JLL SEE A BRIGHTER WAY



High-end office suite in the prestigious Winston Business Park

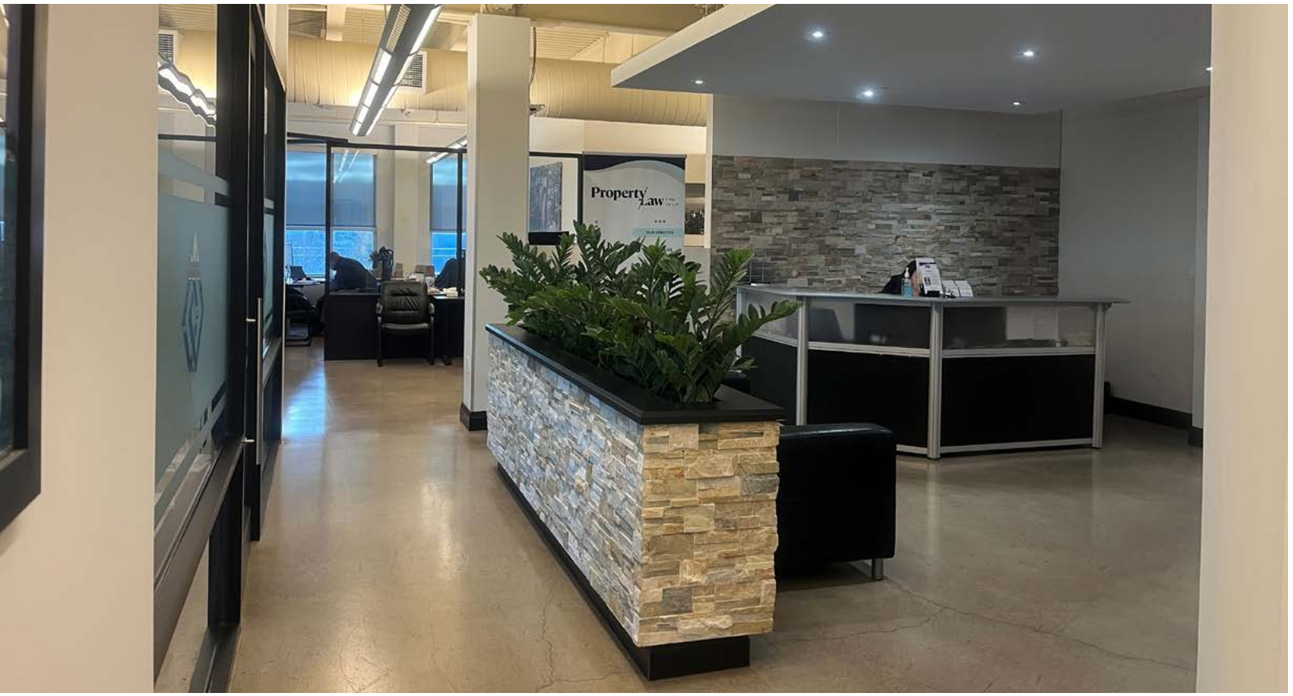
Suite 200

2939 Portland Drive

Available for sublease

4,200 Sq. Ft.

Oakville, ON





Availabilityoverview:



Suite 200: 4,200 Sq. Ft.

Net Rent: $18.50 p.s.f

Additional Rent: $11.00 p.s.f (2025 est.), excludes janitorial

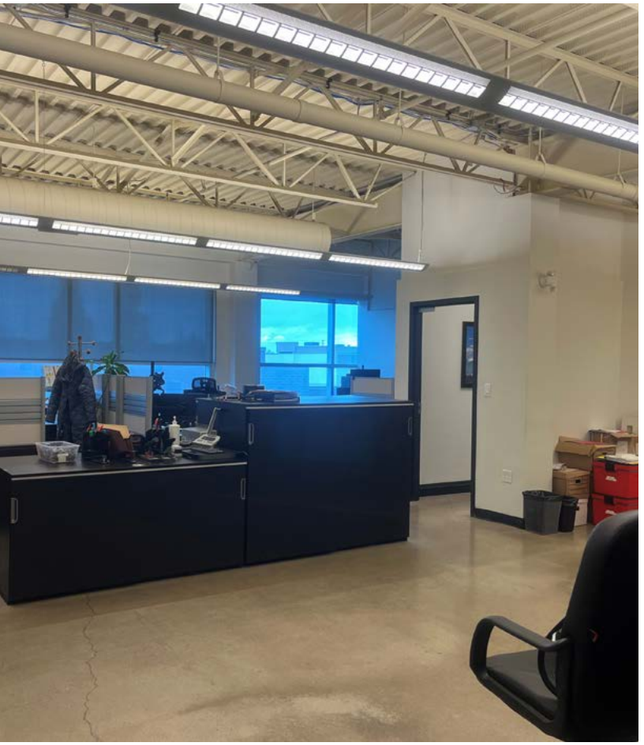
Flexible sublease term of up to 5-years possible – speak to Listing Agents for more information

