



**2,422 SF FOR LEASE & SALE
TURNKEY OFFICE OPPORTUNITY**

406

**NORTH SERVICE ROAD EAST
SUITE 300**

OAKVILLE, ON

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PROPERTY HIGHLIGHTS

- Lease term flexibility available (12 - 120 Months)
- 2,422 SF turnkey office suite with professional buildout, including reception, boardroom, kitchenette, washrooms and several private offices
- Prime Oakville location with convenient access to Highway 403, QEW, and Oakville GO
- Amenities include fitness, dining, and retail shops in the immediate area
- On-site surface parking available
- Available in 60-90 Days

PROPERTY DETAILS



For Purchase

\$1,008,900



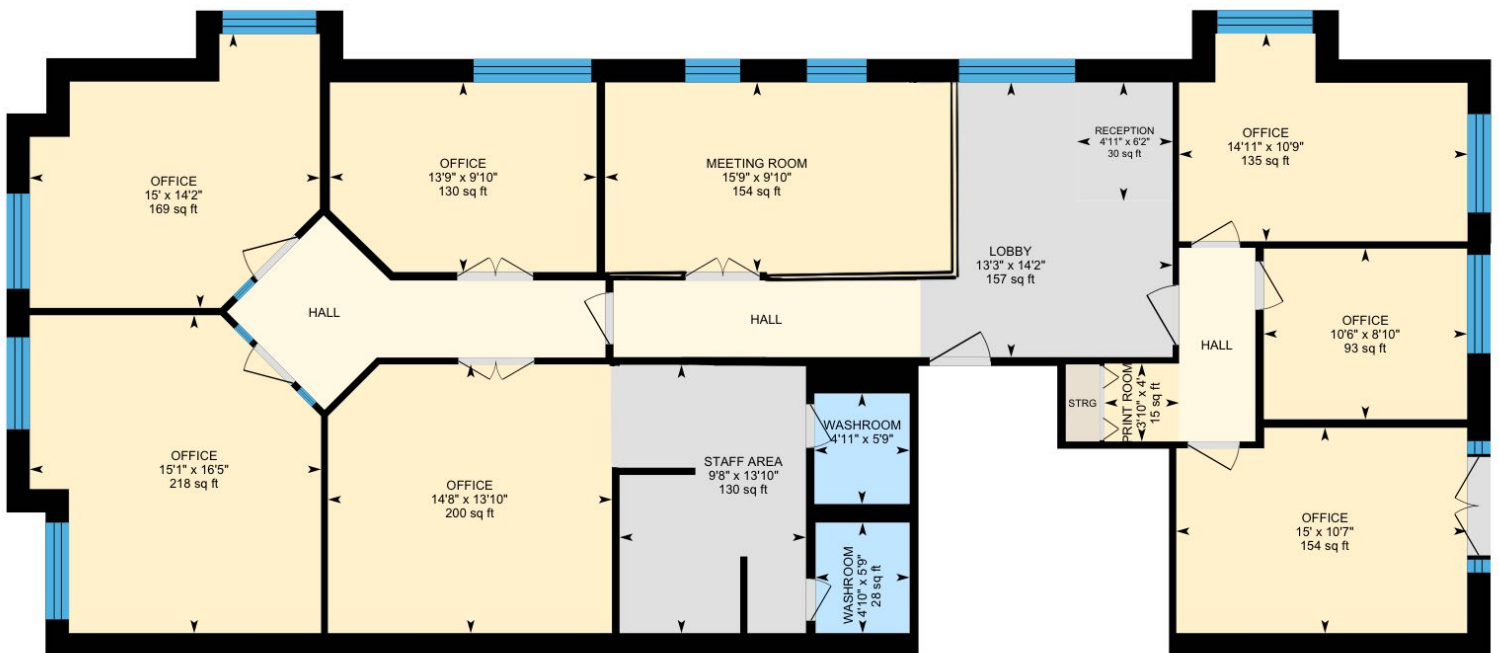
For Lease

\$12.00 Net Rent



Additional Rent

\$11.76



PICTURES



AMENITY MAP

RETAIL

1. Plato's Closet Oakville
2. **Oakville Place**
3. Nike
4. L.L.Bean
5. Garage
6. TELUS
7. Soccer World
8. Oakville Honda
9. Whole Foods Market

