

# 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.

Zoning permits daycare use. **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



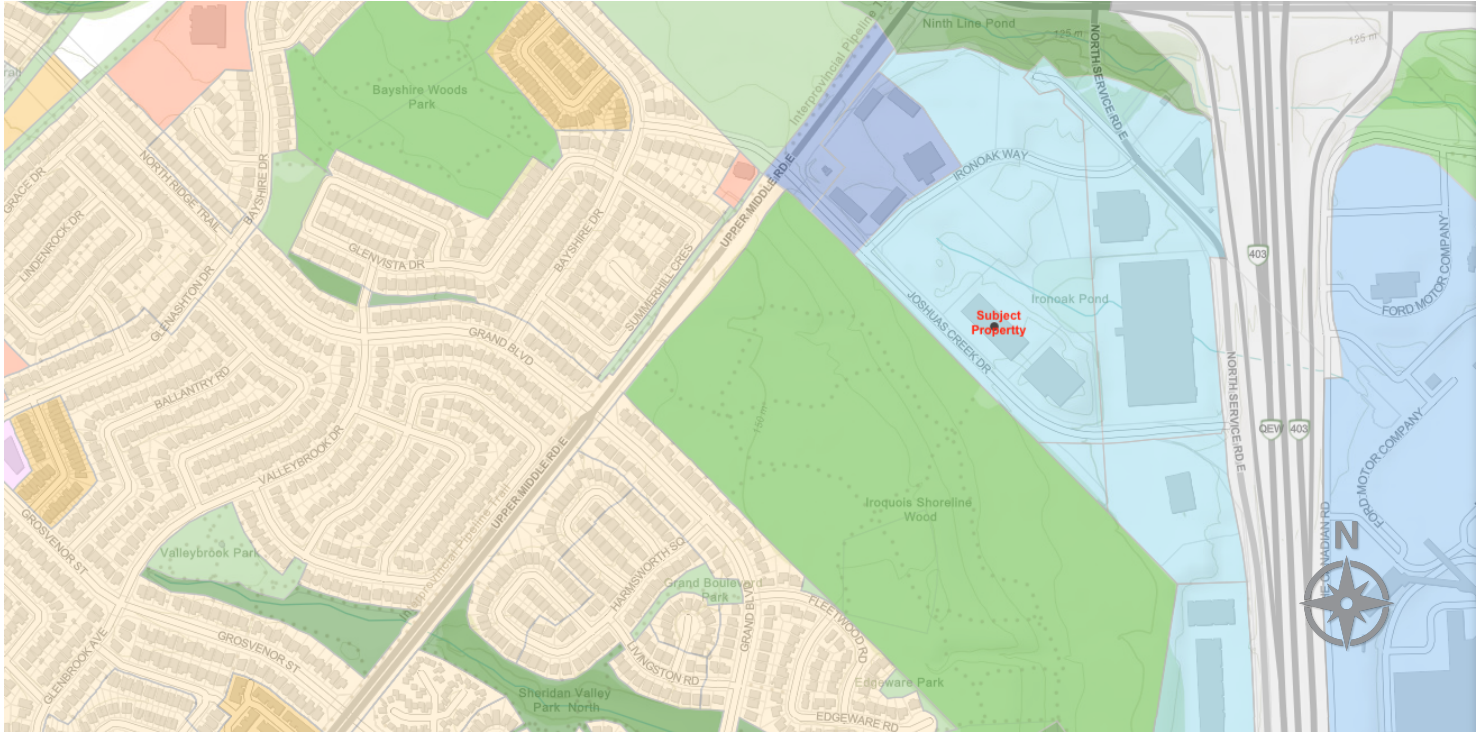
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## LOCATION OVERVIEW

### 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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## 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:

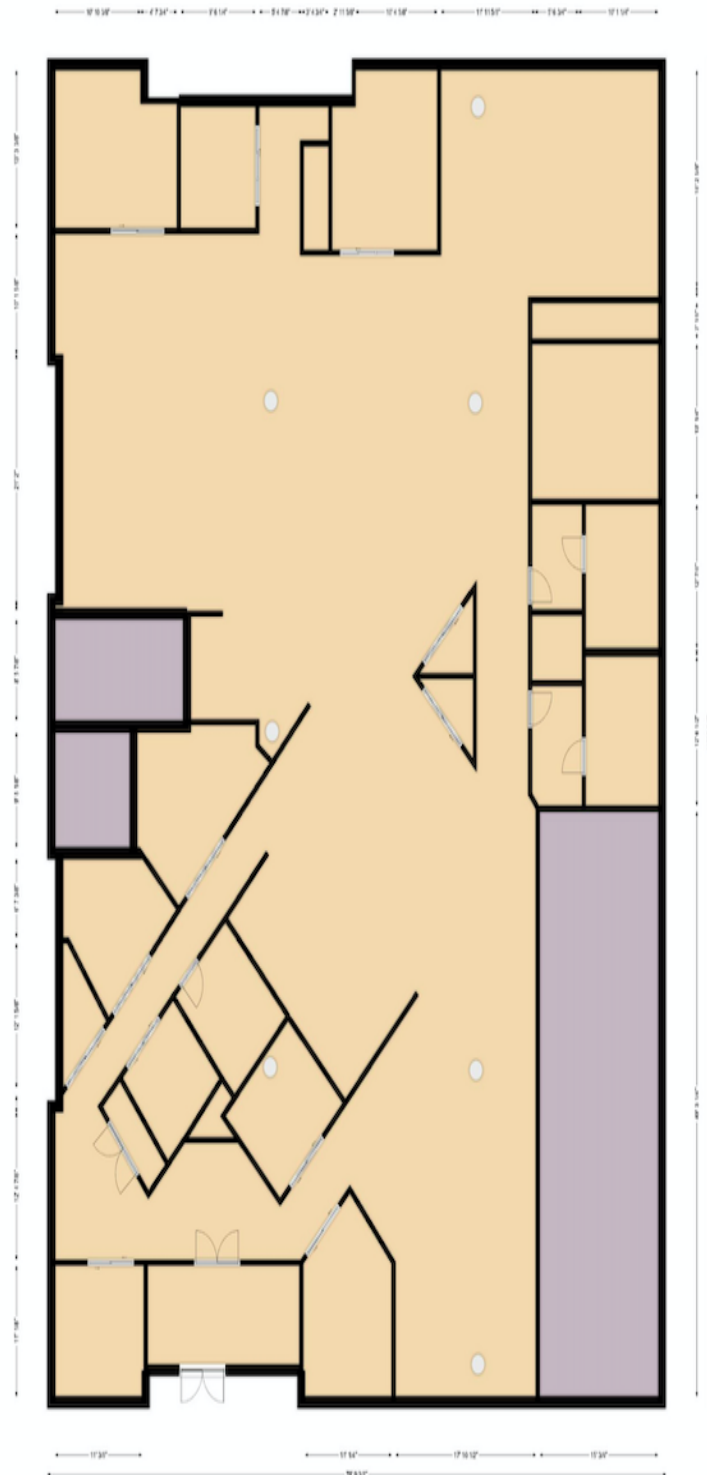
- Oakville attracts a highly educated and skilled workforce, suitable for various industries.
- Proximity to residential areas provides a convenient commute for employees.

## SUITABILITY FOR DAYCARE USE:

- Demographics:** - Oakville has a growing population of young families, increasing the demand for daycare services. - High household incomes and a focus on quality education and childcare among residents.

- Safety and Environment:** - The area is considered safe with low crime rates.- Access to parks and outdoor spaces for children's activities.

- Regulatory Compliance:** - Suitable properties can be adapted to meet Ontario's daycare regulations, including safety, health, and educational standards. - Potential for collaboration with local schools and community centers.
- Uses and tenants would have to be approved by head landlord.



