



Square Feet:

2,314 - 27,423



LEED Gold certified building



Free Surface Parking

[View Building Video](#)

For Lease | 1235 North Service Road West, Oakville

Class A, LEED Gold Certified suites available **for lease**

Welcome to the suites at 1275 & 1235 North Service Road West, Oakville. Office space with flexible configurations, ample parking and transit at the doorstep.

Net Rent:	\$18.95 per SF
Additional Rent:	\$16.67 per SF
Parking	4 : 1,000 SF

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Property Overview

Location	Located just off the QEW between Dorval & Third Line in Oakville		
Lease Type	Head Lease		
Parking	4 : 1,000 SF		
Rentable Suite Options	Suite 301	2,314 SF	Virtual Tour
	Suite 305	3,458 SF	Virtual Tour
	Suite 300	10,817 SF <i>(Divisible)</i>	Virtual Tour
	Suite 400	16,606 SF	Virtual Tour
	<i>Suite 300 & 4th floor available - 27,423 SF</i>		
Net Rent	\$18.95 PSF		
Additional Rent	\$16.67 PSF		
Building Class	Class A		
Ceiling	Drop Ceiling		
# of Floors	5 Floors		
Transportation	Just off the QEW, Bus at Doorstep to Bronte GO Station		



Key Highlights



LEED Gold certified building



Adjacent to green space

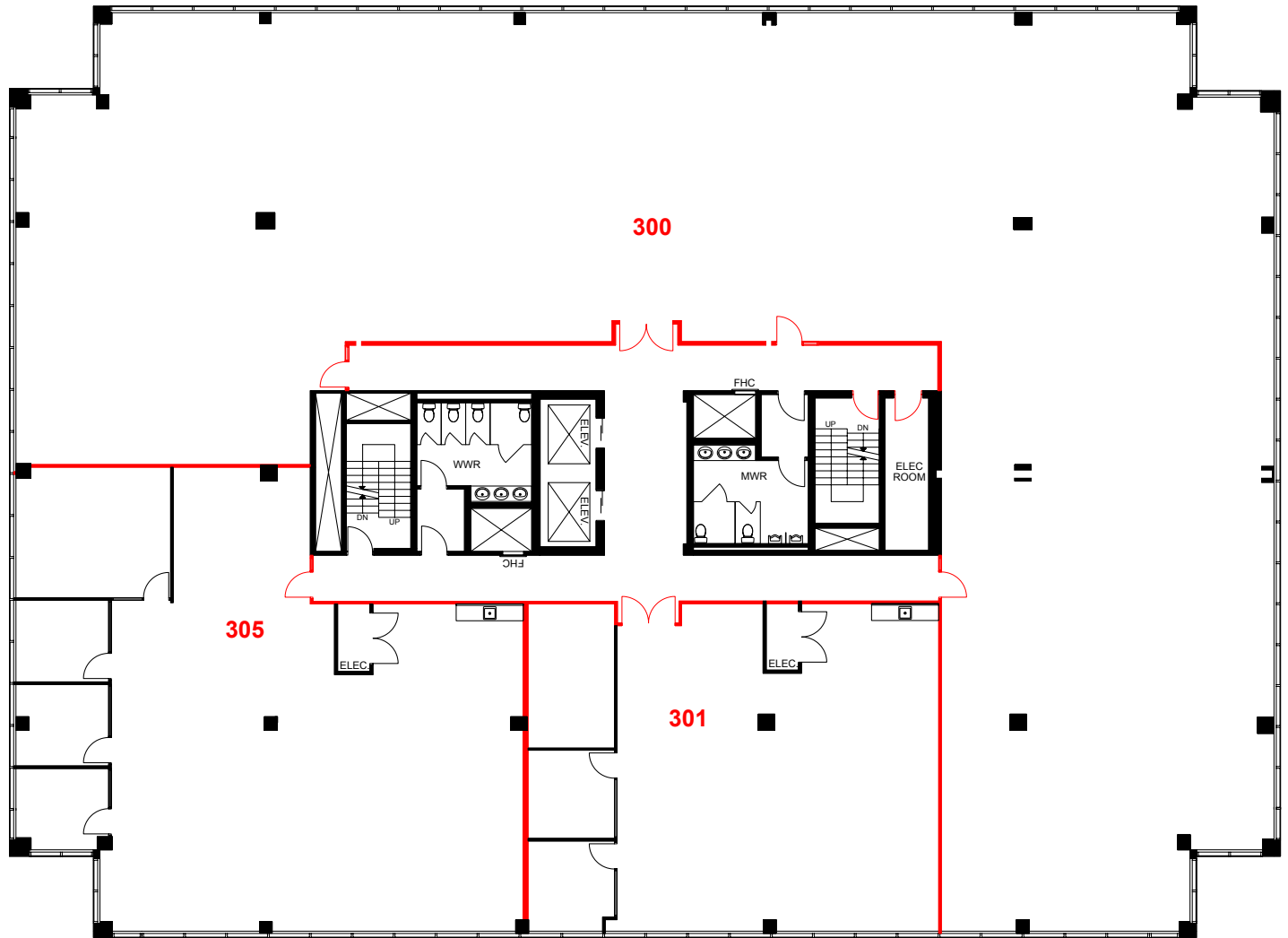


Surface parking available



Transit at doorstep

Floor Plan Overview



Model Suite
Suite 301

2,314 SF

- 12 Workstations
- 2 Private offices
- Reception
- Meeting room
- Kitchenette

[View Virtual Tour](#)

Model Suite
Suite 305

3,458 SF

- 15 Workstations
- 3 Private offices
- Reception
- Meeting room
- Kitchenette
- Collaborative work areas

[View Virtual Tour](#)

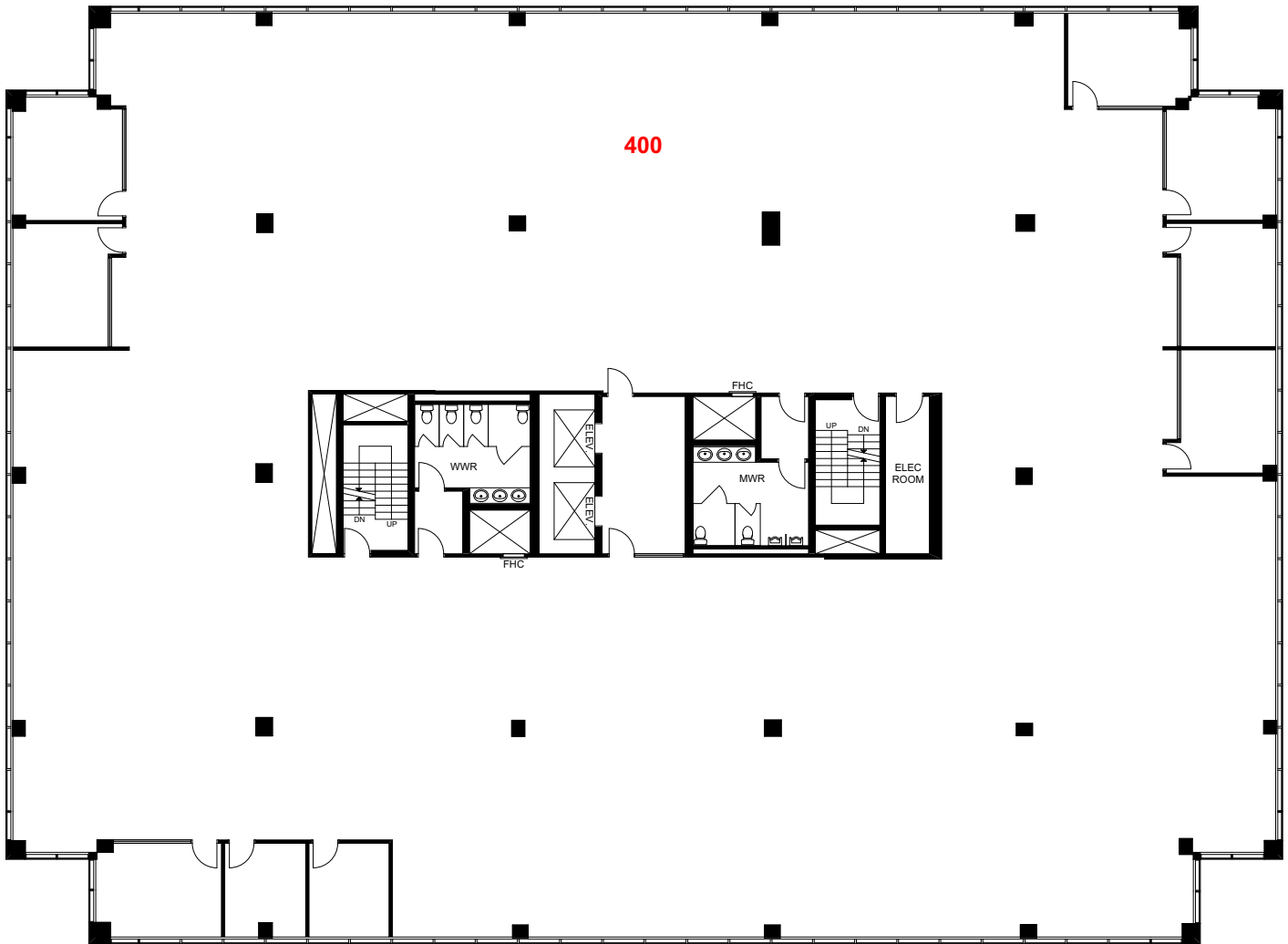
Suite 300

10,817 SF

- Raw space
- Divisible to 2,576 SF

[View Virtual Tour](#)

