

1383 NORTH SERVICE ROAD EAST | OAKVILLE, ON



NEW!

For Sublease

Freestanding Flex Office Building



Size:
47,462 SF



Term:
June 29, 2026



Furniture can be made available

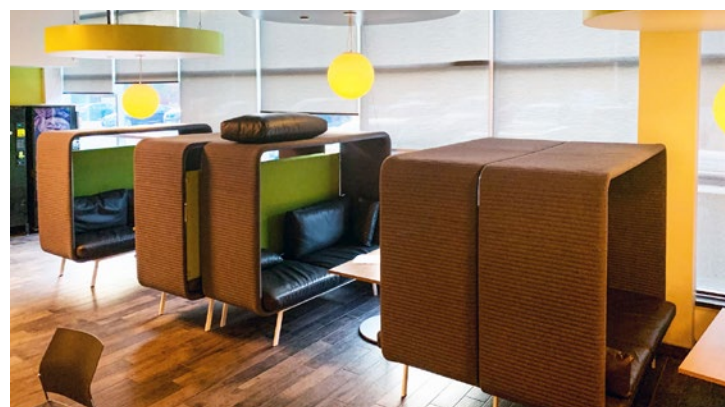
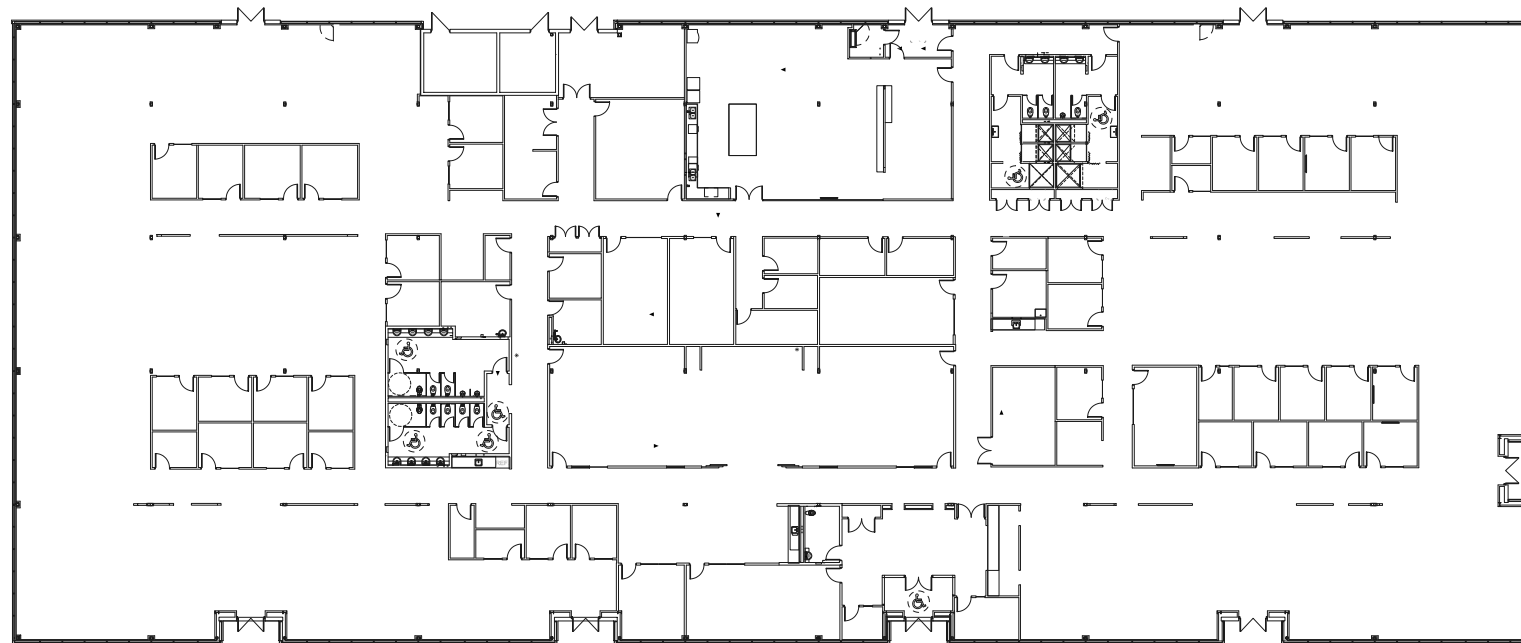


Above market parking ratio at 4.7 stalls/1,000 SF



Additional Rent:
\$6.91 PSF (2020 est.)

