



277

**LAKESHORE
ROAD EAST**

OAKVILLE, ON

**OFFICE
SPACE
AVAILABLE**

FOR LEASE

1,636 SF - 2,674 SF

PROPERTY DETAILS FOR LEASE

277

LAKESHORE ROAD EAST

OAKVILLE, ON

PRICING



AVAILABILITY

Suite 203	1,636 square feet	Immediately
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Suite 209	2,674 square feet	Immediately
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HIGHLIGHTS

- Move-In ready model suite, mix of private offices, meeting room, kitchen and open area.
- Unique Downtown Oakville location
- Unparalleled access to amenities on Lakeshore Road
- Connected to Oakville Go Station via Oakville Transit
- Underground parking available

DETAILS

TOTAL AVAILABLE AREAS:	1,636 - 2,674 square feet
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ZONING:	Office
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PARKING:	Underground
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AMENITIES FOR LEASE

THE TOWN OF OAKVILLE



Oakville Harbour



Oakville Museum

AREA OVERVIEW

The Town of Oakville is part of Halton Region within the Greater Toronto Area. Both the Town of Oakville and the Region of Halton have experienced tremendous population growth, and this trend is expected to continue. Oakville offers a picturesque lakeside and is a central for businesses and residential areas. It is in close proximity to Lake Ontario and contains a vibrant downtown core. Overall, the thriving population provides the advantage of a well-run urban centre with a hint of a small-town ambience. Major industries within the Town of Oakville include agriculture, forestry, mining, utilities, construction, and manufacturing. Major employers include the Ford Motor Company of Canada Ltd., AMEC, Belan Inc., Pelmorex Media Inc., and Siemens.

ECONOMIC AND DEMOGRAPHIC PROFILE



POPULATION: 193,832 (2016)



MEDIAN HOUSEHOLD INCOME: \$111,663 (2015 Statistics Canada)



LABOUR FORCE: 155,020 (2016)

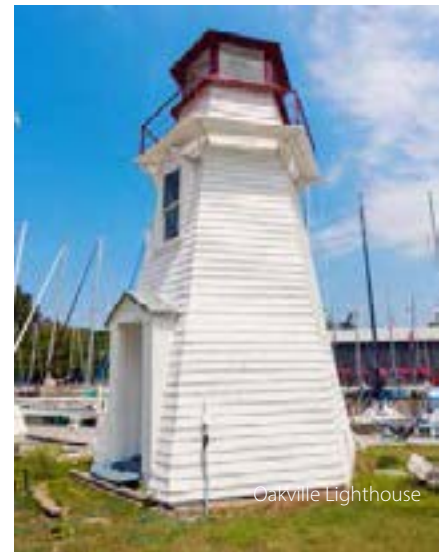


UNEMPLOYMENT RATE: 6.9% (2016)



TAX RATES: (2018)

- Residential – 0.752824%
- Multi-Residential – 0.752824%
- Commercial – 1.687099%
- Commercial Vacant Land – 1.180971%
- Industrial – 2.619605%
- Industrial Vacant Land – 1.702743%



Oakville Lighthouse



Oakville Place



Oakville GO Station



Sheridan College

AMENITIES & TRANSITFOR LEASE

WITHIN **10 KM RADIUS**



DRIVE TIMES

from 277 Lakeshore Road East,
Oakville ON

- 3 MINS** ... Oakville GO Station
- 3 MINS** ... Oakville Museum
- 5 MINS** ... Oakville Place
- 5 MINS** ... Highway 403

- 7 MINS** ... Sheridan College
- 7 MINS** ... QEW
- 9 MINS** ... Oakwoods Centre
- 12 MINS** ... Uptown Core



LEGEND

- 4 — Oakville Transit Speers - Cornwall
- 28 — Glen Abbey North
- 5A — Dundas
- 14A — Lakeshore
- 3 — Third Line
- 45A — Winston Churchill - Speakman
- 109 — Meadowvale Express
- 46 — Oakville/ Highway 407
- 20 — Milton / Oakville
- 14A — Lakeshore West
- 20 — Milton / Oakville
- 46 — Oakville/ Highway 407

- P Parking
- GO Station
- Winston Churchill Station
- Erin Mills Station
- South Oakville Centre
- T Oakville Transit Hub