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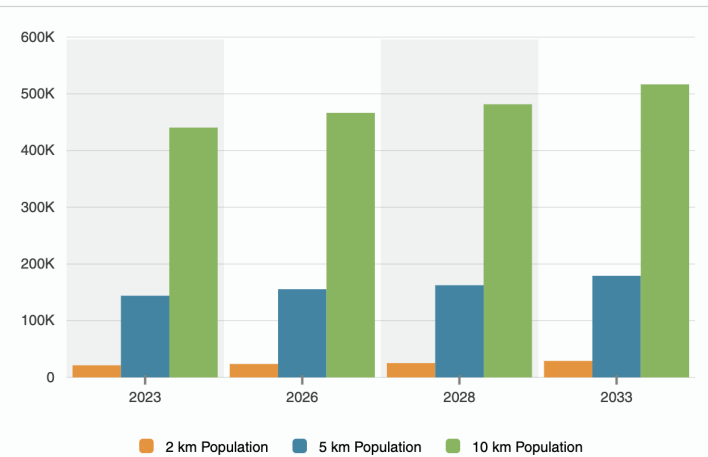
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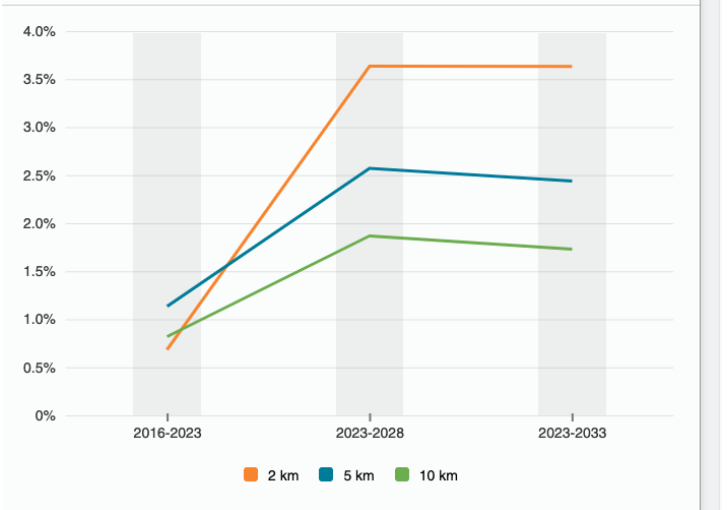
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## Population



## Annual Population Growth



## POPULATION

	2 KM	5 KM	10 KM
2023 Population	21,324	144,013	440,487
2028 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	6,477	49,442	145,035
2026 Household Projection	7,294	54,339	156,956
Annual Growth 2023-2028	4.2%	3.2%	2.5%
Avg Household Size	3.4	3	3.1



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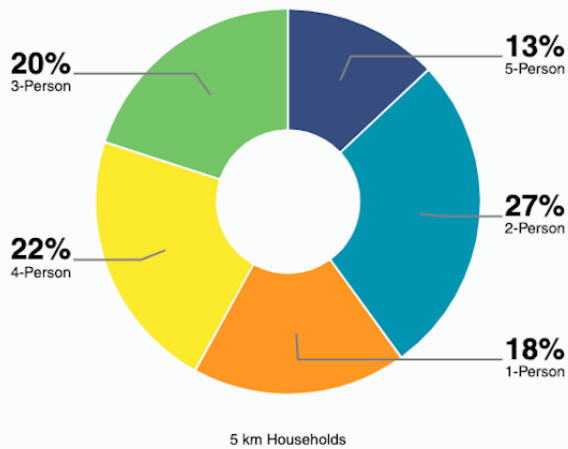
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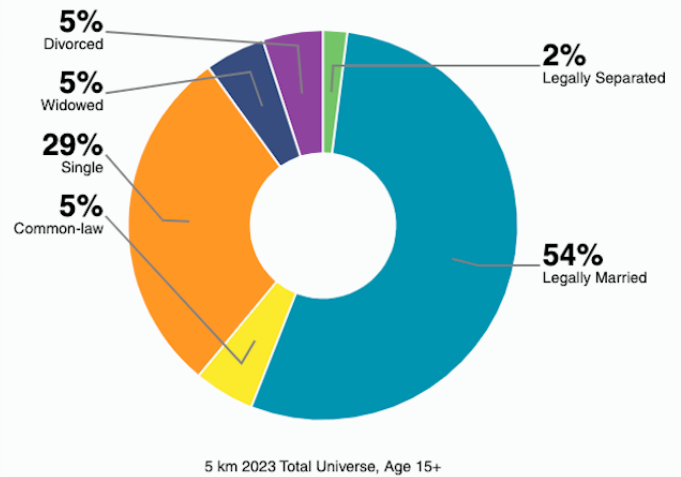
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Household Size



Marital Status



## INCOME

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



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