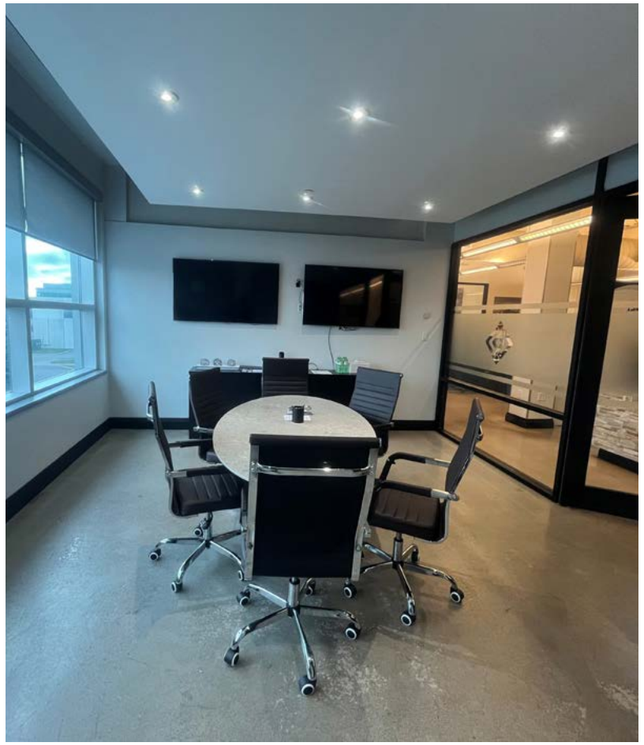
Sublease highlights:

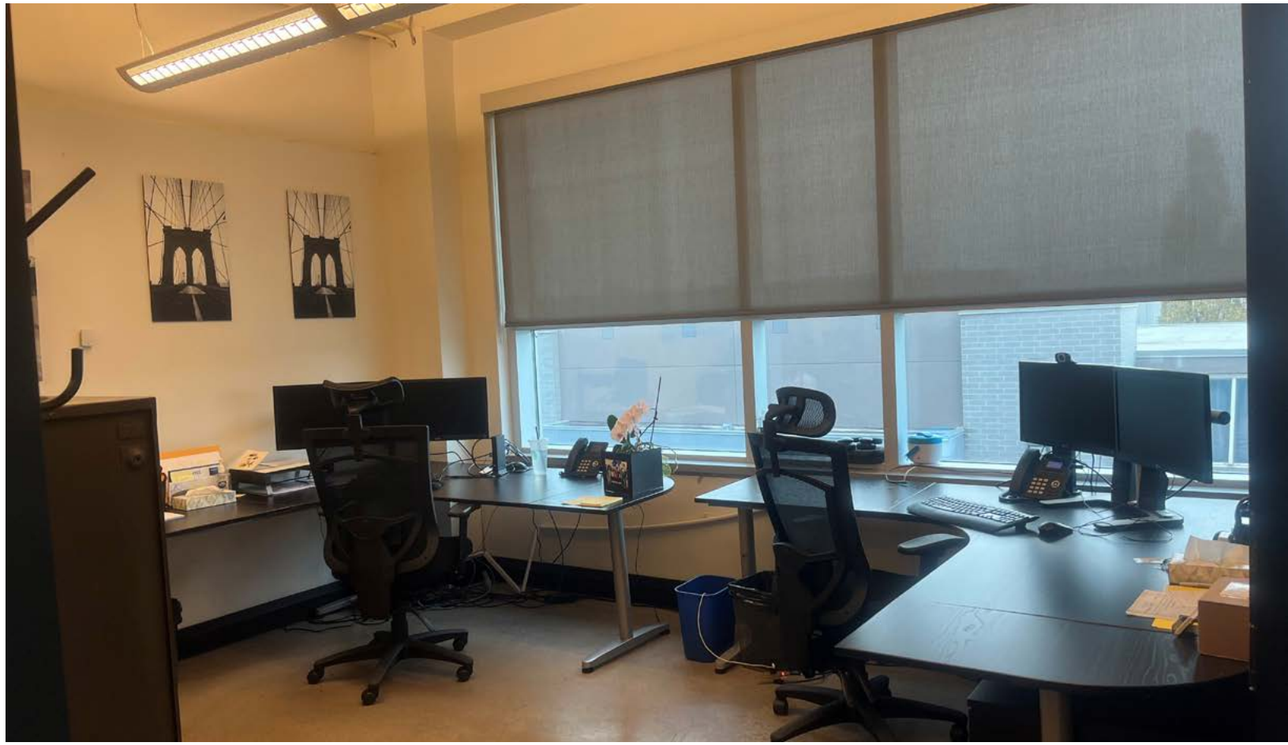
- Excellent office space available in the prestigious Winston Business Park.
- Move-in ready with high-end leasehold improvements throughout.
- Common-area washrooms and large kitchen.
- Elevator in building.
- Abundant parking, including 4 underground parking stalls.
- Within walking distance to the multiple public transit bus routes and a large variety of amenities.
- Quick access to Highways QEW, 403 & 407.











