



2140 Winston Park Drive, Oakville

Premium office space available **for lease**

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Colliers

Property Overview

Professionally managed by Dream - bold ideas for better communities.



Close to Clarkson GO Station



Quick Access to QEW/Highway 403



Located in Winston Churchill Business Park



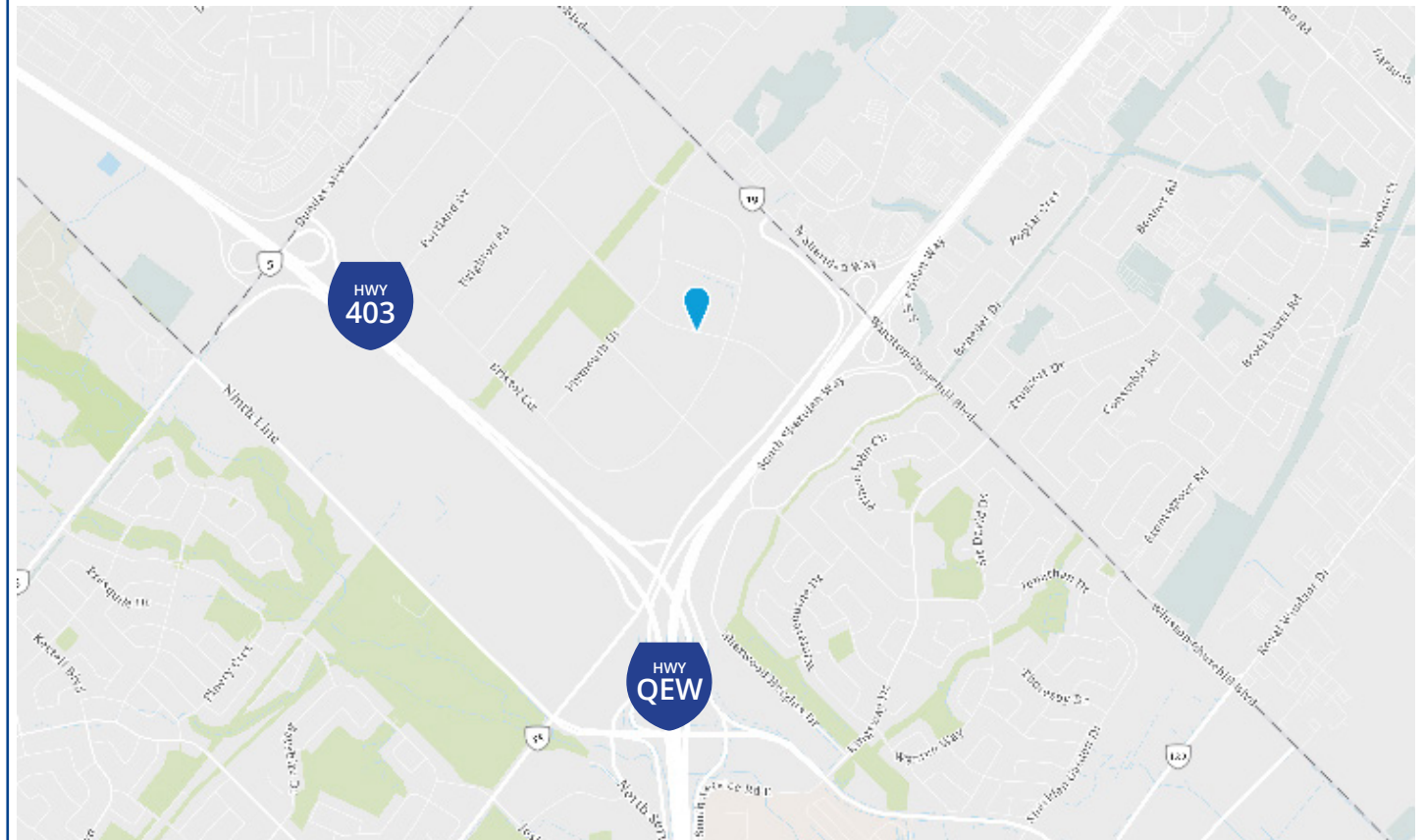
Fibre Optic Available

Office Available

2140 Winston Park Drive

Second Floor

- Unit 202 (2,729 sq.ft)
- Unit 204 (2,156 sq. ft.)
- Unit 207 (1,878 sq. ft.)
- Unit 210 (765 sq.ft)
- Unit 211 (1,760 sq. ft)



Location Overview

Located in Winston Churchill Business Park with quick access to QEW.

