

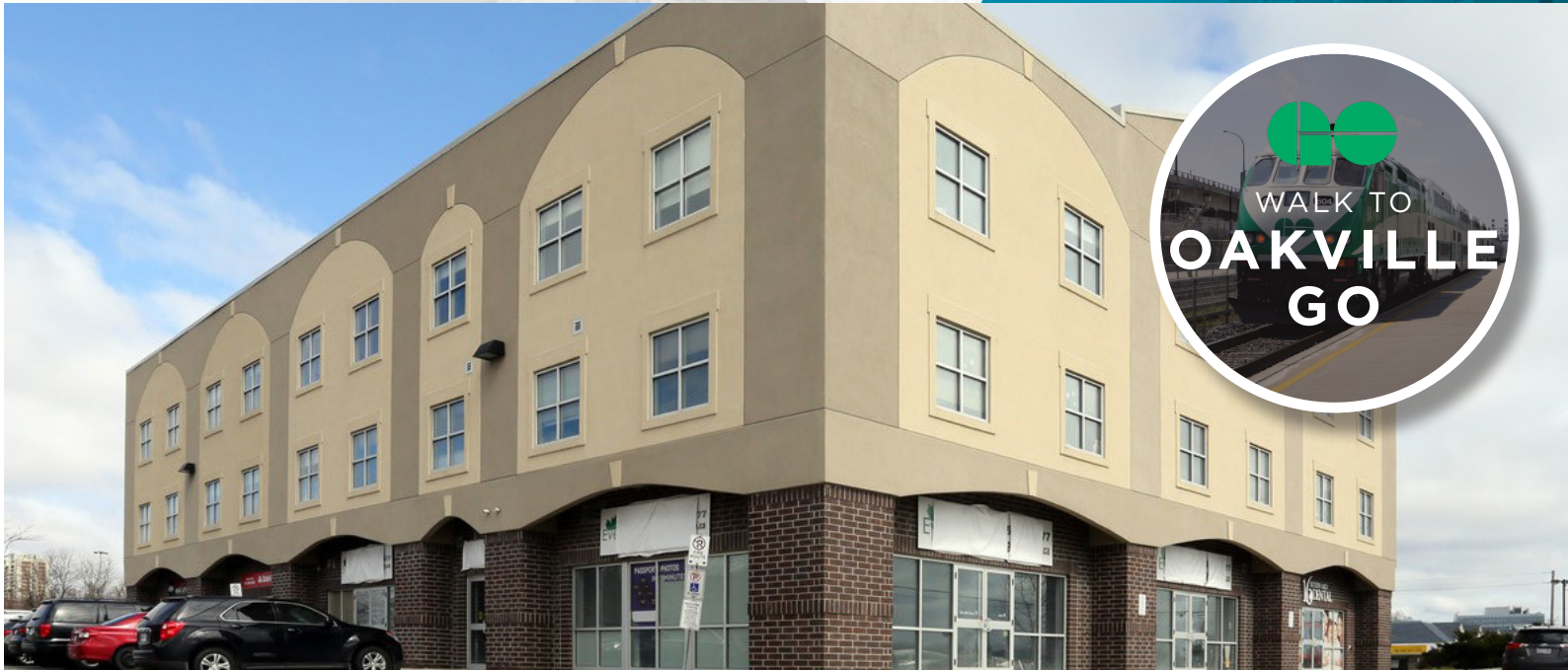
OFFICE FOR LEASE

165 CROSS AVENUE

OAKVILLE, ONTARIO



CUSHMAN &
WAKEFIELD



PROPERTY FEATURES

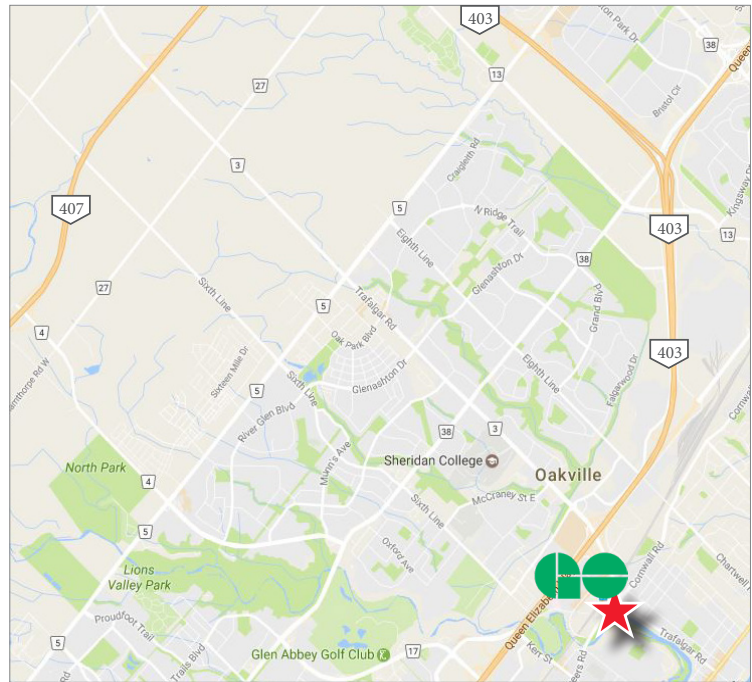
- High exposure directly across from Oakville GO Station
- Cross Avenue exposure
- High traffic area
- Retail signage potential