Amenities Map

Amenities

1. Jacksons Landing
2. Arby's
3. Kawartha Dairy
4. Scaddabush Italian Kitchen & Bar
5. Nai Restaurant
6. GameTime Social Burlington
7. Karahi Boys
8. Finjan - Middle Eastern Turkish Halal Restaurant
9. McDonald's
10. August 8 Oakville
11. Tabule Oakville
12. Por Vida Mezcal & Mexican
13. Plank Restobar
14. Stagas Bites
15. Laylak Lebanese Cuisine Oakville
16. Chick-fil-A
17. Holiday Inn & Suites Oakville @ Bronte by IHG
18. Sandman Hotel Oakville

Oakville Transit

- 14 A Lakeshore West
- 34 Pine Glen
- 5 Dundas

Burlington Transit

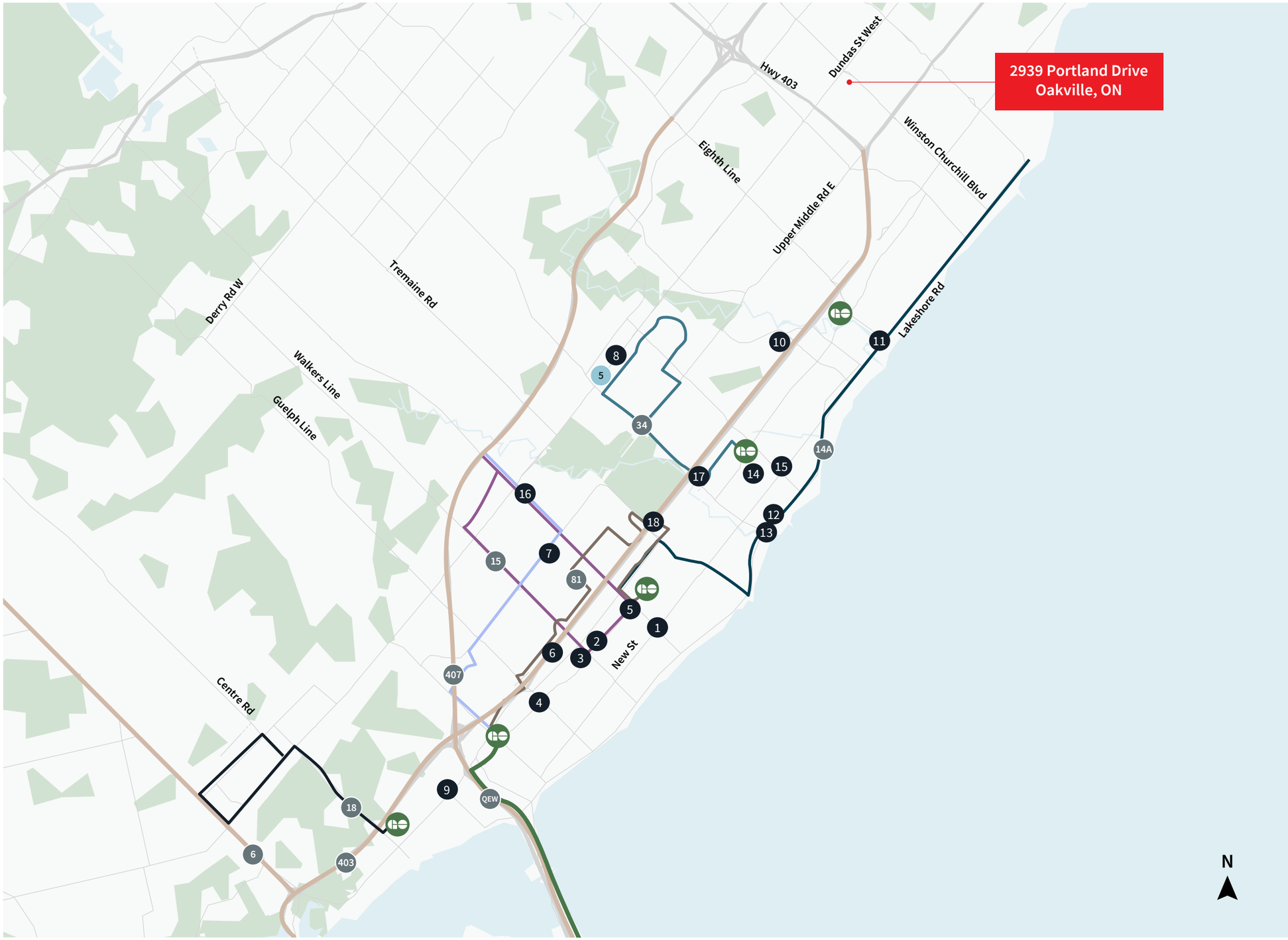
- 15 Appleby - Walkers
- 81 North Service - East & West
- 12 Upper Middle