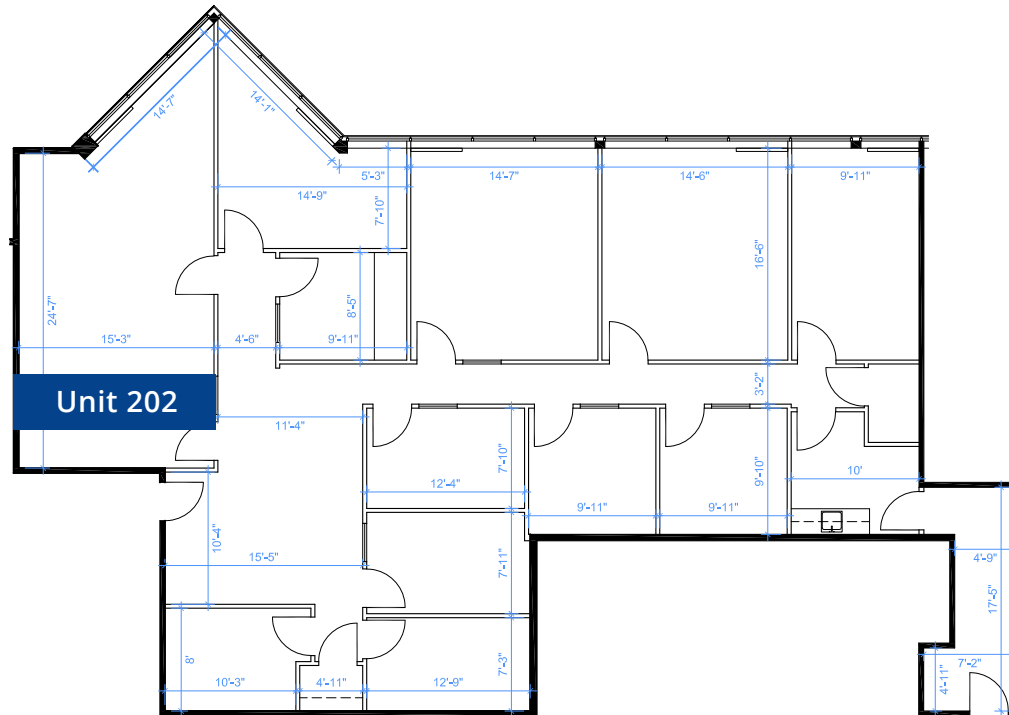
- West of Clarkson GO Station - frequent stops for the Lakeshore West and East line.
- Close by Oakville transit stops.
- Across the street from the Oakville Entertainment Centrum.
- Quick access to the QEW - a 30 min drive East to Toronto and West to Hamilton.



QEW



2140 Winston Park Drive Office



Unit 202

- 2,729 sq. ft.
- 2nd Floor - 2140 Winston Park Drive
- 8 private offices, 1 boardroom, 2 kitchenettes

