



Colliers

FOR LEASE

**2914**

South Sheridan Way  
Unit 3

OAKVILLE, ON

Office Space Now Available

**Sunny Hayer**

Sales Representative

+1 647 325 4442

[sunny.hayer@colliers.com](mailto:sunny.hayer@colliers.com)

**Jaiveer Kaberwal**

Sales Representative

+1 416 620 2889

[jaiveer.kaberwal@colliers.com](mailto:jaiveer.kaberwal@colliers.com)



# Property Description

2914 South Sheridan Way, Unit 3, Oakville, ON

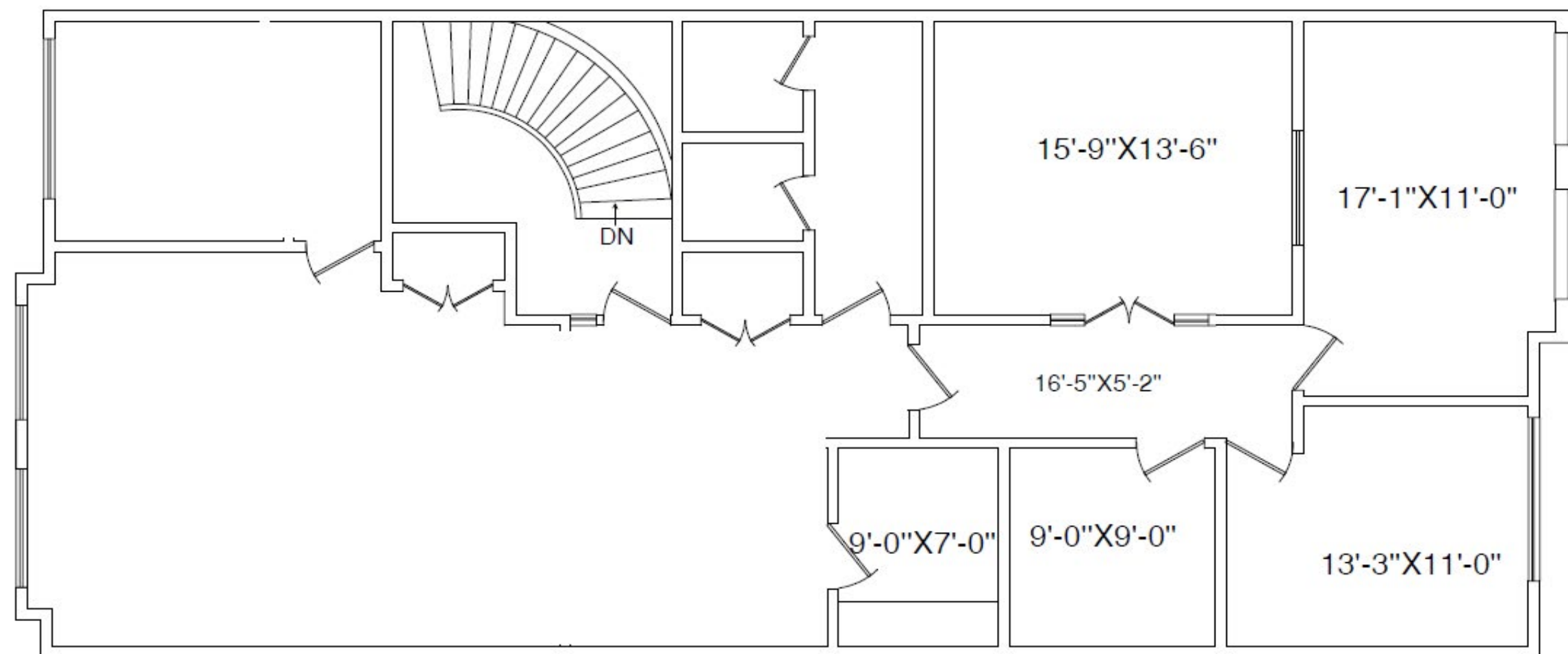
Bright, top-floor office suite within a well-maintained Oakville office campus. This professionally finished third-floor unit has been recently renovated and offers abundant natural light throughout. The layout includes a mix of open workspace, multiple private offices, a boardroom, in-suite washrooms, and a kitchenette. Ideally positioned on the Oakville-Mississauga border, the property provides immediate access to the QEW and Highway 403, ample surface parking, and is surrounded by a wide range of amenities including restaurants, retail, and public transit.

## Details

| Property   | 2914 South Sheridan Way, Unit 3, Oakville                                                |
|------------|------------------------------------------------------------------------------------------|
| Possession | Immediate                                                                                |
| Total Area | 2,022 SF                                                                                 |
| Zoning     | E4 sp:143                                                                                |
| List Price | <b>\$9.95 SF Net</b> promotional rate for first year<br><b>\$15.00 SF Net</b> thereafter |



# Floor Plans



## Third Floor | 2,022 SF | Vacant Space

Bright top-floor unit offering abundant natural light. Recently renovated with new flooring and fresh paint. Includes a mix of open workspace and private offices, along with in-suite washrooms and a kitchenette.



