

OFFICE SPACE AVAILABLE

FOR LEASE

2315 & 2295
BRISTOL CIRCLE,
OAKVILLE, ON



**3,000 SF -
19,375 SF**

**Full Floor
Options Available**



**Flexible
Size
Options**

For more information, please contact:

Listed by:

Owned by:



Avison Young
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PROPERTY DETAILS

2315 BRISTOL CIRCLE

Suite #	Size	Available
Suite 200	18,026 square feet (Will demise)	Immediately
Suite 202	3,149 square feet	Immediately
Entire 2nd Floor	21,175 square feet	Immediately

2295 BRISTOL CIRCLE

Suite #	Size	Available
Suite 200	19,375 square feet (Will demise)	Immediately



PRICING



NET RENT:	\$17.75 psf
ADDITIONAL RENT: (2019 estimate)	\$13.95 psf*

*Janitorial & utilities included

PROPERTY HIGHLIGHTS

- Situated in the Winston Churchill Business Park with two 2-storey 40,000 sf office buildings
- Excellent exposure, ample parking
- Abundance of nearby amenities
- Quick access to QEW and Hwy 403
- Professionally managed

BUILDING FEATURES

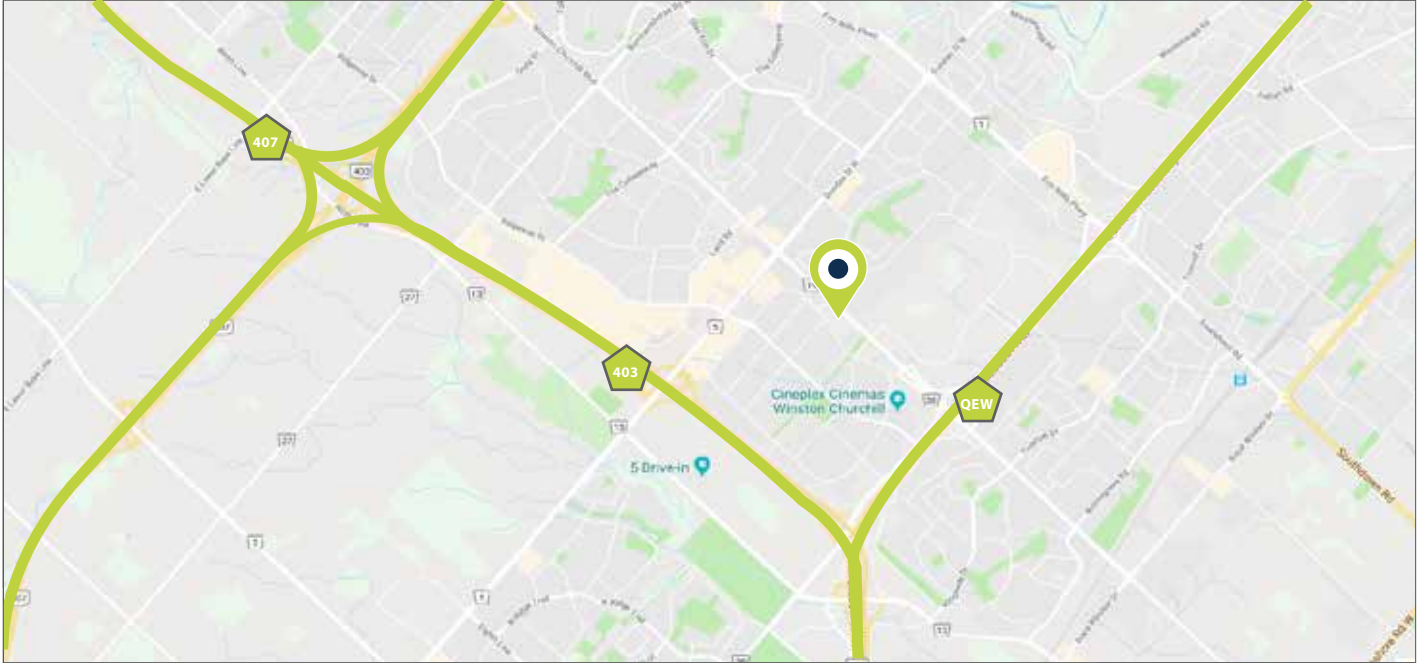
Exterior:	Grey curtainwall with brick banding, energy efficient glazing
HVAC:	Heat pump system
Parking:	Free surface parking (3.9 spaces per 1,000 sq.ft.)
Property Management:	Landlord managed
Telecommunications:	Fibre optic capability
Identification:	Lobby directory listing, suite number / company name on plaque
Security System:	After hour card access





