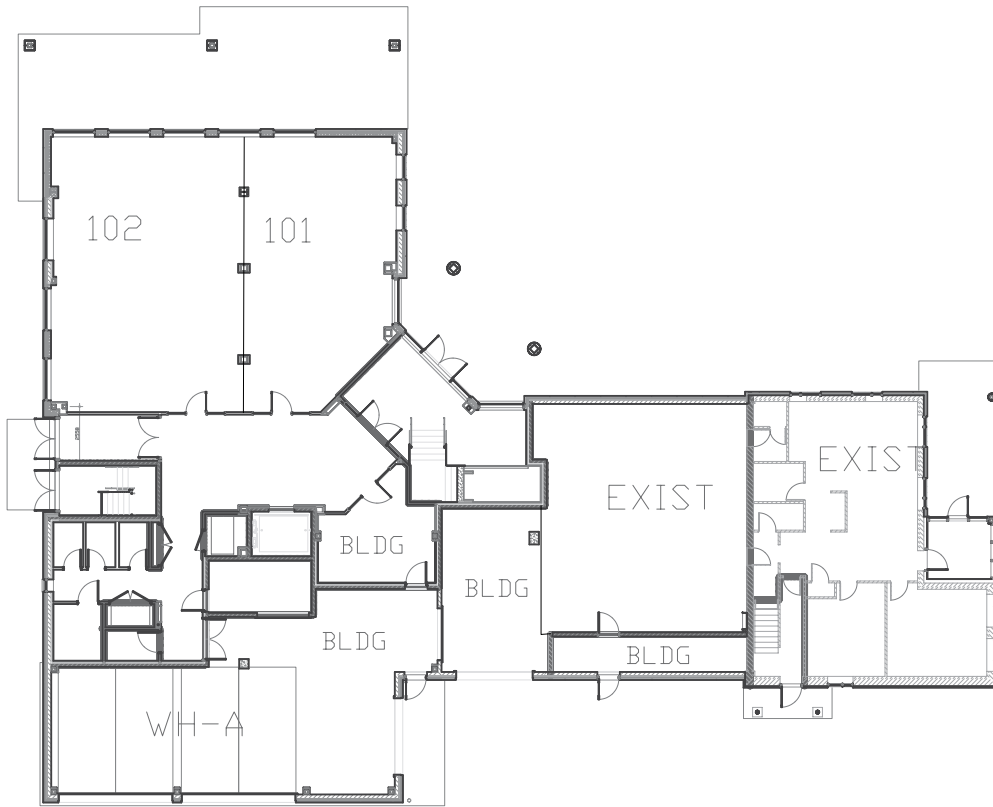
# SITE PLAN



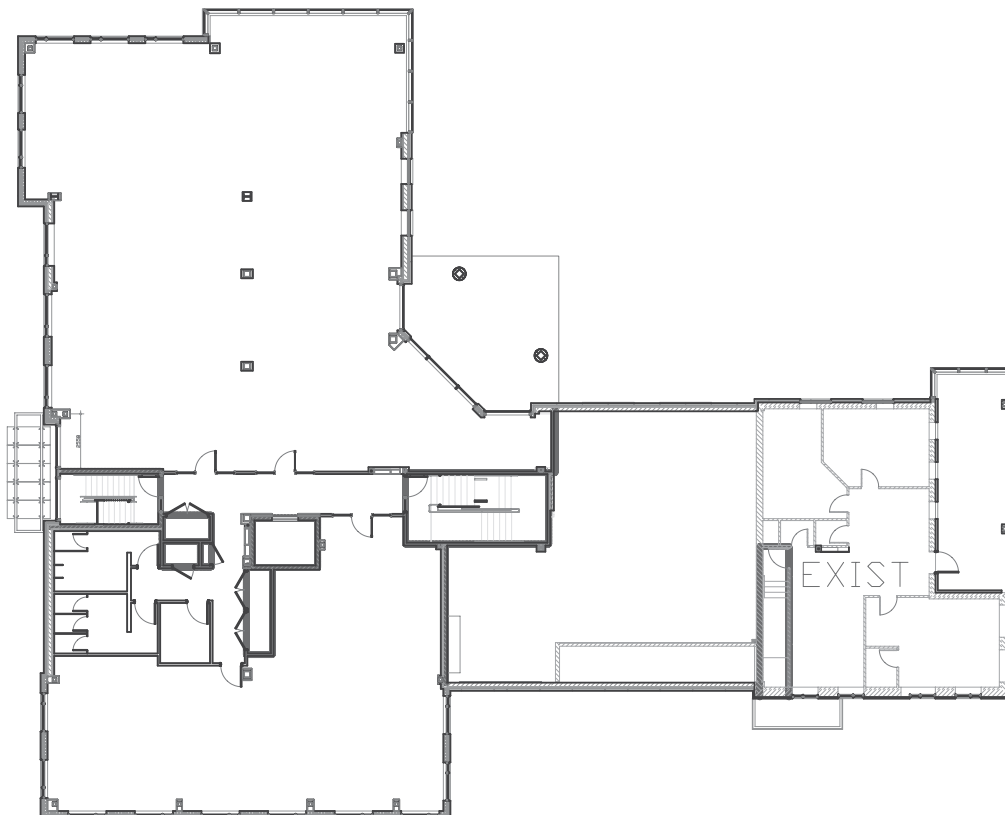
ROOFTOP



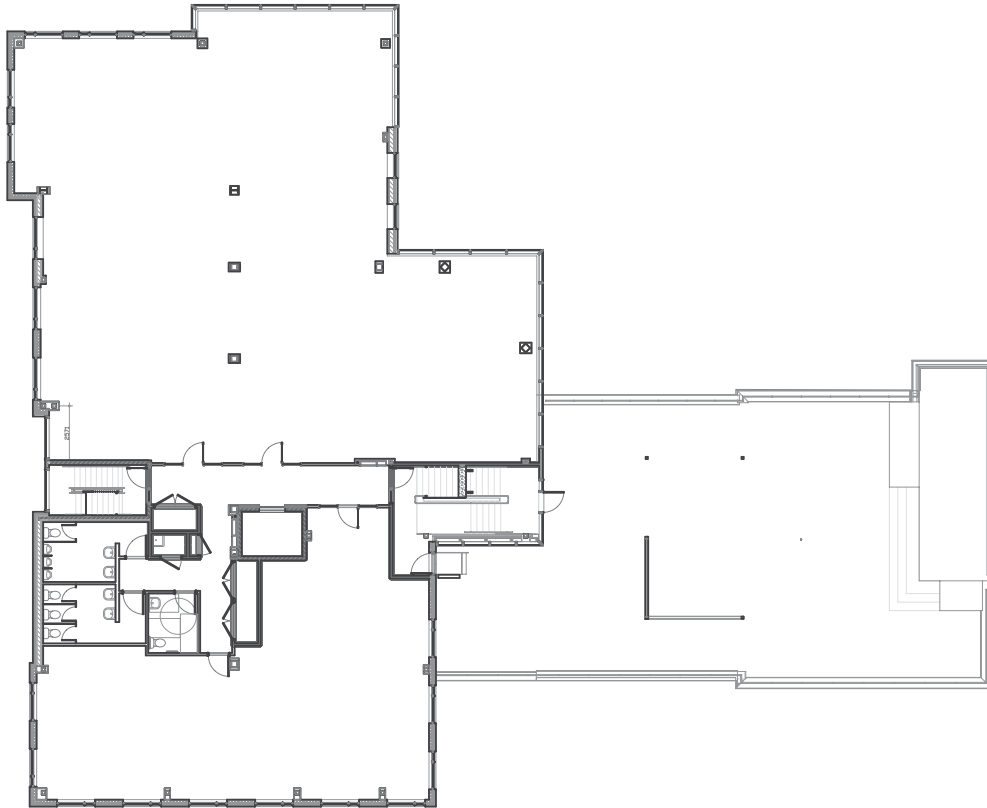
PARKING / REAR



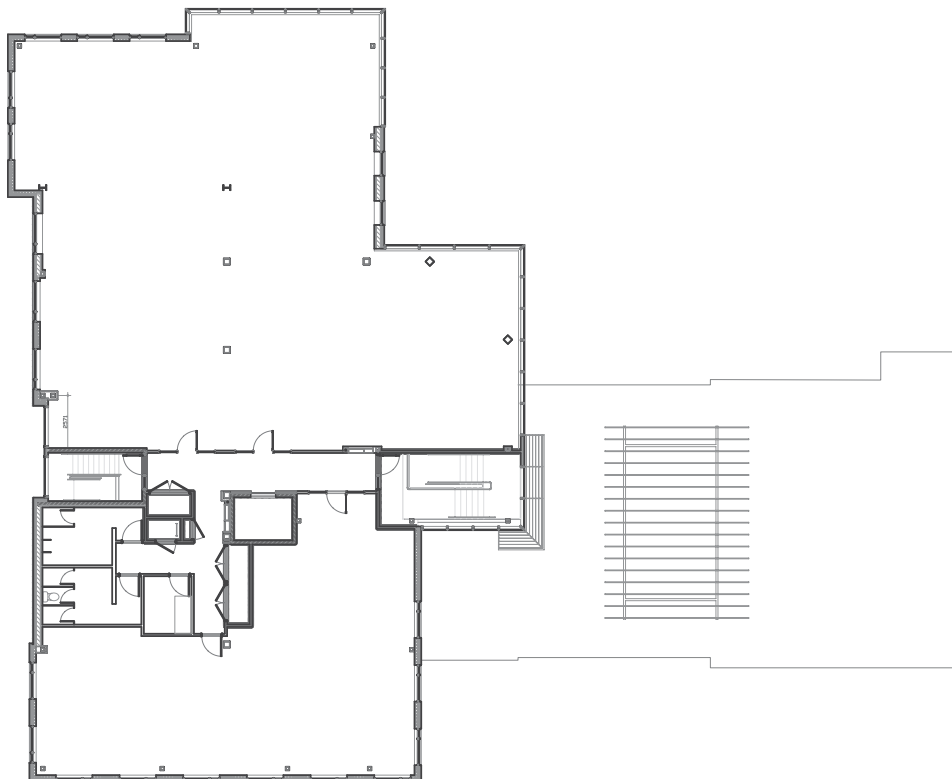
**FIRST  
FLOOR**  
**4,385 SF**



**SECOND  
FLOOR**  
**7,399 SF**



**THIRD  
FLOOR**  
**7,939 SF**



**FOURTH  
FLOOR**  
**7,939 SF**

- In close proximity to Highway 403 and QEW
- Located on Bristol Circle and Winston Park Drive

# LOCATION



## PUBLIC TRANSIT

### Oakville

- 6 Upper Middle
- 12 Winston Park
- 120 East Industrial