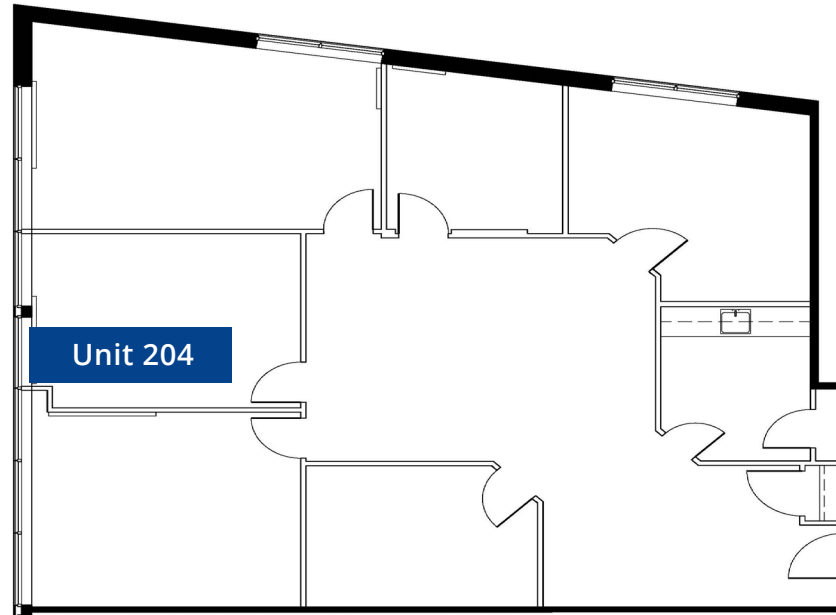
Net Lease Rate:
\$12.95 PSF

TMI:
\$11.23 PSF



Unit 202

2140 Winston Park Drive Office



Unit 204

- 2,156 sq. ft.
- 2nd Floor - 2140 Winston Park Drive
- 5 private offices, 1 board room, 1 open workspace area, & 1 kitchenette.