GAS STATIONS

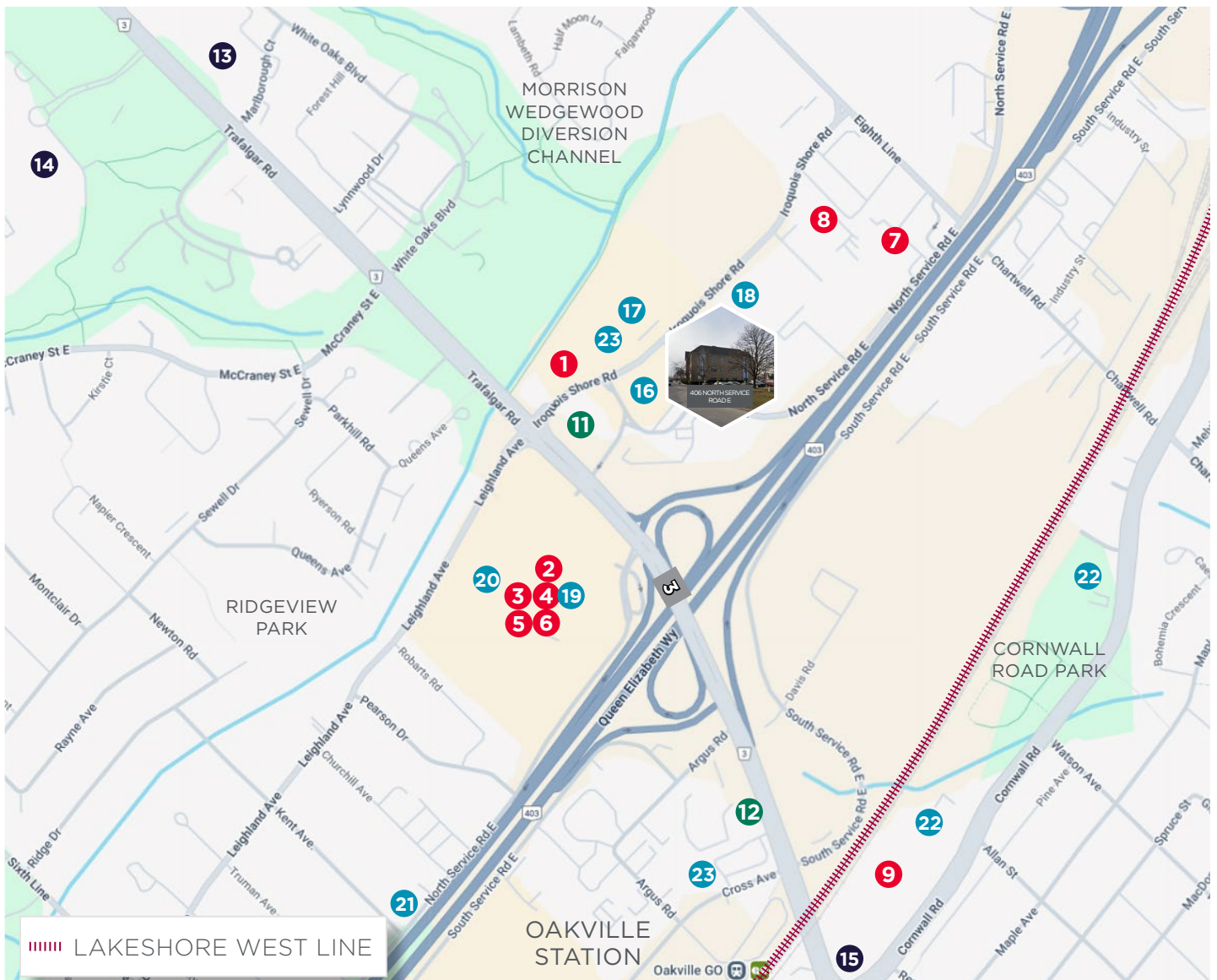
11. Petro-Canada & Car Wash
12. Esso

SPORT & ENTERTAINMENT

13. Monaghan's Sports Pub & Grill
14. The Marquee
15. Beertown Public House Oakville

FOOD/ RESTAURANTS

16. Moods Eastern Fusion
17. Gladiator Burger Oakville
18. Montfort Mediterranean Cuisine
19. The Art of Pho
20. STACK BBQ Smokehouse
21. WU JI XI'AN FOODS
22. Starbucks
23. McDonald's



FOR MORE INFORMATION, PLEASE CONTACT:

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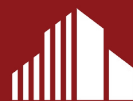
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