

OFFICE FOR SUBLEASE

1415

JOSHUAS CREEK DR.

OAKVILLE, ON.



SUITE 100 • 1ST FLOOR • 8,390 SF

TURNKEY OFFICE SPACE



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This premier sublease opportunity at 1415 Joshua's Creek Drive offers 8,390 square feet of fully built-out office space within Oakville's prestigious Oakwoods Business Park.

The property features a professional, wheelchair-accessible workspace with individual suite entrances and in-suite washrooms. Positioned in an affluent Greater Toronto Area location with excellent transportation access and strong demographic fundamentals.



Suite
100



Add. Rent 2026:
\$9.99 PSF



Size:
8,390 RSF



Sublease Expiry:
March 31, 2030



Furniture:
Negotiable

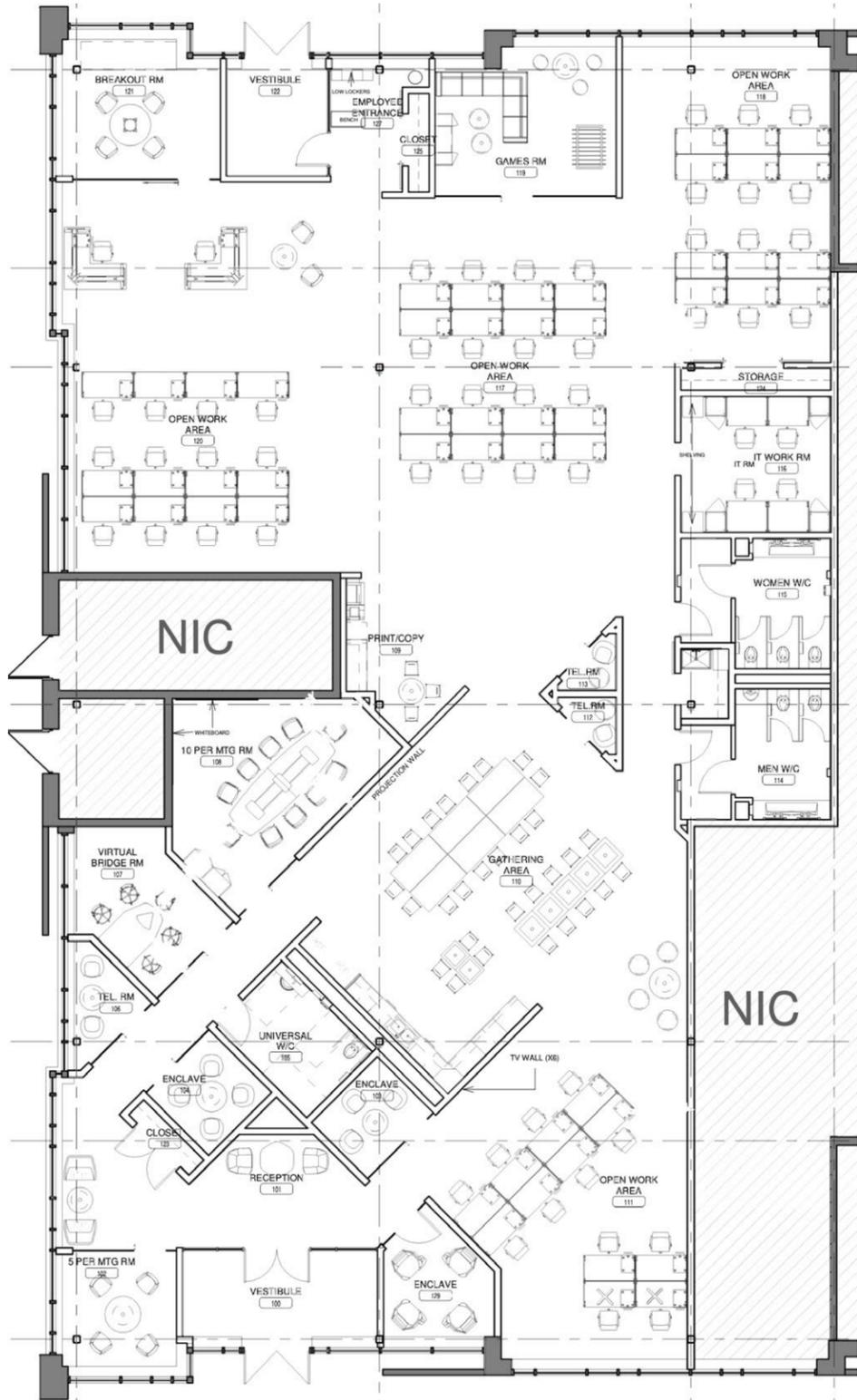
- Move-in ready with high-end leasehold improvements throughout.
- In-suite washrooms and large kitchen.
- Walking distance to a large variety of amenities including but not limited to dining, fitness, and grocery.
- Quick access to Highways QEW and 403.



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LOCATION 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



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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