

1415 JOSHUAS CREEK DRIVE, 100

OAKVILLE, ON L6H 7L9



PROPERTY DESCRIPTION

Discover a premier sublease opportunity within the prestigious Oakwoods Business Park. This beautifully built-out, fully fixtured office space offers a premium, wheelchair-accessible, open workspace. Immaculately designed, 100% office space ensures a professional environment.

Individual suite entrances, in-suite washrooms, customizable air handling systems, and the potential for touchless entry enhance convenience and safety.

Ample free surface parking is available.

Head Landlord has to approve any potential applicants and any city permitted uses.

Permitted uses can be found at the link below:

<https://torontocommercialproperties.ca/1415-joshuas-creek-dr-unit-100-zoning-permitted-uses/>

OFFERING SUMMARY

Available area:	8,399 Sq Ft.
Lease rate:	Contact Listing Brokers
	\$5.56/sqft/yr.
CAM: Taxes:	\$3.71/sqft/yr.
Sublease Term:	March 31, 2030
Zoning:	E2 sp:267



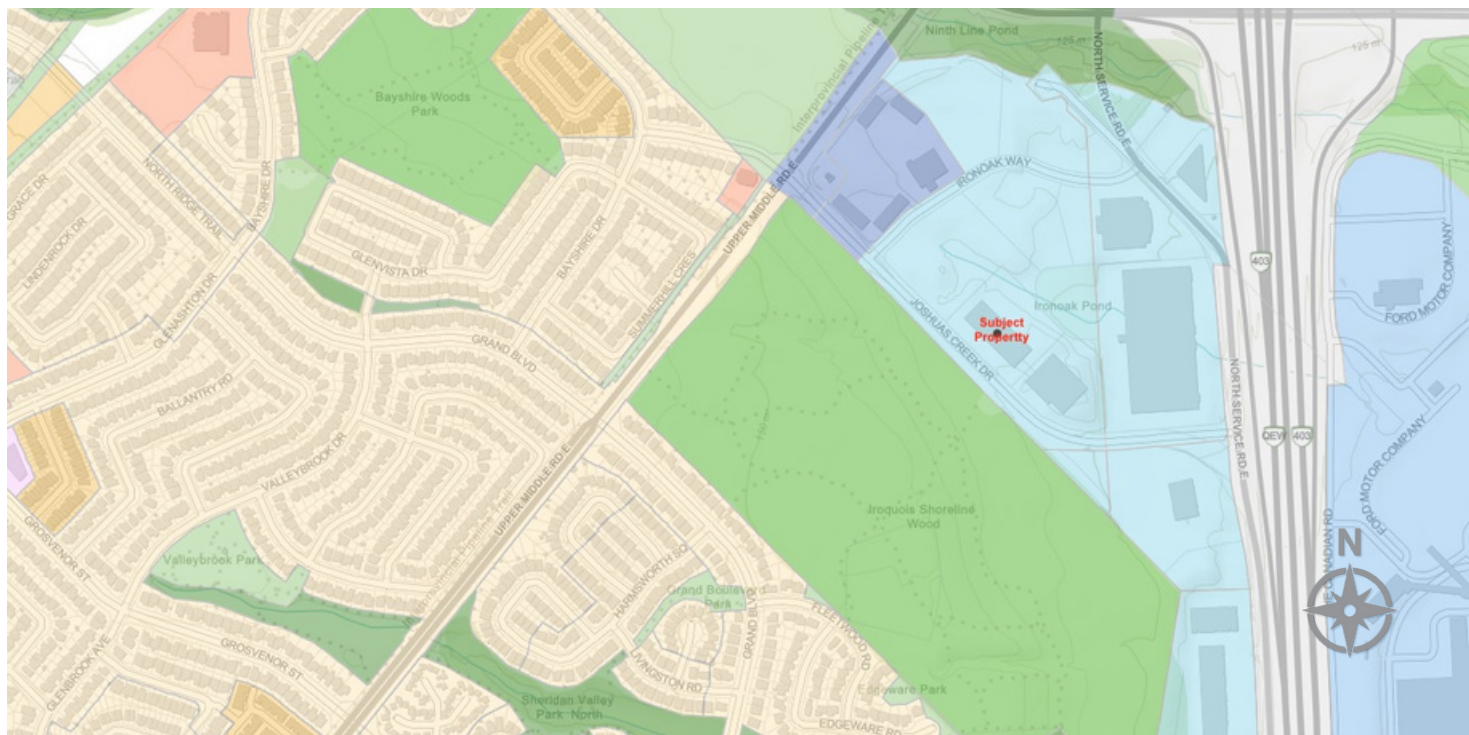
HALLMARK REALTY LTD
Each office independently owned and operated

