

OFFICE FOR SUBLEASE

2275

Upper Middle Rd
OAKVILLE, ON.



SUITE 602 • 6TH FLOOR • 4,599 SF

TURNKEY OFFICE SPACE



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2265 and 2275 Upper Middle Road East were built in 2008 and has flexible size ranges and build out available. The complex also features a tenant lounge, and outdoor courtyard for tenant enjoyment. Medcan is one of the many premium tenants in the complex, and offer onsite personal training, and health and wellness programs.

Fengate's premier property management team offers year-round events to their tenants that are all coordinated through their app. Experience the Fengate way.



Suite
100



Add. Rent 2026:
\$15.68 PSF



Size:
8,390 RSF



Sublease Expiry:
Sept.30th, 2029



Furniture:
Negotiable

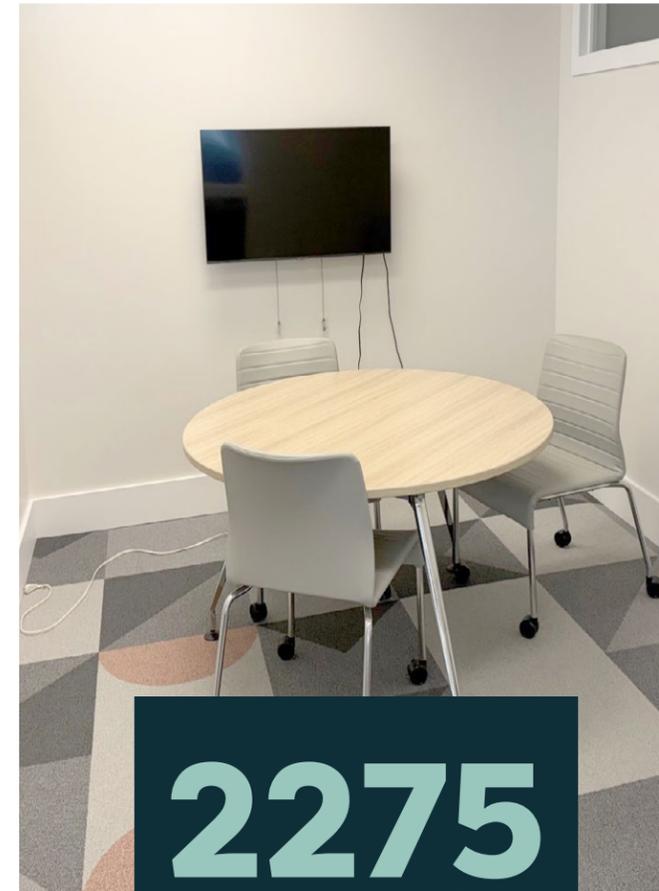
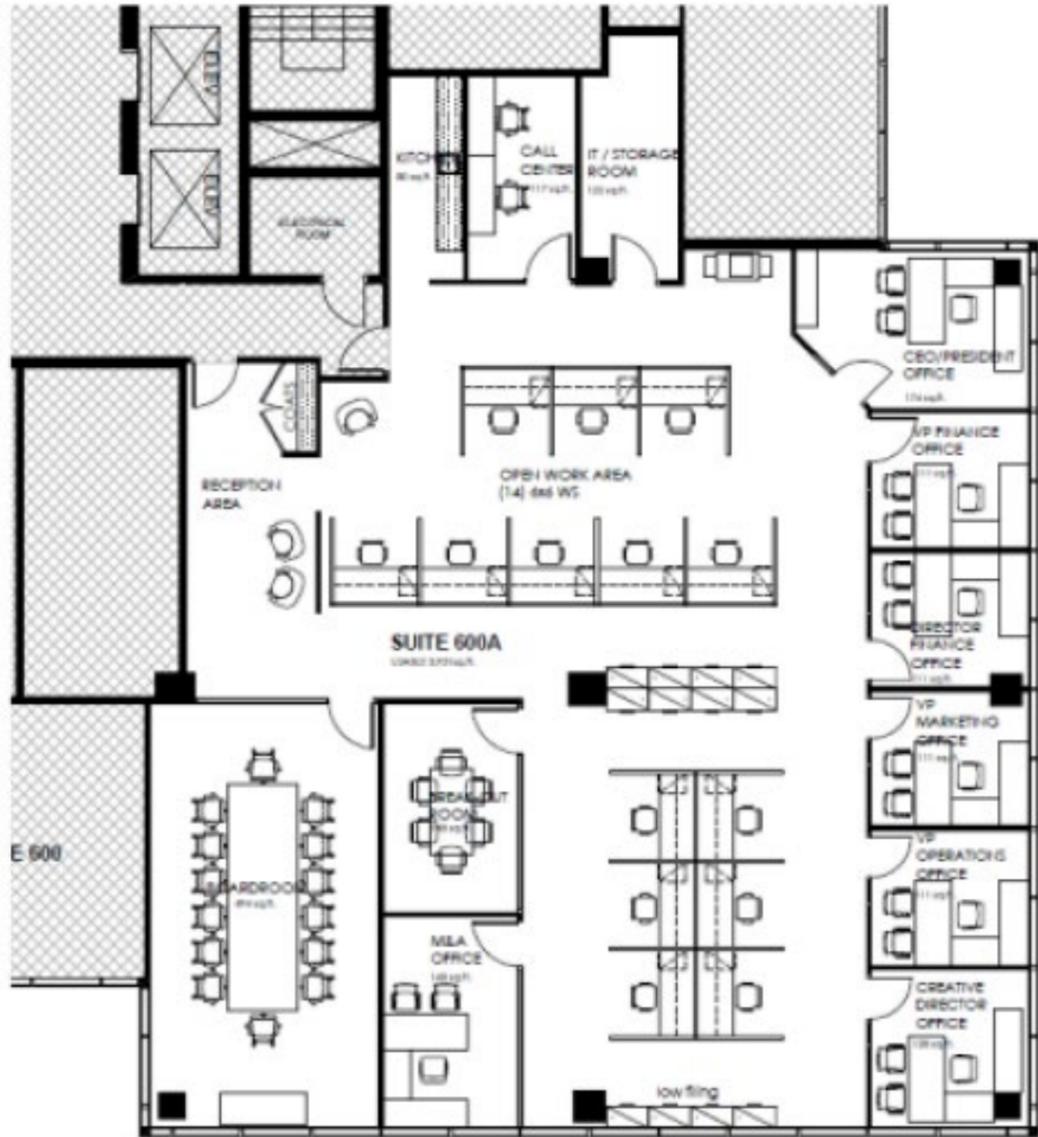
- Move-in ready with high-end leasehold improvements throughout.
- In-suite washrooms and large kitchen.
- Walking distance to a large variety of amenities including but not limited to dining, fitness, and grocery.
- Quick access to Highways QEW and 403.