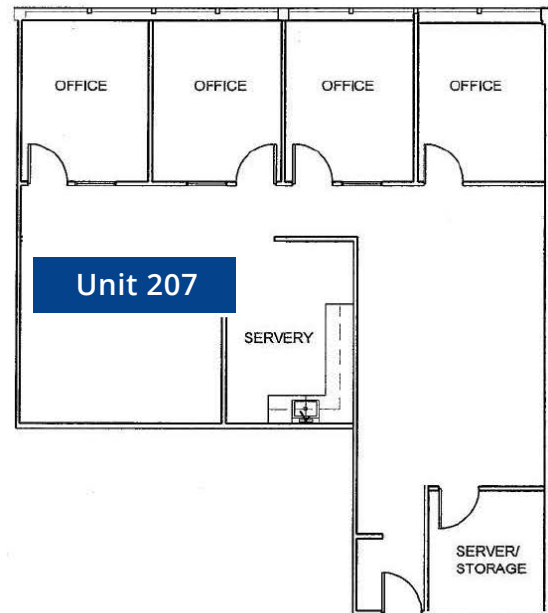
Net Lease Rate:
\$12.95 PSF

TMI:
\$11.23 PSF



Unit 204

2140 Winston Park Drive Office



Unit 207

- 1,878 sq. ft.
- 2nd Floor - 2140 Winston Park Drive
- 4 private offices

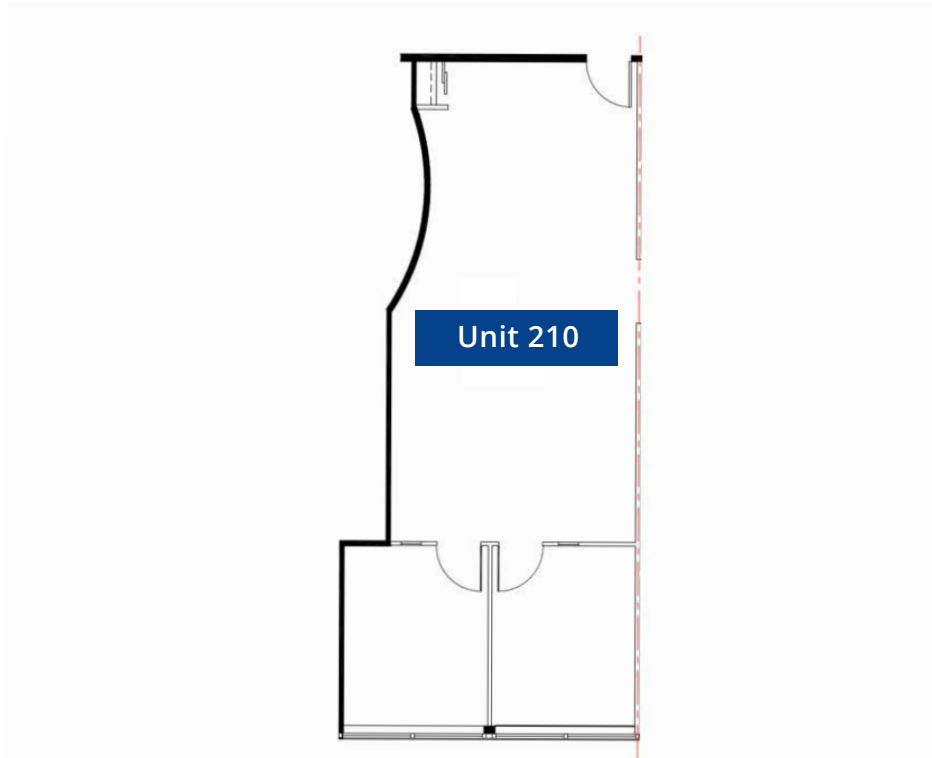
Net Lease Rate:
\$12.95 PSF

TMI:
\$11.23 PSF



Unit 207

2140 Winston Park Drive Office



Unit 210

- 765 sq. ft.
- 2nd Floor - 2140 Winston Park Drive

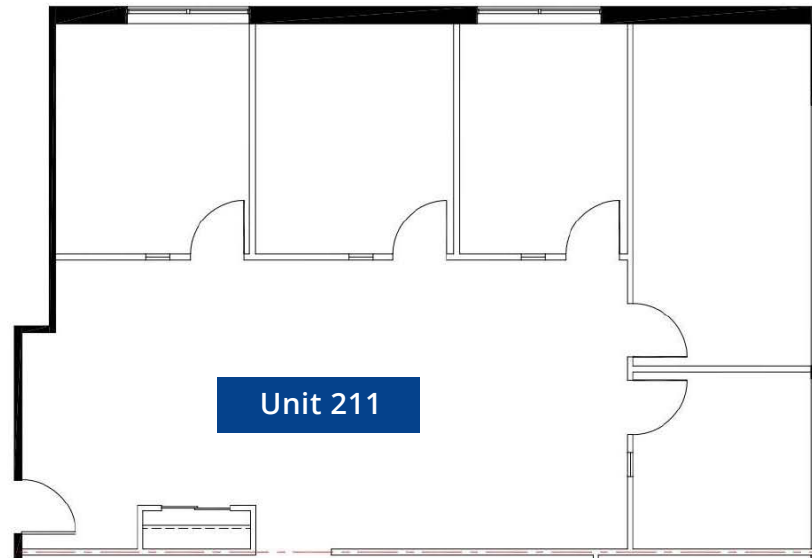
Net Lease Rate:
\$12.95 PSF

TMI:
\$11.23 PSF



Unit 210

2140 Winston Park Drive Office



Unit 211

- 1,760 sq. ft.
- 2nd Floor - 2140 Winston Park Drive
- 5 private offices


Net Lease Rate:
\$12.95 PSF

TMI:
\$11.23 PSF



Unit 211

Nearby Amenities

 2140 - 2150
Winston Park Drive

- 1** Cineplex