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LOCATION OVERVIEW

Area Overview:

1415 Joshua's Creek Drive is situated in Oakville, a prominent and affluent suburban town in the Greater Toronto Area (GTA). Oakville is known for its strong community infrastructure, excellent schools, and proximity to Toronto, making it a desirable location for both residential and commercial purposes.

Proximity to Major Areas:

- Downtown Oakville: Approximately a 15-minute drive.
- Toronto Pearson International Airport: Around a 20-minute drive.
- Downtown Toronto: Approximately a 30-minute drive via the QEW (Queen Elizabeth Way) and Highway 403.

Accessibility:

- Highways: The property is easily accessible via major highways, including the QEW and Highway 403, providing convenient access to Toronto and other parts of the GTA.
- Public Transit: Oakville Transit provides bus services in the area, and the Oakville GO Station offers commuter train services to Toronto and other destinations.



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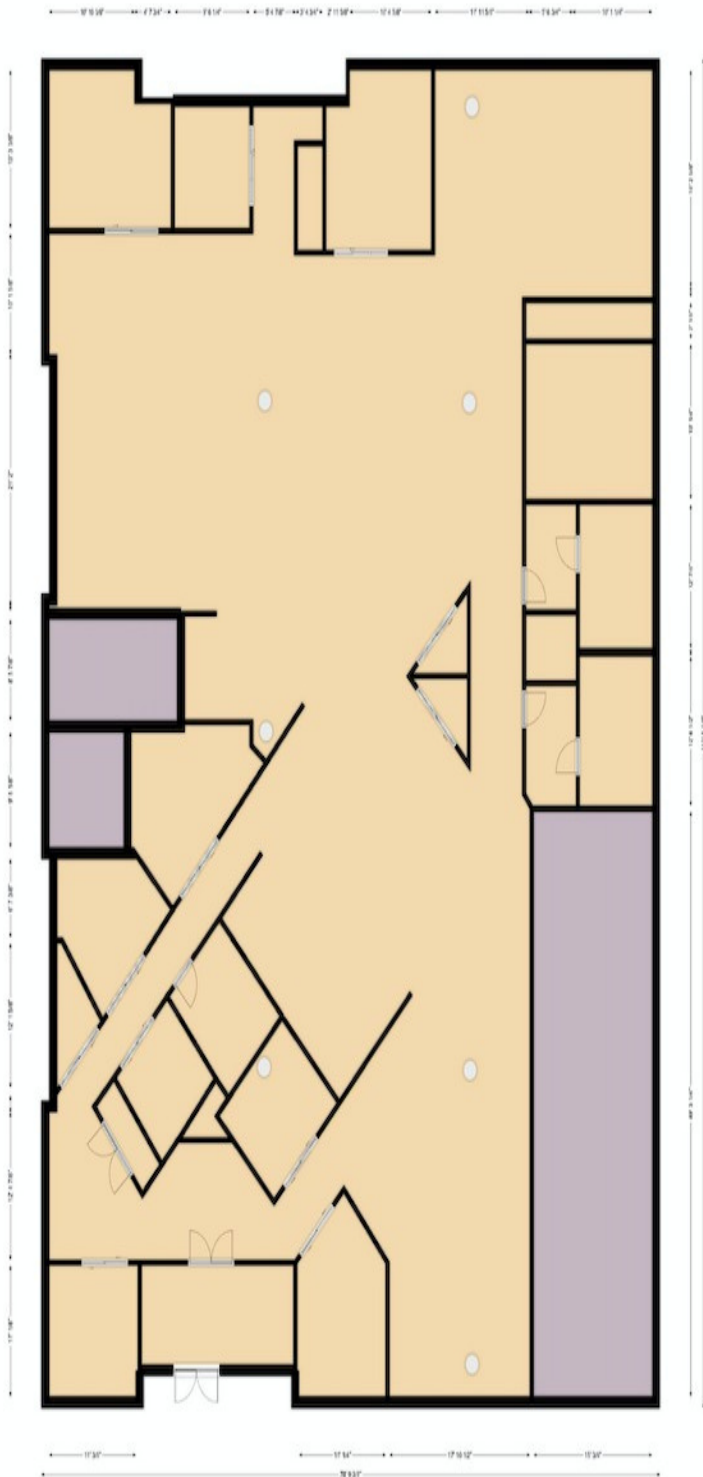
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**SUITABILITY FOR COMMERCIAL OFFICE USE:**

