1383 NORTH SERVICE ROAD EAST | OAKVILLE, ON



For Sublease

Freestanding Flex Office Building









Term: June 29, 2026

Furniture can be made available



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



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









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.

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