

Office | For Sublease

1415

Joshuas Creek Drive

Up to 44,690 sq. ft. (Divisible)
FOR SUBLEASE

CBRE



Space Features

- + Move-in ready opportunity, boasting a total of 44,690 sq. ft. across two floors, consisting of private offices, functional open work areas, multiple meeting rooms, and a kitchen/tenant lounge
- + Part of an 86,453 SF flex office building
- + 42-acre business and retail park located on the border of Oakville and Mississauga
- + Oakwoods Centre, a 75,000 SF retail centre within a 3 minute walk includes Farm Boy, Starbucks, Willowbrae Academy (Daycare), Scotiabank, Subway, F45 Fitness, barBurrito and many more amenities
- + Easy access to major 400-series Highways including QEW, Hwy 403 and Hwy 407



Parking Ratio:
4 per 1,000 sq. ft.



0.2 KM



BUS STATION



LEED Silver Certified



5.5 KM



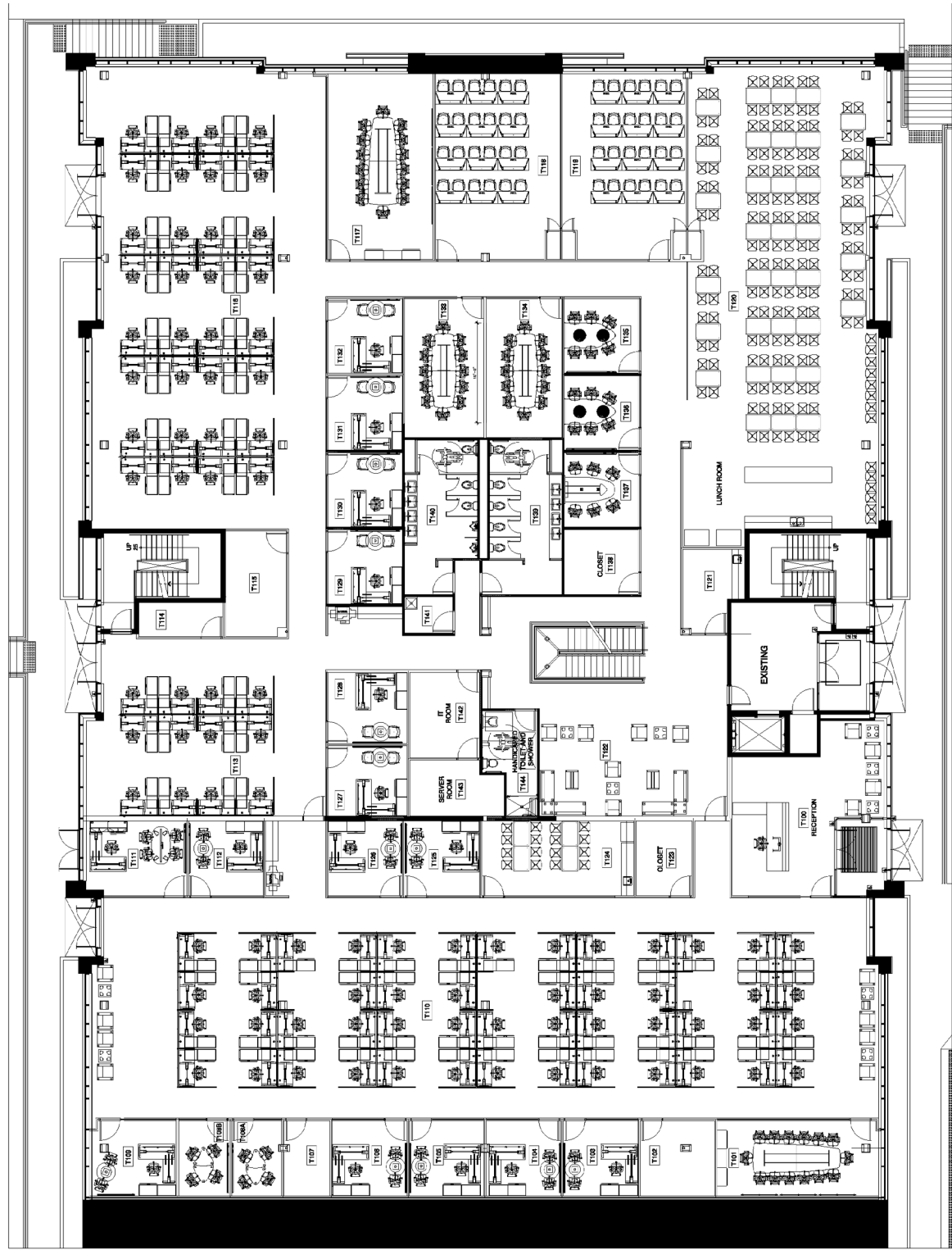
TRAIN STATION

Key Information