Professional Environment: - The area is known for its professional and business-friendly atmosphere. - Proximity to other businesses and corporate offices, fostering a collaborative environment.

Infrastructure:

- Modern office buildings equipped with essential amenities like high-speed internet, ample parking, and security features.
- Availability of serviced offices and flexible workspace options.

Workforce Availability:

- Oakville attracts a highly educated and skilled workforce, suitable for various industries.
- Proximity to residential areas provides a convenient commute for employees.



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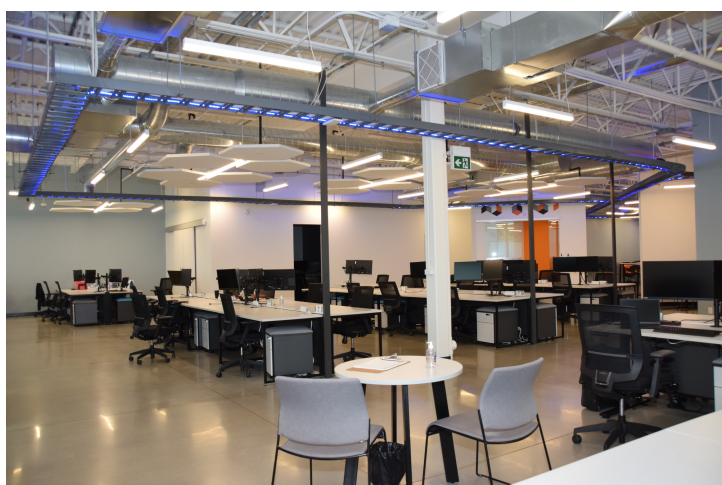
FOR LEASE

OFFICE SPACE

ADDITIONAL PHOTOS

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FOR LEASE

OFFICE SPACE

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FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

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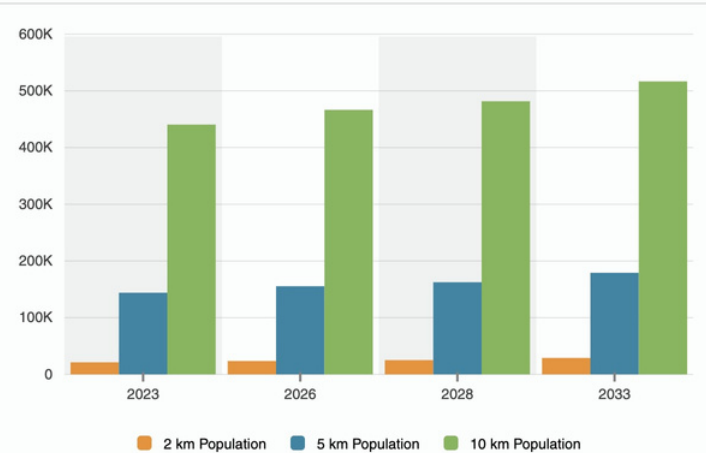
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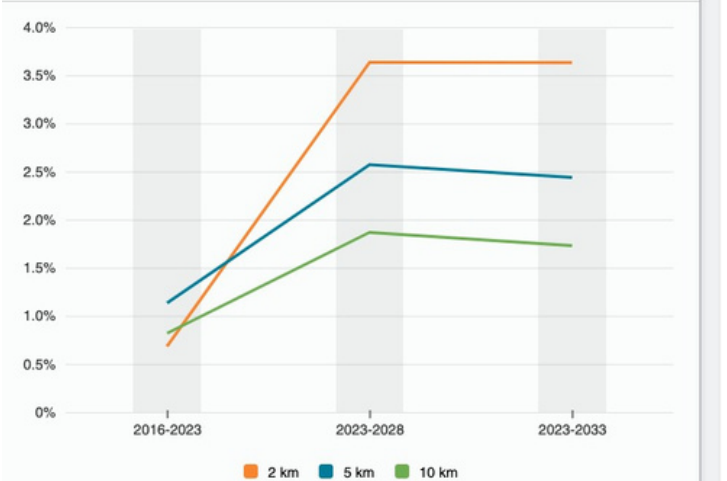
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Population