Floor Plan Overview



Suite 400

16,606 SF

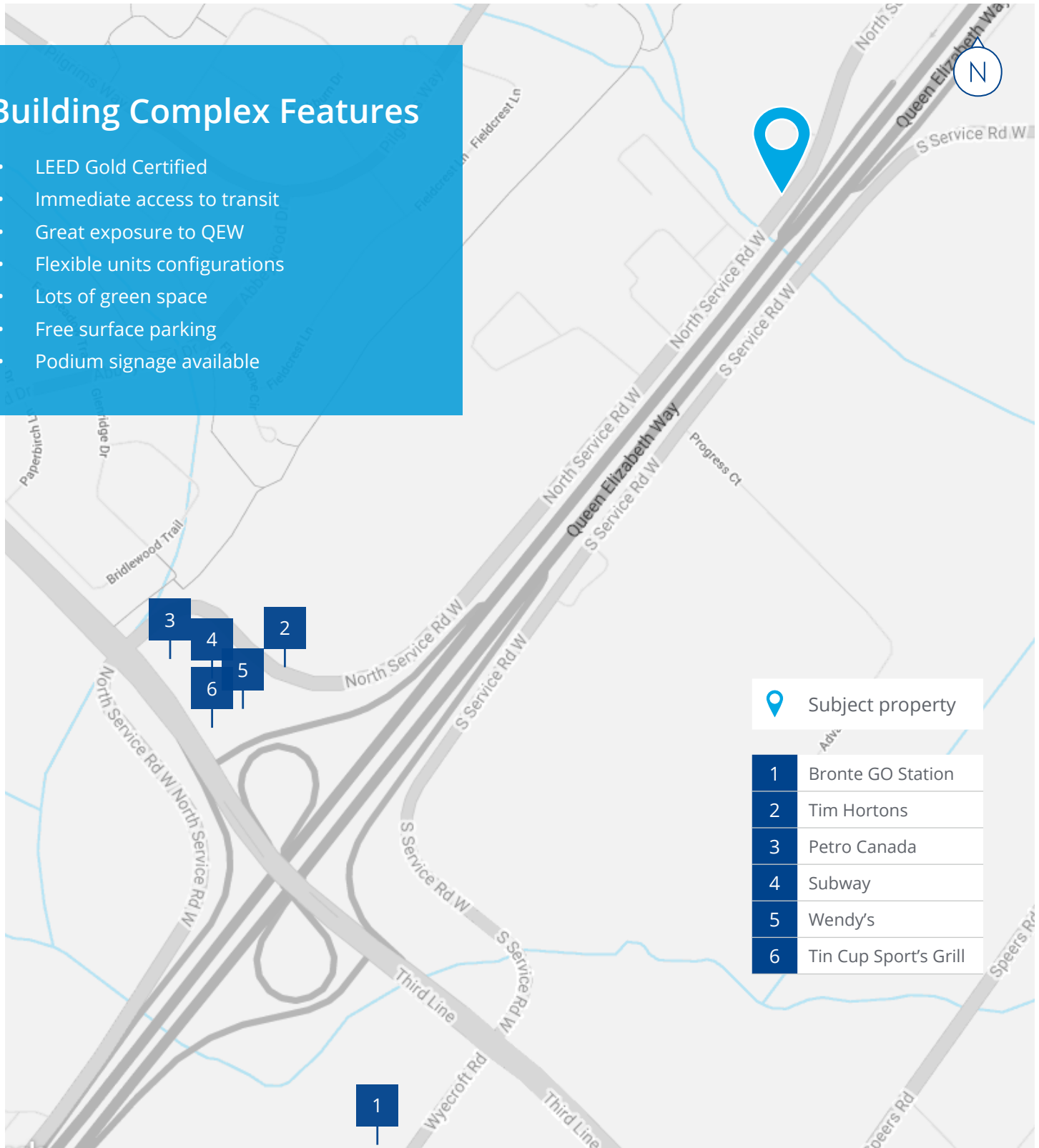
- Lots of Natural Light


[View Virtual Tour](#)

Surrounding Amenities

Building Complex Features

- LEED Gold Certified
- Immediate access to transit
- Great exposure to QEW
- Flexible units configurations
- Lots of green space
- Free surface parking
- Podium signage available



 Subject property

- | | |
|---|-----------------------|
| 1 | Bronte GO Station |
| 2 | Tim Hortons |
| 3 | Petro Canada |
| 4 | Subway |
| 5 | Wendy's |
| 6 | Tin Cup Sport's Grill |



[View Online Listing](#)

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