GO Transit

- 1 Lakeshore West
- 12 B Niagara Falls/Toronto

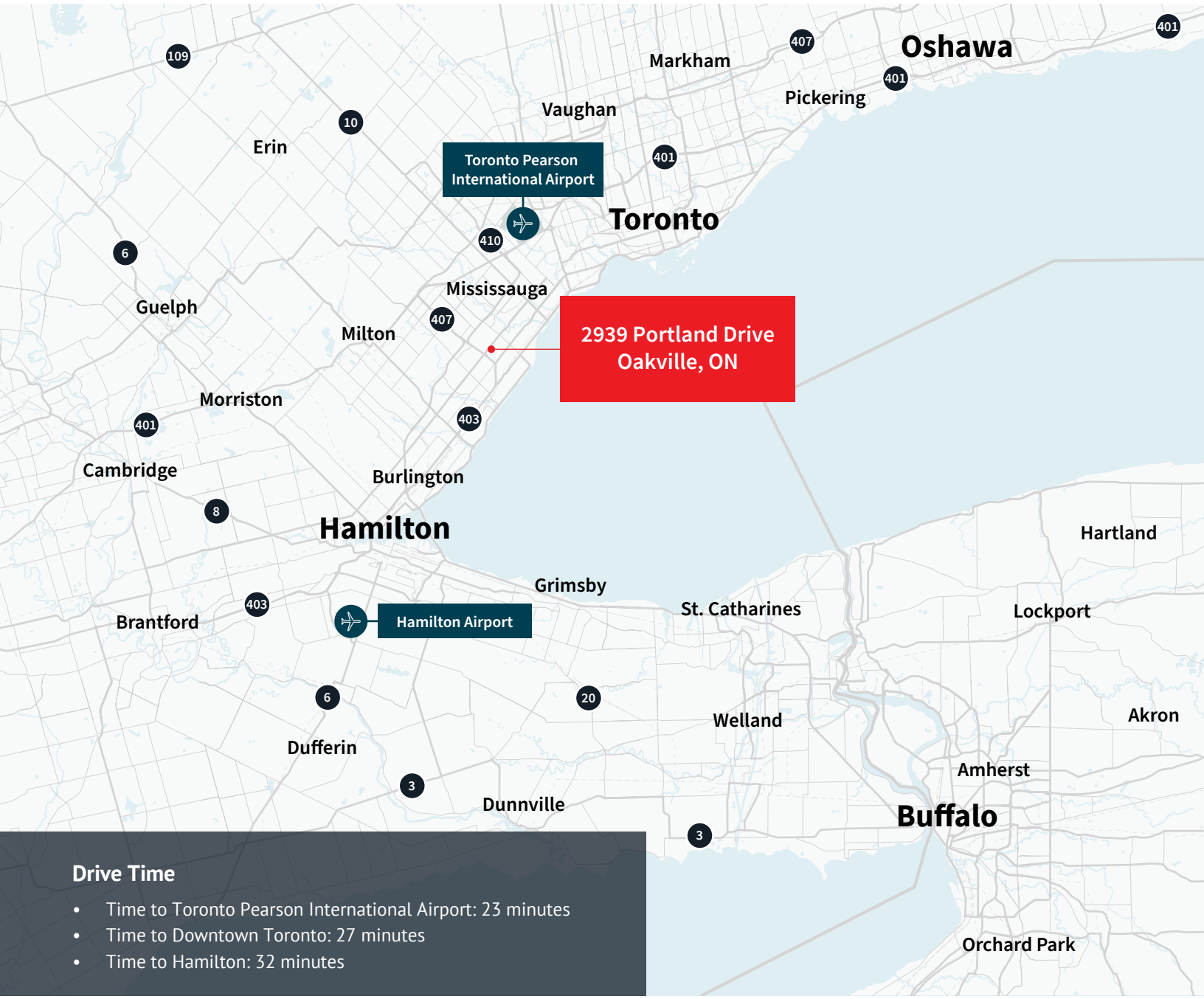
Hamilton Street Railway

- 18 Waterdown



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Drive Time

- Time to Toronto Pearson International Airport: 23 minutes
- Time to Downtown Toronto: 27 minutes
- Time to Hamilton: 32 minutes

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