- Dave & Busters

- Boston Pizza

- Wild Wing

- Baton Rouge

- Scaddabush Italian Kitchen & Bar

- K&B Sushi

- Oakville Putting Edge

- Trattoria Timone

- Demetres Oakville

- Dirty Martini Oakville

- Homewood Suites

- 2** Tim Horton's

- 3** Hilton Garden Inn

- 4** Food Basics

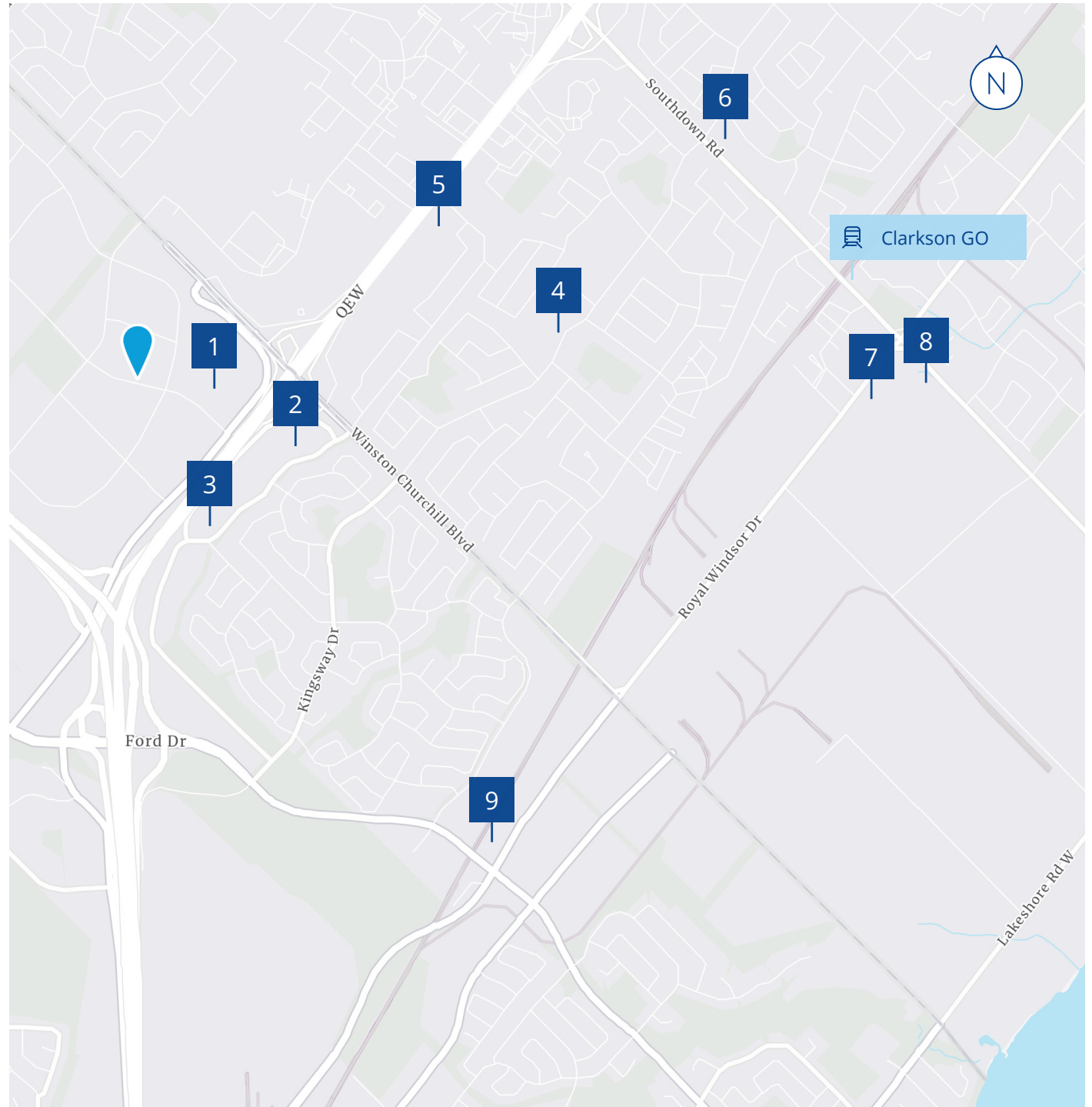
- 5** Esso

- 6** Rexall

- 7** LCBO

- 8** Canadian Tire

- 9** RONA



Professionally Managed by



Bold ideas for better communities

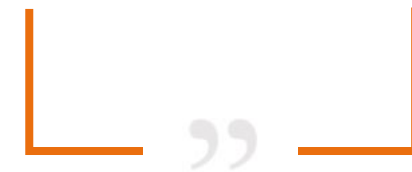


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We believe in building inclusive communities and exceptional places for people to live and work.



Michael J. Cooper

President and Chief Responsible Officer



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