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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

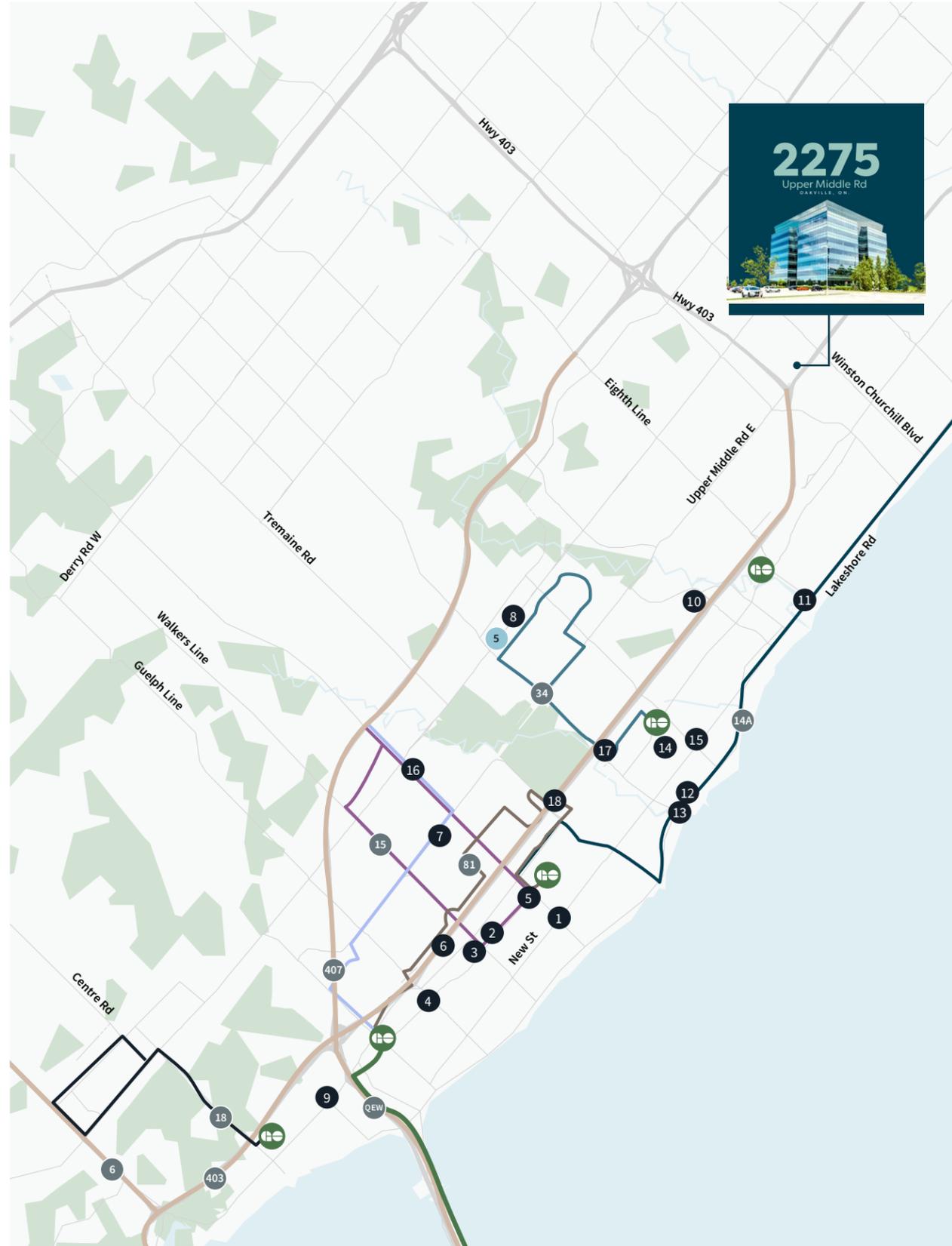
-  15 Appleby - Walkers
-  81 North Service - East & West
-  12 Upper Middle

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

SUITE 600 • 6TH FLOOR • 5,499 SF

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