LOCATION

LOCATION MAP

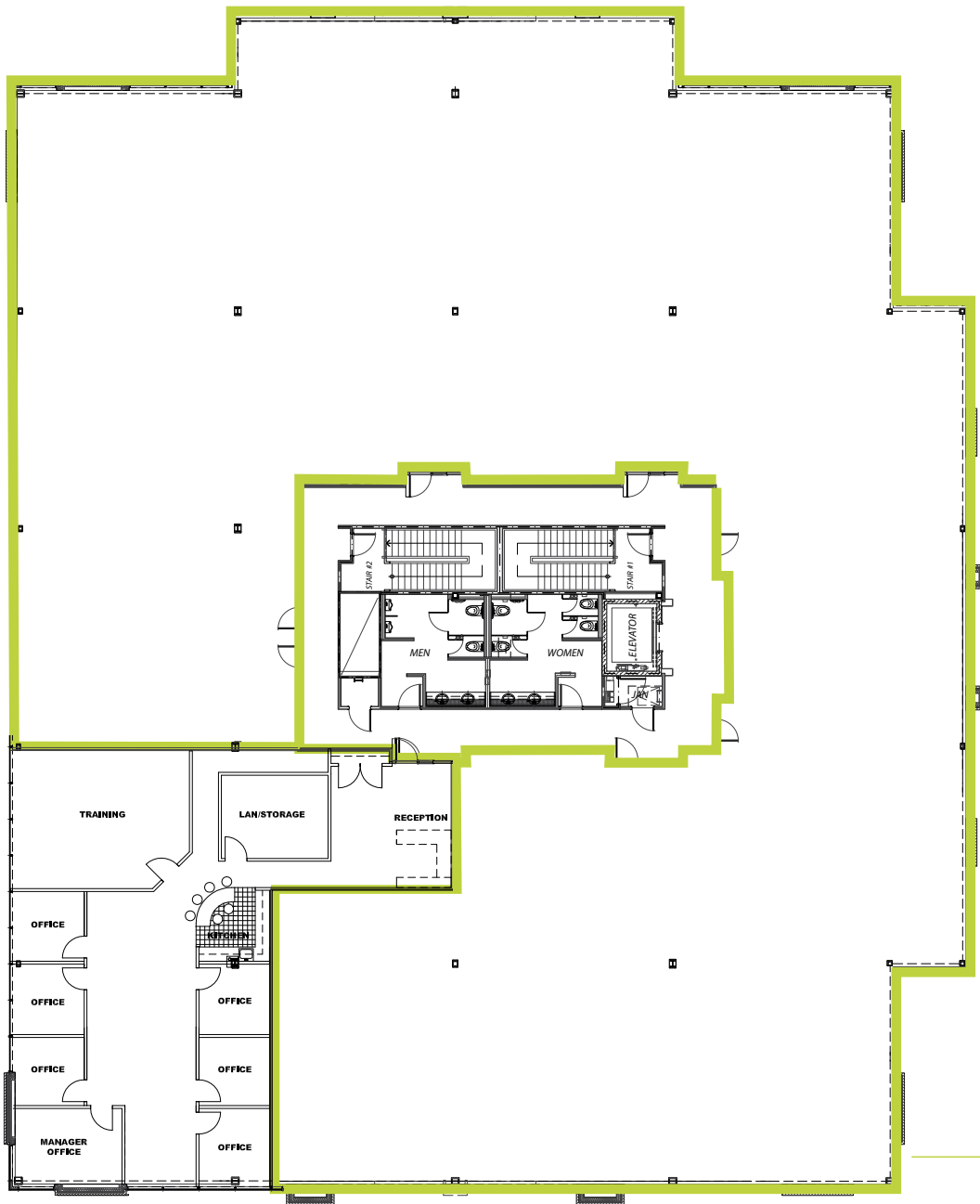


AERIAL



FLOOR PLANS

2315 BRISTOL CIRCLE SUITE 200 (18,026 SF)
SUITE 202 (3,149 SF)



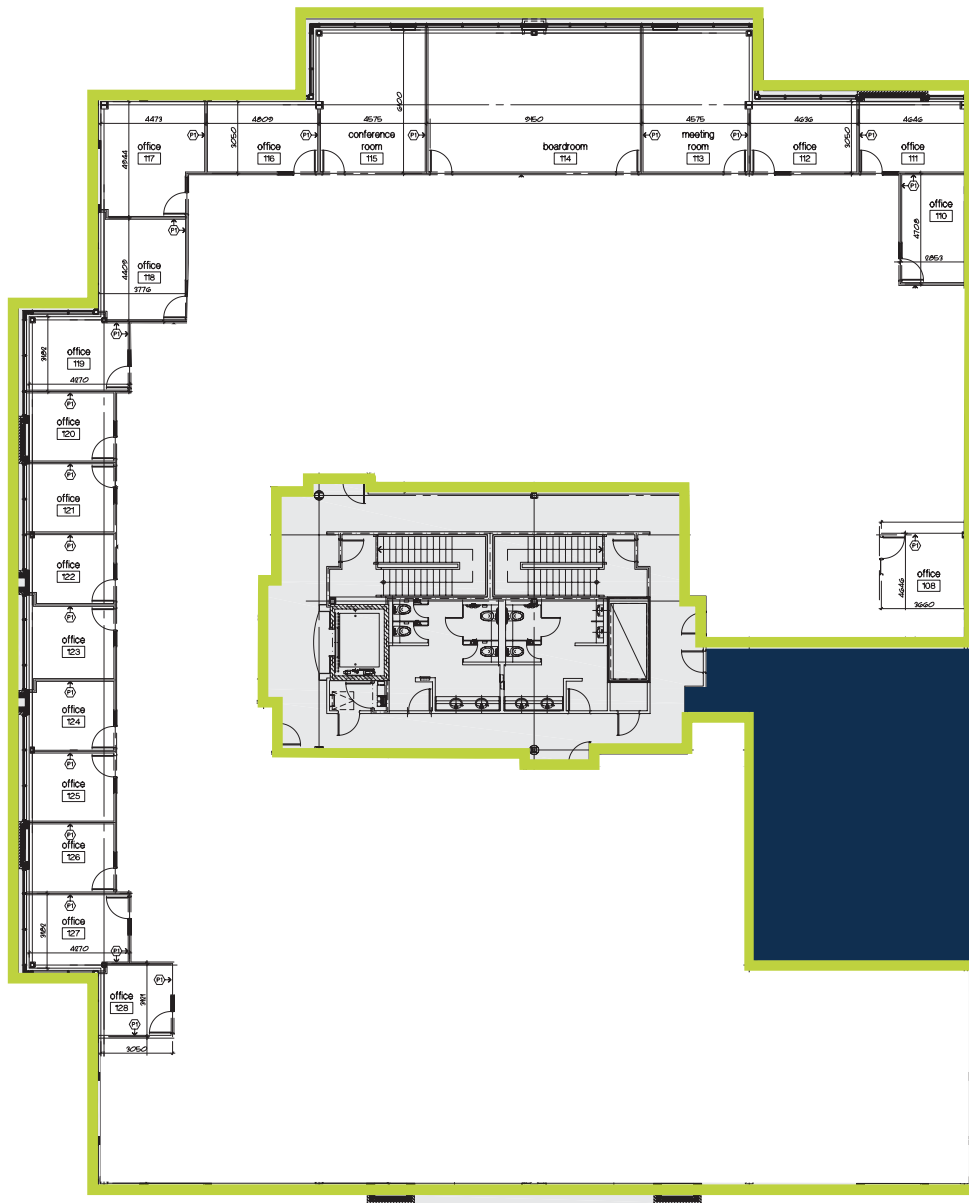
21,175
SQUARE FEET

FULL FLOOR



FLOOR PLANS

2295 BRISTOL CIRCLE SUITE 200



19,375
SQUARE FEET

DIVISIBLE SUITE

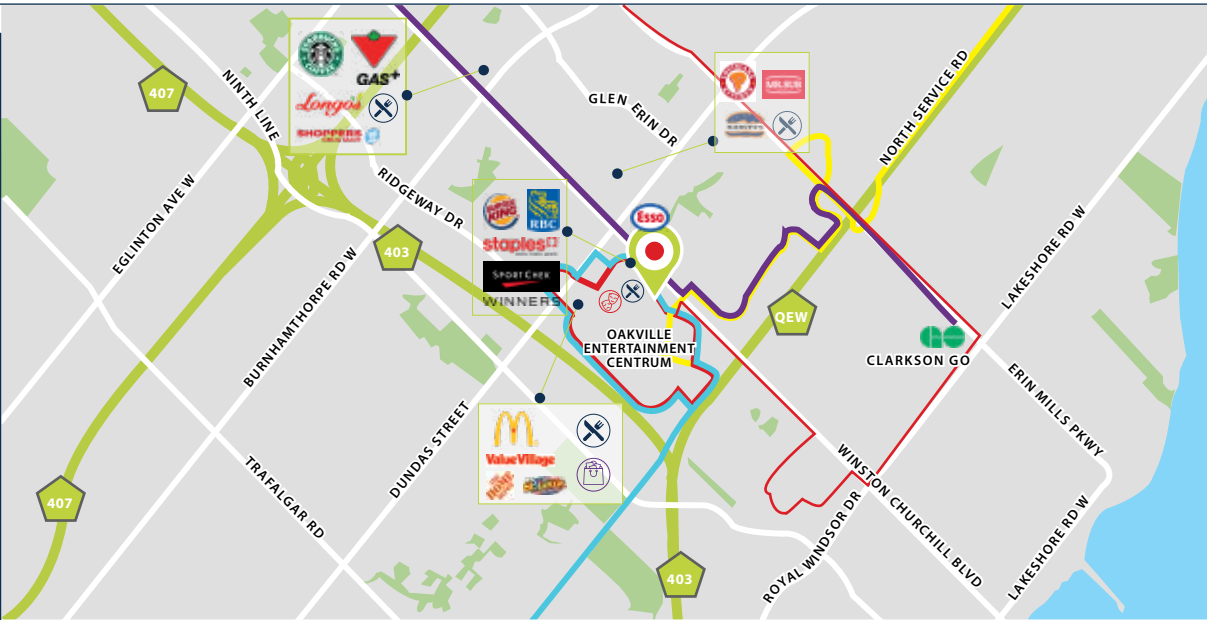


PHOTOS







TRANSIT AND AMENITIES

SURROUNDING AREA MAP



LEGEND

TRANSIT ROUTES

- Route 45**  to Clarkson GO Miway
- Route 71**  to Clarkson GO Miway
- Route 6**  to Bronte GO Oakville Transit
- Route 12**  to Clarkson GO Oakville Transit

AMENITIES

OAKVILLE ENTERTAINMENT CENTRUM

- Boston Pizza
- Baton Rouge Steakhouse & Bar
- The 3 Brewers
- Scaddabush
- Wild Wings
- Trattoria Timone Ristorante
- Cineplex Cinemas
- Sukothai Restaurant