### Mississauga

- 45 Lorne Park Industrial
- 71 Sheridan-Subway
- Lakeshore West

- |   |  |  |   |   |   |  |  |   |
|---|--|--|---|---|---|--|--|---|
| <p><b>1</b> Home Depot<br/>Golf Town<br/>Canadian Tire<br/>Petsmart<br/>Best Buy<br/>Tim Hortons<br/>Panera<br/>Jack Astor's<br/>Starbucks<br/>Mandarin<br/>Milestone's<br/>Lone Star</p> | <p><b>2</b> Boston Pizza<br/>3 Brewers<br/>K&amp;B Sushi<br/>Scaddabush<br/>Trattoria Timone<br/>Homewood Suites<br/>Hotel</p> | <p><b>3</b> Walmart<br/>TD Bank<br/>Five Guys<br/>Popeye's</p> | <p><b>4</b> Sheridan Centre<br/>- Shoppers Drug Mart<br/>- Scotiabank<br/>- Metro<br/>- McDonalds</p> | <p><b>5</b> Smart Centre Oakville<br/>- Walmart<br/>- CIBC<br/>- Nando's<br/>- The Keg<br/>- Goodlife Fitness</p> | <p><b>6</b> Oakville Place<br/>- BMO<br/>- The Bay<br/>- Sport Chek<br/>- Pusateri's<br/>- O&amp;B Cafe Grill</p> | <p><b>7</b> RBC<br/>Esso<br/>HomeSense</p> | <p><b>8</b> RONA<br/>Tim Hortons<br/>Subway<br/>Sunset Grill</p> | <p><b>9</b> Square One Mall<br/>- Moxie's<br/>- Red's<br/>- Cineplex<br/>- Whole Foods<br/>- Goodlife Fitness</p> |
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