

FOR LEASE

Phase I & Phase II WESTBURY CORPORATE CENTRE

2265/2275 UPPER MIDDLE ROAD EAST • OAKVILLE, ON



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PHASE I (2275 Upper Middle Rd. E.)

2nd floor 6,303sf Available immediately.
LEASED Grand new model suite!
Built out and ready for **YOUR** finishing touches!

PHASE II (2265 Upper Middle Rd. E.)

Ground Floor 3,947 sf Available immediately. Ready for tenant improvements

RENTAL RATES
\$20.95 psf net years 1-5
\$24.50 psf net years 6-10

ADDITIONAL RENT
\$11.15 psf (estimate)

ALLOWANCE
\$25.00 psf (10 year lease)

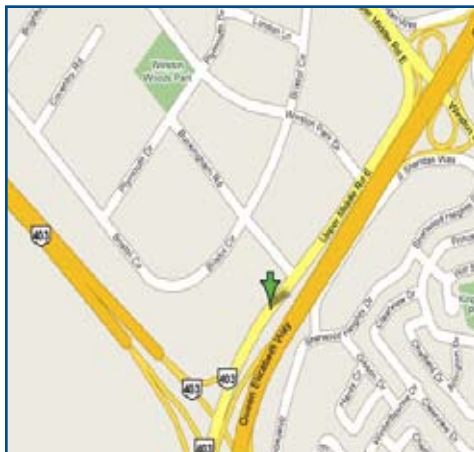
- COMMENTS**
- Excellent QEW exposure with access to Hwy's 403, QEW & 407
 - Free surface parking 4/1000
 - State of the art HVAC system
 - Excellent retail amenities nearby



Our Knowledge is your Property

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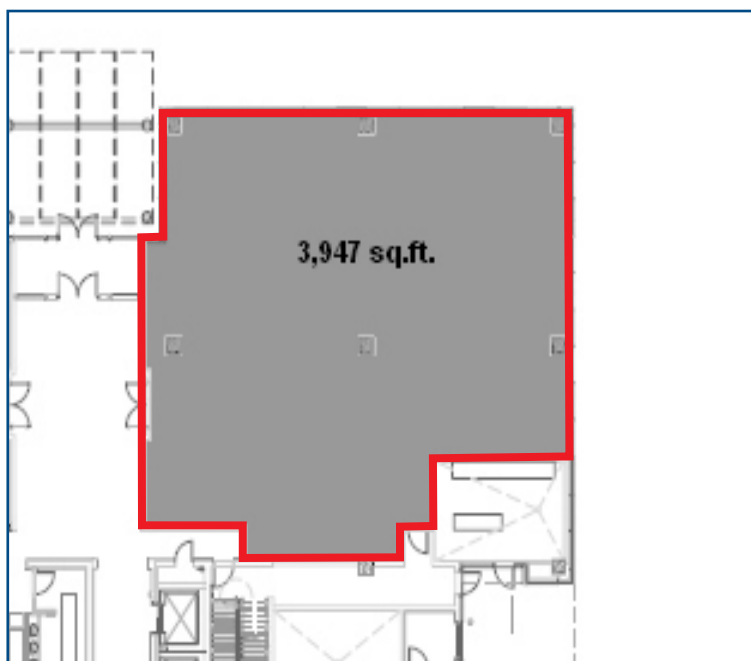
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GROUND FLOOR SUITE - PHASE II



2ND FLOOR MODEL SUITE - PHASE I



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