- East Side Mario's
- Caffe Demetre
- K&B Sushi
- Dave & Buster's
- iFly Toronto Indoor Skydiving
- Oakville Putting Edge
- Souvlaki Hut
- Dirty Martini






5 MINUTE DRIVE

- L.A. Fitness
- Starbucks
- Solutions
- McDonald's
- Value Village
- Home Depot
- Best Buy
- Wild Wings
- Lone Star
- Burger King
- St Louis Bar & Grill
- Winners
- Shoppers
- Longos
- Staples
- Sport Chek



DRIVE TIMES

- 4 MINS** — Highway Q.E.W.
- 6 MINS** — Highway 403
- 8 MINS** — Highway 401
- 10 MINS** — Clarkson GO Station
- 13 MINS** — Erin Mills Town Centre
- 15 MINS** — Square One Shopping Centre

- Highway 
- Restaurants 
- Shopping Stores 
- Entertainment 
- Subject Property 



CONTACT

Listed by:

The Avison Young logo consists of the words "AVISON" and "YOUNG" stacked vertically in a bold, blue, sans-serif font. The text is framed by two horizontal red bars, one above "AVISON" and one below "YOUNG".

Avison Young is the real estate partner businesses trust for intelligent, integrated solutions. We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.

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Gottardo's philosophy is to provide a working environment that stimulates great ideas and rewards achievement, acting with honesty and integrity in our dealings with clients and suppliers. Gottardo projects are monitored by our Directors who all offer a hands-on approach to each and every assignment. We establish long-standing relationships with our clients by providing well executed projects of great quality.

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