# Photos



# E4 Zoning

## Permitted Uses

The Town of Oakville has designated the subject property as E4 sp:143 (Business Commercial). This zoning is designed to support a mix of commercial activities, making it suitable for investors/owners looking for a flexible asset

Under the E4 zoning in Oakville, the permitted uses include a variety of commercial and professional services. Some of the key permitted uses are:

- Art Gallery
- Business Office
- Commercial School
- Daycare
- Financial Institution
- Food Bank
- Medical Office
- Place of Entertainment
- Veterinary Clinic
- Private School
- Training Facility
- Restaurant
- Pet Care Establishment
- Community Centre



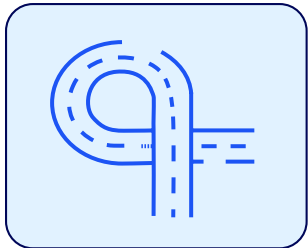
# Location Overview

 2914 South Sheridan Way

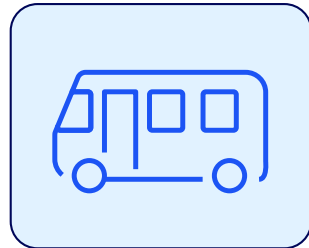
- Tim Hortons
- Wendy's
- Boston Pizza
- Subway
- Popeyes
- National Bank
- Dollarama
- Subway
- Rexall
- CIBC
- Sport Chek
- Cross Fit
- The Home Depot
- Freshii
- Canadian Tire
- The Brick
- Best Buy
- LA Fitness
- Pet Smart
- Michaels



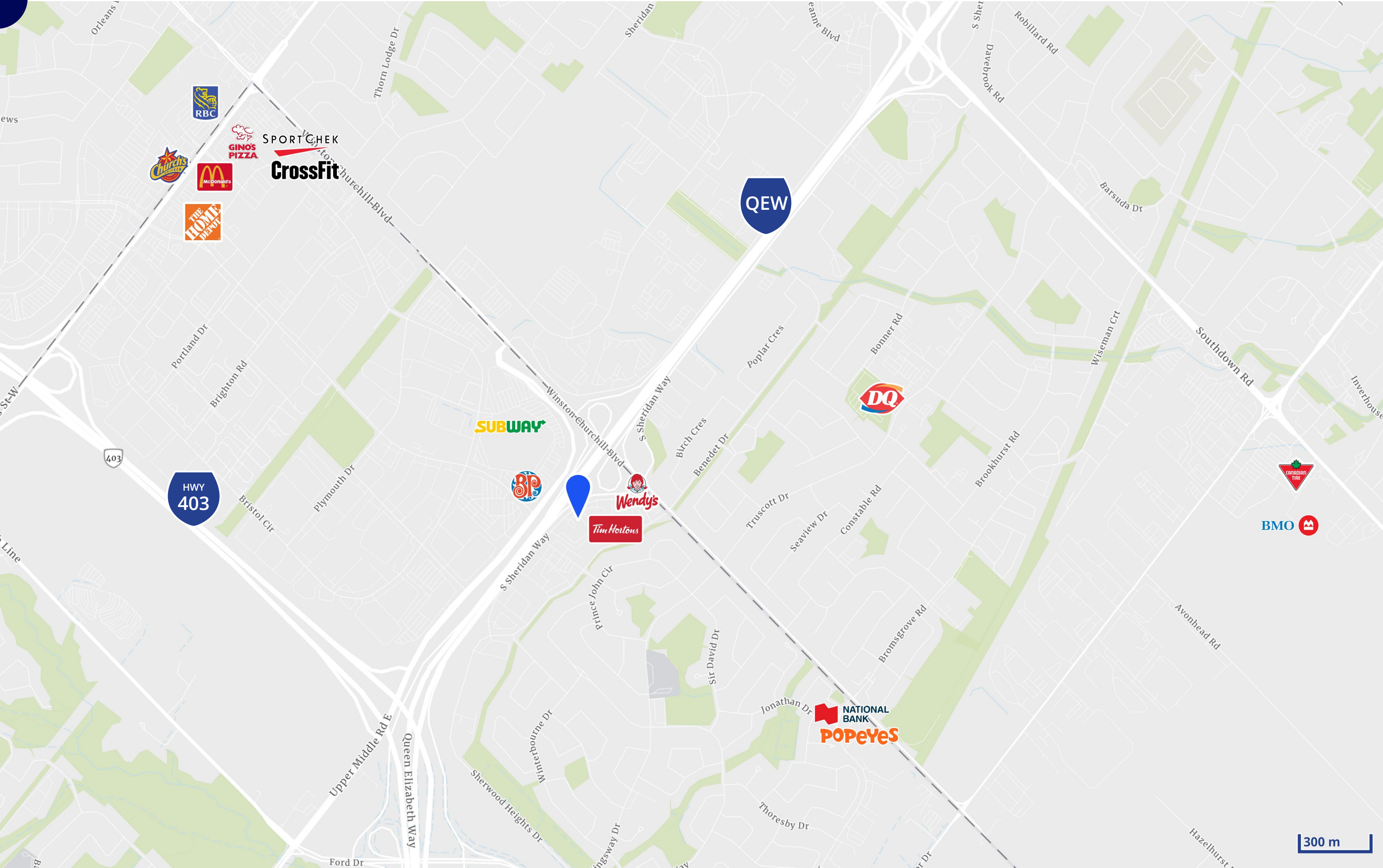
Distance to Toronto  
Pearson Airport  
24 Minutes



Distance to Major  
Highways  
2 Minutes



Distance to Transit  
Routes  
8 Minutes





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OAKVILLE, ON

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[jaiveer.kaberwal@colliers.com](mailto:jaiveer.kaberwal@colliers.com)

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**Colliers**

181 Bay Street, Suite 1400  
Toronto, ON M5J 2V1  
[collierscanada.com](http://collierscanada.com)