186
RESTAURANTS

200
RETAILERS

166
FITNESS CENTRES

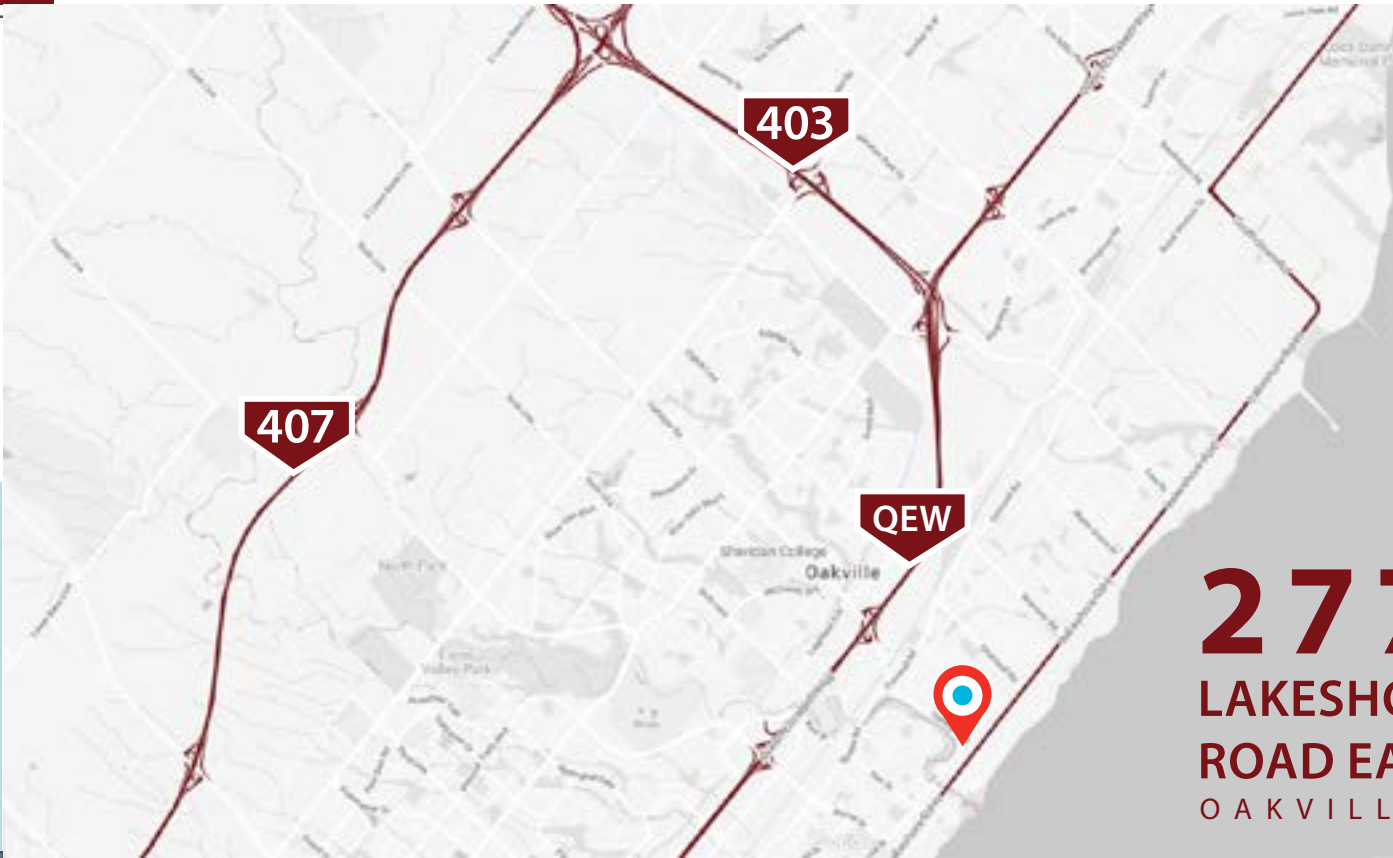
96
HOTELS

106
BANKS

23
GAS STATIONS

LOCATION

FOR LEASE



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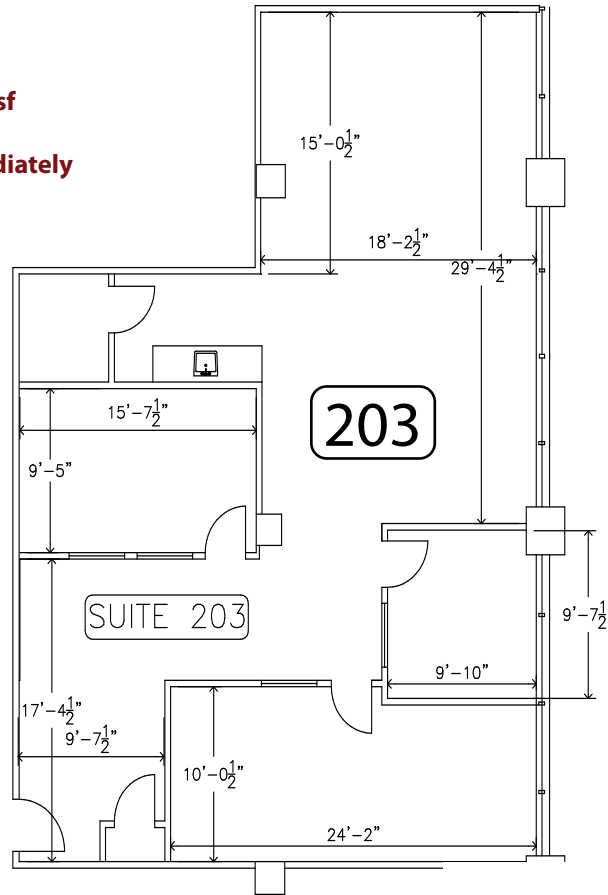


FLOOR PLAN FOR LEASE

AREA SUMMARY

MOVE-IN READY MODEL SUITE, MIX OF PRIVATE OFFICES, MEETING ROOM, KITCHEN AND OPEN AREA.

