



GREAT LAKES
BUSINESS PARK

READY FOR YOUR
RETURN TO THE OFFICE!

Up To 82,311 SQ. FT.

CALL FOR MORE INFORMATION ON DEMISING OPTIONS

WWW.GREATLAKESBUSINESSPARK.COM

3421 SUPERIOR COURT
OAKVILLE ONTARIO

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blackwood
PARTNERS

CBRE

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READY FOR YOUR RETURN TO OFFICE



EFFICIENT CONFIGURATIONS FOR FLEXIBLE LAYOUTS TO ACCOMMODATE DISTANCING REQUIREMENTS



DIRECT PRIVATE ENTRANCES TO EACH SUITE - NO ELEVATORS REQUIRED



EACH SUITE HAS ITS OWN PRIVATE WASHROOM FACILITIES



DEDICATED AIRHANDLING SYSTEM FOR EACH SUITE - CAN BE TAILORED TO SUIT EACH TENANT'S REQUIREMENTS

- Ready for Tenant fixturing
- Designed to a LEED Gold Core & Shell certified standard
- Floorplate designed to support high efficiency layouts
- Low "gross-up" factor

82,311 SQ. FT. DIVISIBLE,
CALL FOR DETAILS

\$18.95 PER SQ. FT.
YEAR 1 ASKING RENT

\$9.31 PER SQ. FT.
ADDITIONAL RENT, 2021
(INCLUSIVE OF INTERIOR JANITORIAL,
UTILITIES NOT INCLUDED)

\$55.00 TI ALLOWANCE
HVAC READY FOR TENANT
CONNECTION & DISTRIBUTION

4.5/1000 SQ. FT.
PARKING RATIO



SAMPLES OF GREEN FEATURES



COVERED BIKE
PARKING



ELECTRIC VEHICLE
CHARGING STATIONS

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BUSINESS PARK FEATURES

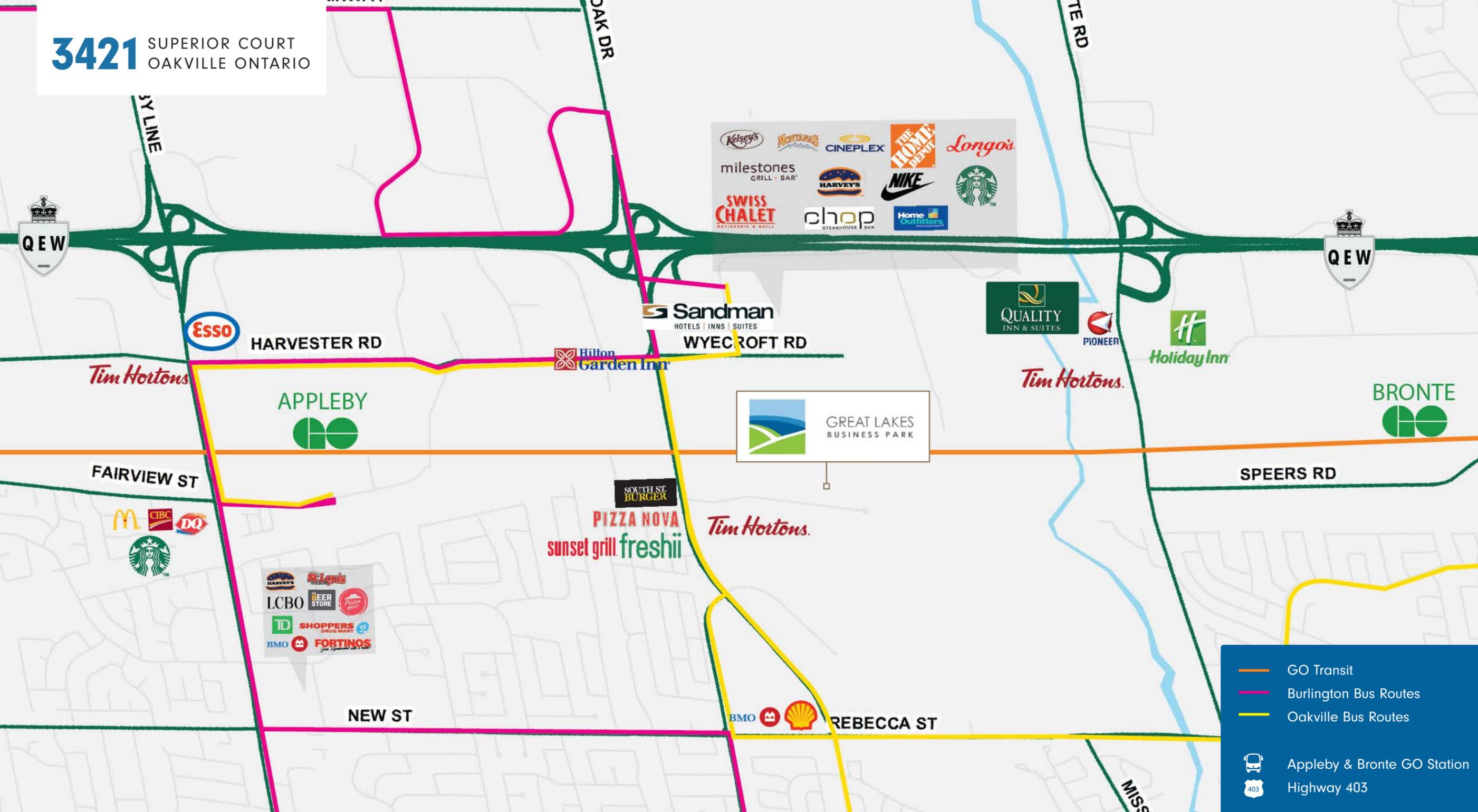
-  STRATEGIC LOCATION AT OAKVILLE/BURLINGTON BORDER
-  EXCELLENT ACCESS TO QEW
-  NUMEROUS AMENITIES IN AREA (HOTELS, FITNESS, RESTAURANTS AND RETAIL)
-  SINGLE STOREY FORMAT ALLOWS INCREASED EFFICIENCY OF SPACE VS. OFFICE TOWERS
-  DIRECT BUS SERVICE TO BOTH APPLEBY AND OAKVILLE GO STATIONS