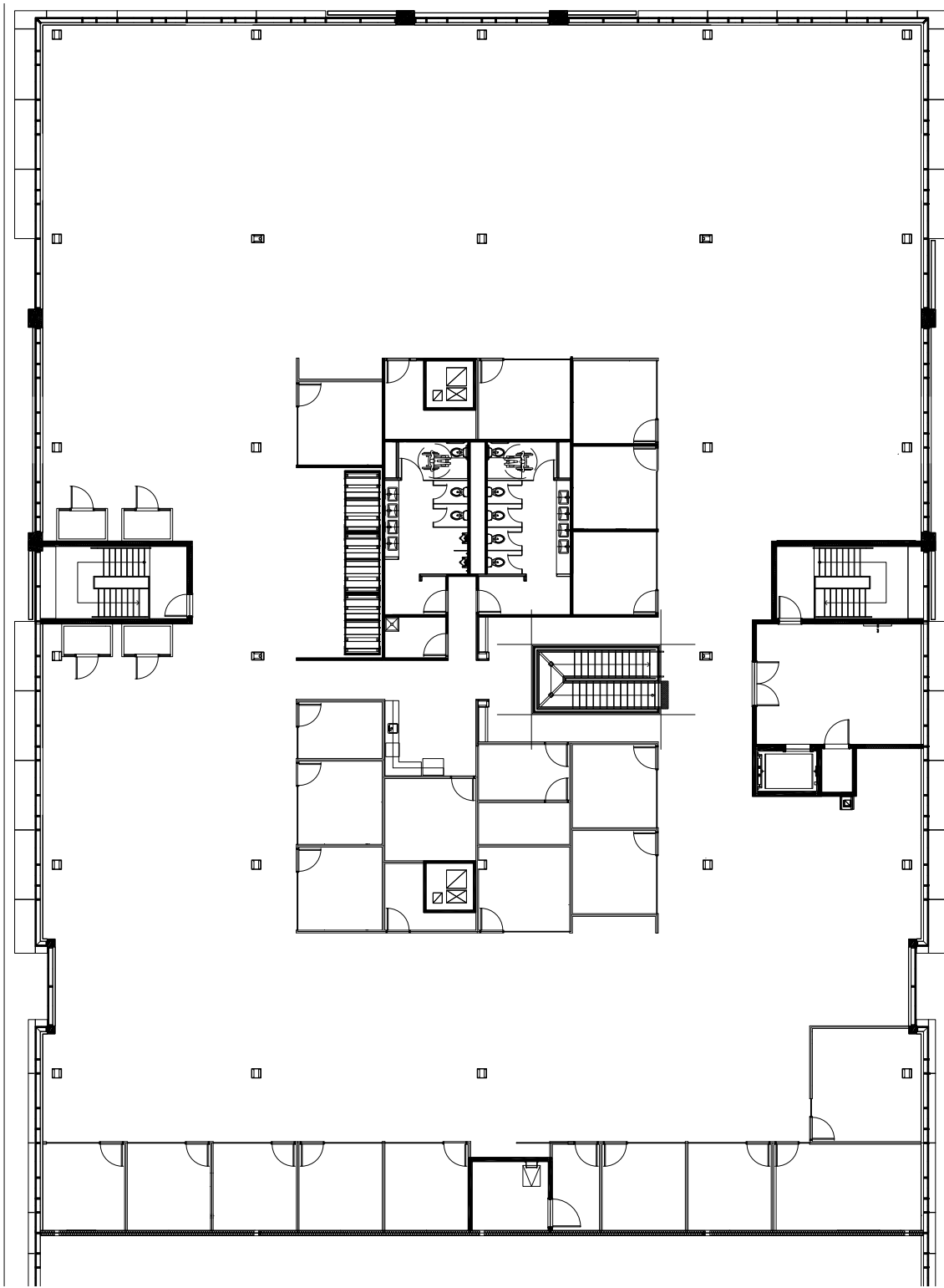
Ground Floor	22,941 sq. ft.
2nd Floor	21,749 sq. ft.
Total Area (sq. ft.)	44,690 sq. ft.
Net rent	Negotiable (Contact Listing Team)
Additional rent	\$ 9.14 (Excludes utilities & janitorial)
Electricity	Included
Furniture	Negotiable
Lease Expiry	February 28th, 2031

Floor Plans

Ground Floor
22,941 Sq. Ft.



Second Floor
21,749 Sq. Ft.





Contact Us

John Potter*

Senior Vice President

+1 416 798 6242

john.potter@cbre.com

*Sales Representative

Kathryn Schubert*

Vice President

+1 416 798 6234

kathryn.schubert@cbre.com

*Sales Representative

Elle Schoustal*

Real Estate Services Assistant

+1 416 798 6272

elle.schoustal@cbre.com

*Sales Representative

CBRE Limited | Real Estate Brokerage

5935 Airport Road

Suite 700

Mississauga (Ontario) L4V 1W5

T. 416 674 7900 | F. 416 674 6575



1415 Joshuas
Creek Drive



Restaurants
Bars



Retail
Shops



Pharmacy



Gym