SUITE: **203**
RENTABLE AREA: **1,636 sf**
AVAILABLE: **Immediately**



INTERIOR PHOTOS



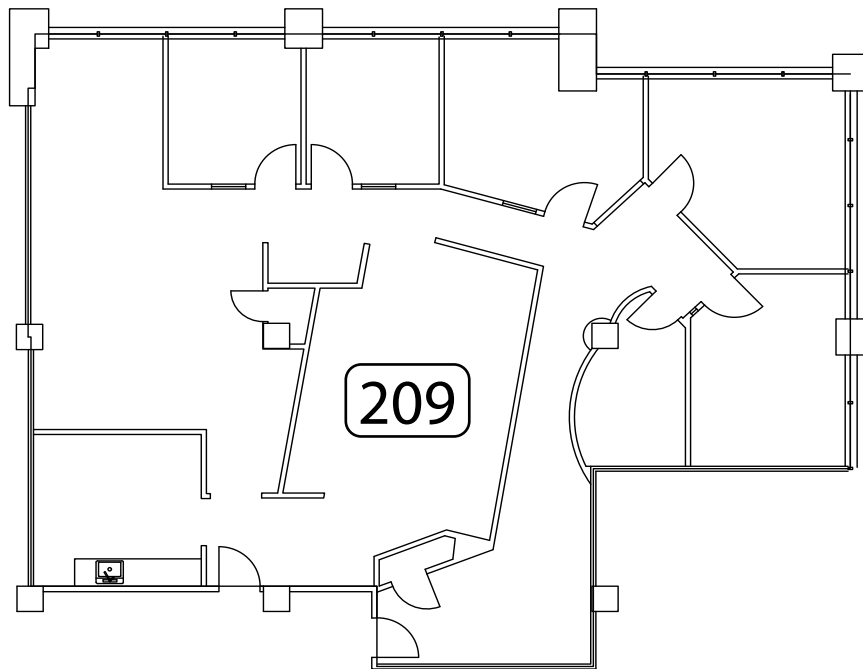
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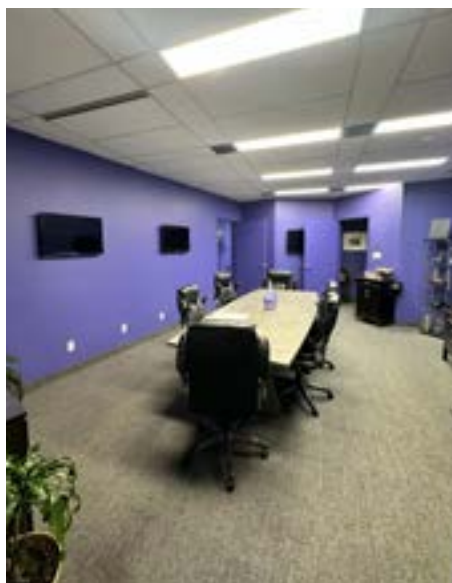
SUITE: **209**

RENTABLE AREA: **2,674 sf**

AVAILABLE: **Immediately**



INTERIOR PHOTOS



CONTACT

AVISON YOUNG



Platinum member

Avison Young is one of the world's fastest-growing commercial real estate firms, and we are expanding globally. This growth is a testament to the commitment we've made to our clients and our employees. We're different. We've designed our organization to be highly collaborative and focused on one thing: creating the best solutions for our clients to deliver long-term success. And because of the value we deliver, our culture and our unique approach, clients and talent are joining us every day.

As further evidence of our unique model and success, Avison Young achieved Platinum status with the Canada's Best Managed Companies program in 2019 — our seventh consecutive year as a Best Managed company.

We will continue to expand and evolve, striving to meet the changing needs of our industry, our clients and our employees, but we will remain true to our values, culture and vision.



INTERIOR PHOTOS

Lisgar Commercial Real Estate was founded in 1956 by Martha Zenker. As a woman in the construction business she was immediately perceived to be at a disadvantage. Lisgar emerged and flourished because of her painstaking attention to detail, high quality products and relentless ambition. Today, Lisgar continues to distinguish itself by having dedicated and talented staff, our commitment to tenant service and producing unique and reliable environments.

To create professional working spaces, Lisgar collaborates with top-tier design firms and contractors. We enhance the feel and appearance of the building through continuous improvement and focused teamwork. We create efficient and clean office spaces.

Lisgar continuously invests in the properties for long term sustainability. We were founded with strong family values in mind and we strive to maintain this dynamic moving forward by developing long-term relationships with our tenant's.

Lisgar is a commercial real estate company exclusively in Mississauga and Oakville. We have superior locations to enhance the success of your business no matter what stage you are in.

For more information, please contact:

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