HIGH PROFILE CORPORATE NEIGHBOURS WITHIN BUSINESS PARK

- Canadian Tire Financial
- Dufferin Construction
- Innomar Strategies (Amerisource Bergen)
- Procor
- Phylbridge
- Javelin Technologies
- Questica
- Walker Industries
- DeLage DeLanden (DLL)



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HIGH PROFILE CORPORATE NEIGHBOURS WITHIN BUSINESS PARK

- HOTELS**
 - Sandman
 - Hilton Garden Inn
 - Homewood Suites
- ACCESS**
 - Easy access to the QEW
 - Direct access from Appleby & Oakville GO stations
- FULL SERVICE RESTAURANTS**
 - Milestones
 - Montana's
 - Kelsey's
 - Chop
 - Dennys
 - Sunset Grill
- FAST FOOD RESTAURANTS**
 - Montfort
 - South Street Burger Co.
 - New York Fries
 - Pizza Nova
 - Subway
 - Kudo Sushi
 - Tim Horton's
- SERVICES**
 - Artisano Bakery Cafe
 - Booster Juice
 - Swiss Chalet
 - Nonna's Oven
 - Funky Thai 2 Go
 - Freshii
 - Osmow's
 - Dry cleaner
 - 24 hour fitness centre
 - Convenience store
 - Nail salon
 - Pet hospital
 - Dental
 - Physiotherapy
 - Chiropractor
- SHOPPING & ENTERTAINMENT**
 - Cineplex
 - Longo's
 - Home Depot
 - Nike
 - Urban Barn
 - GNC



PRIME LOCATION

10 KM
POPULATION
326,996
LABOUR FORCE
183,587
MEDIAN AGE
40.8

20 KM
POPULATION
1,014,741
LABOUR FORCE
55,757
MEDIAN AGE
38.7

30 KM
POPULATION
1,996,932
LABOUR FORCE
1,098,197
MEDIAN AGE
38.4

OAKVILLE • ONTARIO

- 67.8%** Oakville Labour Force
- 18.0%** Business, Finance and Administration
- 12.0%** Occupations in Social Science, Education, Government Service and Religion
- 43.9%** in Oakville for % of residents with bachelor-level or higher education
- 67%** Post-Secondary attainment



212,353
TOTAL POPULATION

34,850
YOUNG POPULATION

\$198,622
AVERAGE HOUSEHOLD INCOME

118,212
LABOUR FORCE





ABOUT THE PROJECT TEAM

Developed and managed by a team of industry experts.

blackwood PARTNERS

DEVELOPER & MANAGER

Blackwood Partners provides real estate investment advisory services, asset management services and transaction management services to Canadian pension funds, foreign investors, private investors and both public and private sector companies to assist them in achieving their investment and corporate real estate objectives.

Blackwood Partners have assembled an exceptional team of professionals combining specialized transaction capabilities and extensive commercial real estate knowledge acting for both owners and users of commercial real estate.

CBRE

LEASING

CBRE Limited is the world's most recognized commercial real estate services brand, we represent 90 of the Fortune 100.

Our global marketing platform helps maximize exposure and unlock value for our clients. Developing solutions for a broad range of clients has been at the forefront of our business and our expertise is unmatched. Our team of the top industrial market experts in Canada is on standby to assist you in navigating all aspects of your most important business decisions in the local market and beyond.

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