Annual Population Growth



POPULATION

	2 KM	5 KM	10 KM
2023 Population 2028	21,324	144,013	440,487
Population Projection	25,201	162,527	481,633
Annual Growth 2023-2028	3.6%	2.6%	1.9%
Daytime Population	27,828	149,462	378,577
Median Age	42.8	41.5	40.9

HOUSEHOLDS

	2 KM	5 KM	10 KM
2023 Households 2026	6,477	49,442	145,035
Household Projection	7,294	54,339	156,956
Annual Growth 2023-2028	4.2%	3.2%	2.5% 3.1
Avg Household Size	3.4	3	



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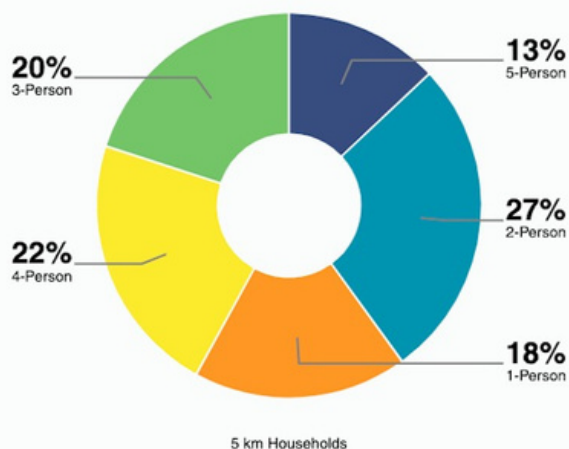
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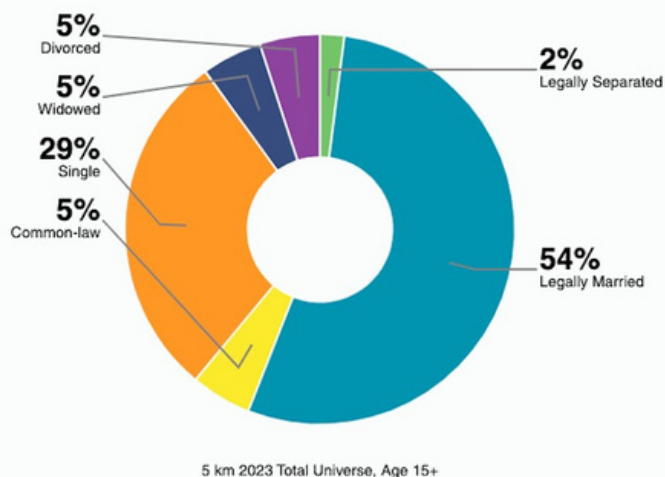
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Household Size



Marital Status



INCOME

	2 KM	5KM	10KM
Avg Household Income Median	\$200,263	\$170,247	\$161,632
Household Income Per Capita	\$135,381	\$99,320	\$102,045
Income Aggregate Household	\$60,938	\$58,449	\$53,219
Expenditure Average Household	\$1.1 B	\$7 B	\$19.9 B
Expenditure < \$40,000 \$40,000 -	\$161,164	\$142,587	\$137,197
\$60,000 \$60,000 - \$80,000	572	8,243	22,705
\$80,000 - \$100,000 \$100,000 -	499	5,850	16,548
\$150,000 \$150,000 - \$200,000	525	5,272	15,285
\$200,000+	682	5,551	16,722
	1,409	9,605	30,267
	1,245	6,667	20,898
	1,545	8,253	22,612



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