For Sublease



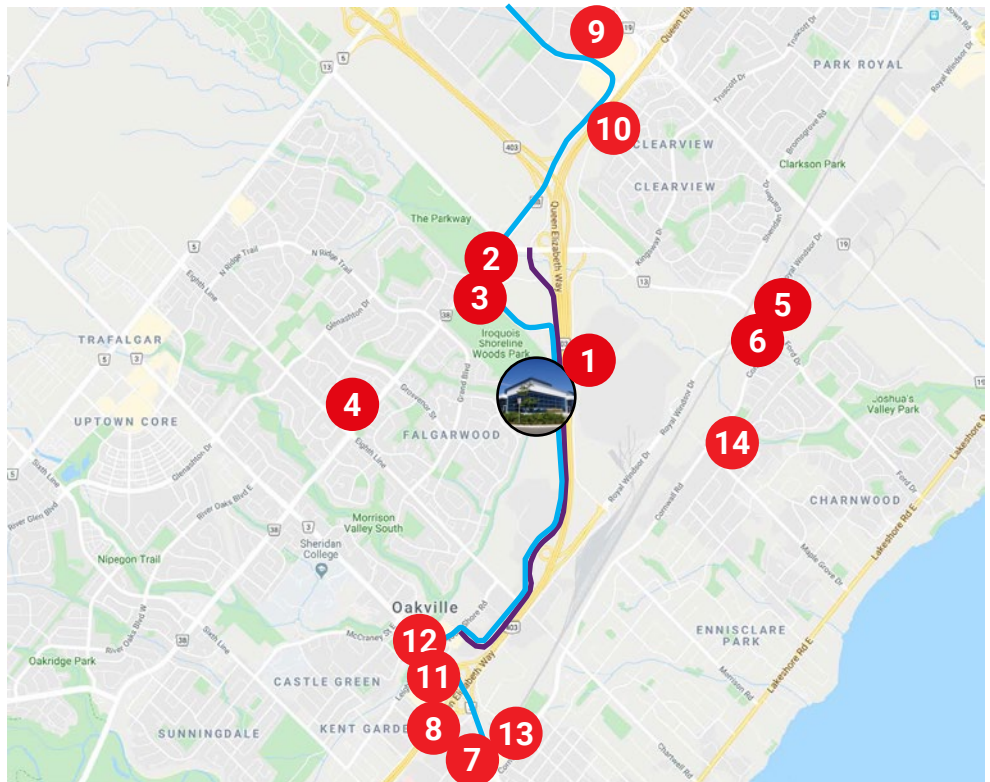
PROPERTY HIGHLIGHTS

- Exceptional finishes throughout.
- Constructed in 2015 as part of the Joshua Creek Corporate Centre. A six building flex office park with prime exposure to Highway 403/QEW.
- Rare opportunity of this size to take control of your real estate with:
 - No elevators
 - Private & secure entrance/exit doors
 - Separate HVAC systems
 - Separately metered utilities



Legend

- 1 Tim Hortons
 - 2 Starbucks
 - 3 Subway
 - 4 Shoppers Drug Mart/
Starbucks/Swiss Chalet
 - 5 Sunlight Grill
 - 6 Pizza Nova
 - 7 Oakville Go Station
 - 8 Holiday Inn
 - 9 Homewood Suites
 - 10 Hilton Garden Inn
 - 11 Oakville Place/BMO
 - 12 TD Bank
 - 13 RBC
 - 14 CIBC
- Oakville Transit Route 120
- North Service Road East



LOCATION HIGHLIGHTS

- Easy access to public transit and area amenities.
- Building signage with exposure to an average of 171,000 vehicles per day along Highway 403/QEW.

For more information, contact:

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