OFFICE

Suite 201:	4,246 SF LEASED
Suite 301:	3,351 SF
Suite 302:	3,283 SF
Gross Asking Rate:	\$25.00 PSF Gross

RETAIL

Suite 102:	958 SF LEASED
Suite 103-104:	2,281 SF LEASED
Suite 105:	904 SF LEASED
Suite 106:	3,213 SF LEASED
Suite 107:	725 SF LEASED
Net Asking Rate:	\$23.00 PSF Net
Additional Rent:	\$10.81 PSF (2024 est.) excluding in-suite janitorial
Term:	To be determined
Parking:	Ample Free Parking



MARC DANKO*

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CUSHMAN & WAKEFIELD ULC, BROKERAGE

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OFFICE FOR LEASE

165 CROSS AVENUE

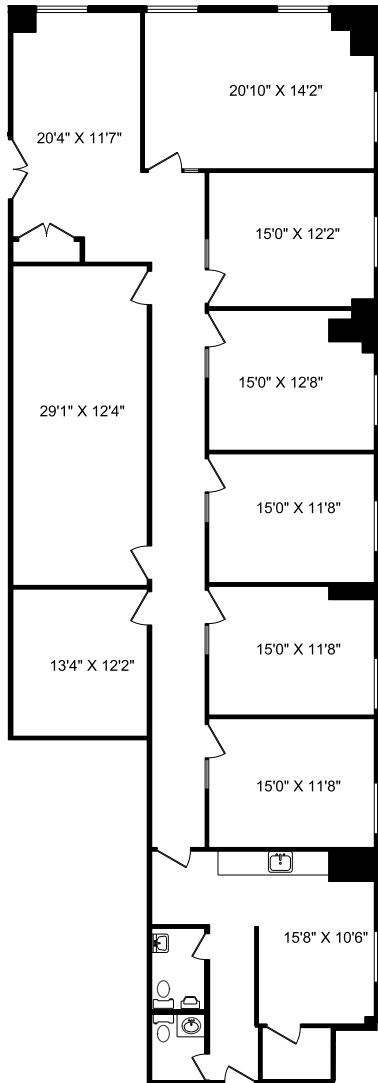
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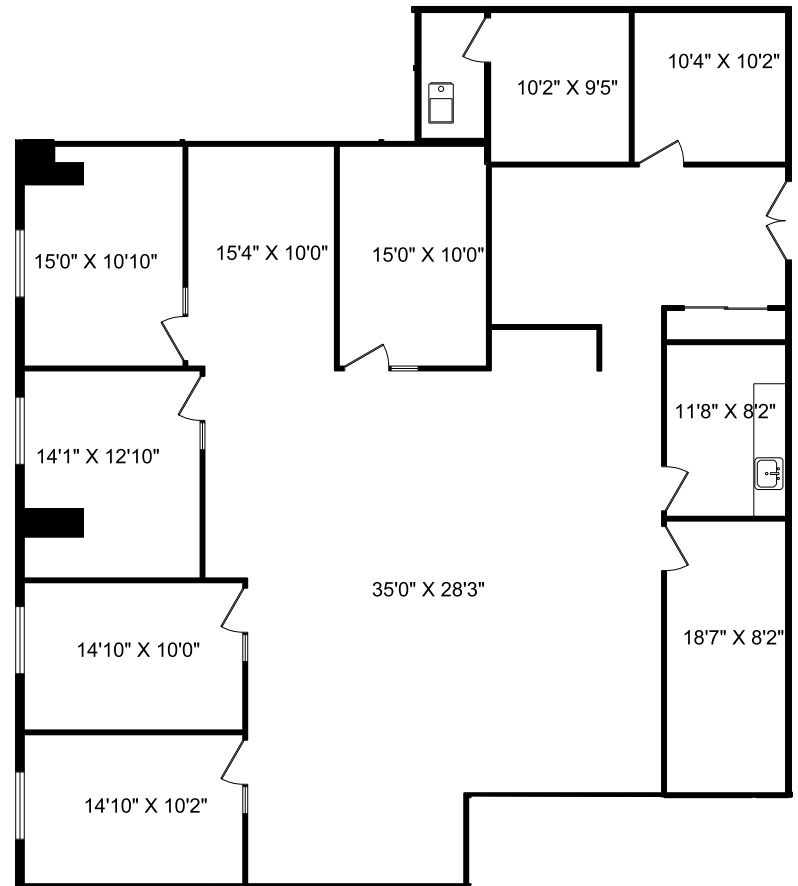
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FLOOR PLAN

SUITE 301 - 3,351 SF



SUITE 302 - 3,283 SF



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