

PRIVATE OFFICES/COWORKING SPACE

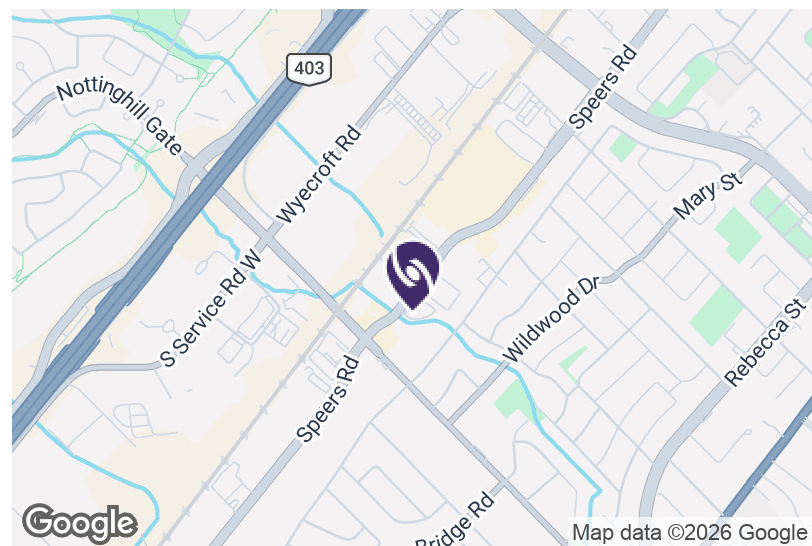
FOR LEASE



550 Speers Road, Unit 1, Oakville, ON, L6K 2G3



Fully furnished private offices at Speers & Fourth Line with signage opportunity along Speers. Lease is on a gross basis and includes private office, shared use of bullpen area, board room, kitchenette, front entrance/lobby, and washrooms. Wifi included in monthly rate. Property is very secure and only accessible via security fob. Ample parking available. Proximity to the QEW and all amenities.



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SPACE SPACE SIZE LEASE RATE

Office 6	116 SF	\$850.00 gross per month
Office 8	116 SF	\$850.00 gross per month
Office 16	182 SF	\$950.00 gross per month
Office 17	125 SF	\$850.00 gross per month
Office 20	122 SF	\$850.00 gross per month
Office 21	122 SF	\$850.00 gross per month
2nd Floor	1,992 SF	\$22.00 SF/yr

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	3,660	48,329	134,123
Daytime Population	7,051	58,406	136,054
Total Households	1,219	17,718	47,181
Average Household Income	\$225,647	\$222,214	\$242,368

Data Source: Environics Estimates 2025

PROPERTY HIGHLIGHTS

- Shared board room and common areas.
- 6 fully furnished, individual private offices available, or whole 2nd floor available consisting of the 6 offices, board room, and open bullpen.
- Utilities, janitorial services, security system, and FOB access included.
- Ample on-site parking.
- Signage available along Speers Rd.
- Close proximity to QEW and amenities.
- Listed rate not inclusive of HST.

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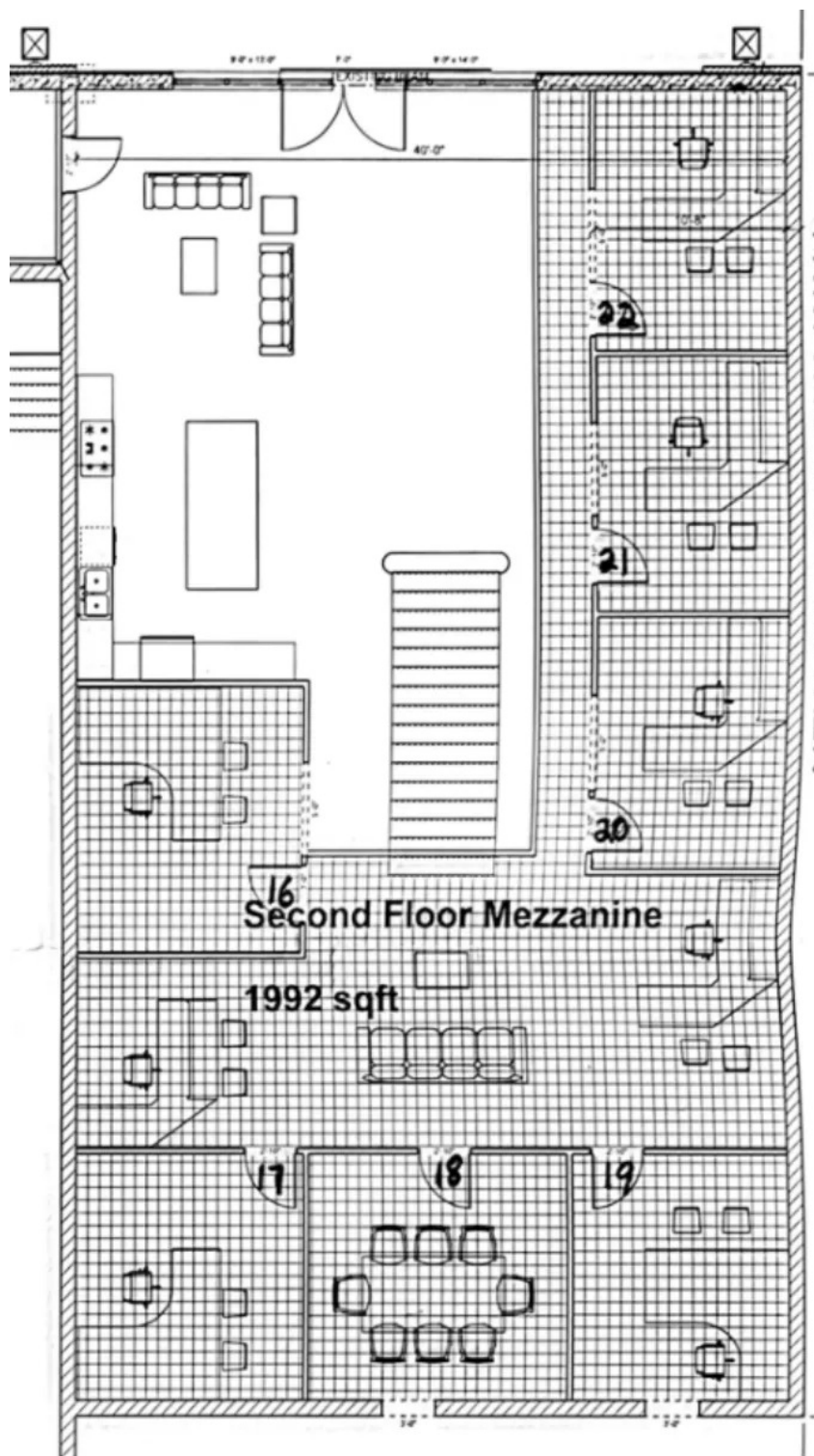
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FLOOR PLAN



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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

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