



FOR SALE / LEASE

1939 Ironoak Way

Units 208 & 209

OAKVILLE

**LIMITED**  
**REMAINING**  
**UNITS**



**Oakville's Premier Office  
Condo Development**

IDEAL FOR PROFESSIONAL SERVICES

**AVISON  
YOUNG**

 **BEST  
MANAGED  
COMPANIES**  
Platinum member





# iQ2

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## Property Overview

iQ2 is Oakville's premier office condominium development. This 5-building, 88,000 SF project is being developed to meet the market's high demand for ownership of well-located, well-designed condominiums. This prestigious location offers users/investors access to 403/407/QEW, fantastic amenities and the opportunity to build equity by owning commercial real estate in Oakville.





# Building Features

## Unit/Glazing

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Exterior: | Aluminum curtain wall glazing system with 8' high entrance doors.                                 |
| Glazing:  | Clear or grey tint, thermally broken tempered glazing unit.                                       |
| Hardware: | Power operated entry door complete with push buttons on the ground floor, where required by code. |

## Fire Protection System

Individually zoned sprinkler system complete with upright heads as per NFPA requirements. Orientation/layout of sprinkler lines are to suit an open shell building.

## Drywall/Finishes

|                  |                                                                                                          |
|------------------|----------------------------------------------------------------------------------------------------------|
| Perimeter Walls: | Exterior perimeter walls are to be taped and sanded for tenant finishing.                                |
| Floor:           | Exposed concrete slab ready to receive tenant finish.                                                    |
| Ceiling:         | Exposed to the underside of metal deck and exposed structure. Finished ceiling to be provided by tenant. |

## Electrical

Provision of a 2" conduit from the main electrical room to each unit and capped at ceiling level.

## Physical Distancing

Self contained suites with minimal common areas.  
Private entrances for control of access and operating hours.  
In-suite bathrooms with potential for touchless fixtures.

## Janitorial Services

Complete in-suite control in establishing protocols to ensure a healthy, safe space.

## Phone/Communication

Provision of 1 conduit from building units to the main electrical room.

## Plumbing/Sanitary

4" Sanitary service roughed into each unit suitable for gravity drainage of plumbing fixtures from the vicinity. There shall be a 3" diameter plumbing vent going through the roof for future plumbing connection by owner. All required rough-ins, water lines, fixturing, and finishing shall be by tenant.

## Water

The developer will provide a 1" domestic water service line stubbed into each unit complete with a sub-meter and shutoff valve .

## HVAC

Supply of 1 individually controlled natural gas roof top unit for heating and cooling complete with gas piping. RTUs to be equipped with a sheet metal supply and return air duct stubbed into each unit and terminated approximately 12" below the metal deck.  
One capped 6" diameter duct for washroom exhaust will be provided in each unit.  
One thermostat with coiled control wiring will be left in each unit for final installation by the tenant.

## Mechanical & Building Systems

Individually controlled HVAC systems to allow for management of access to fresh air.  
Capacity for MERV-13 or higher air filtration.  
Ability to adjust outdoor air dampers to minimize recirculation.  
Potential for dehumidification systems – "dryer air is safer air".

## Building Operations

Direct door-to-door delivery for package deliveries vs common shipping point with mingling employees.

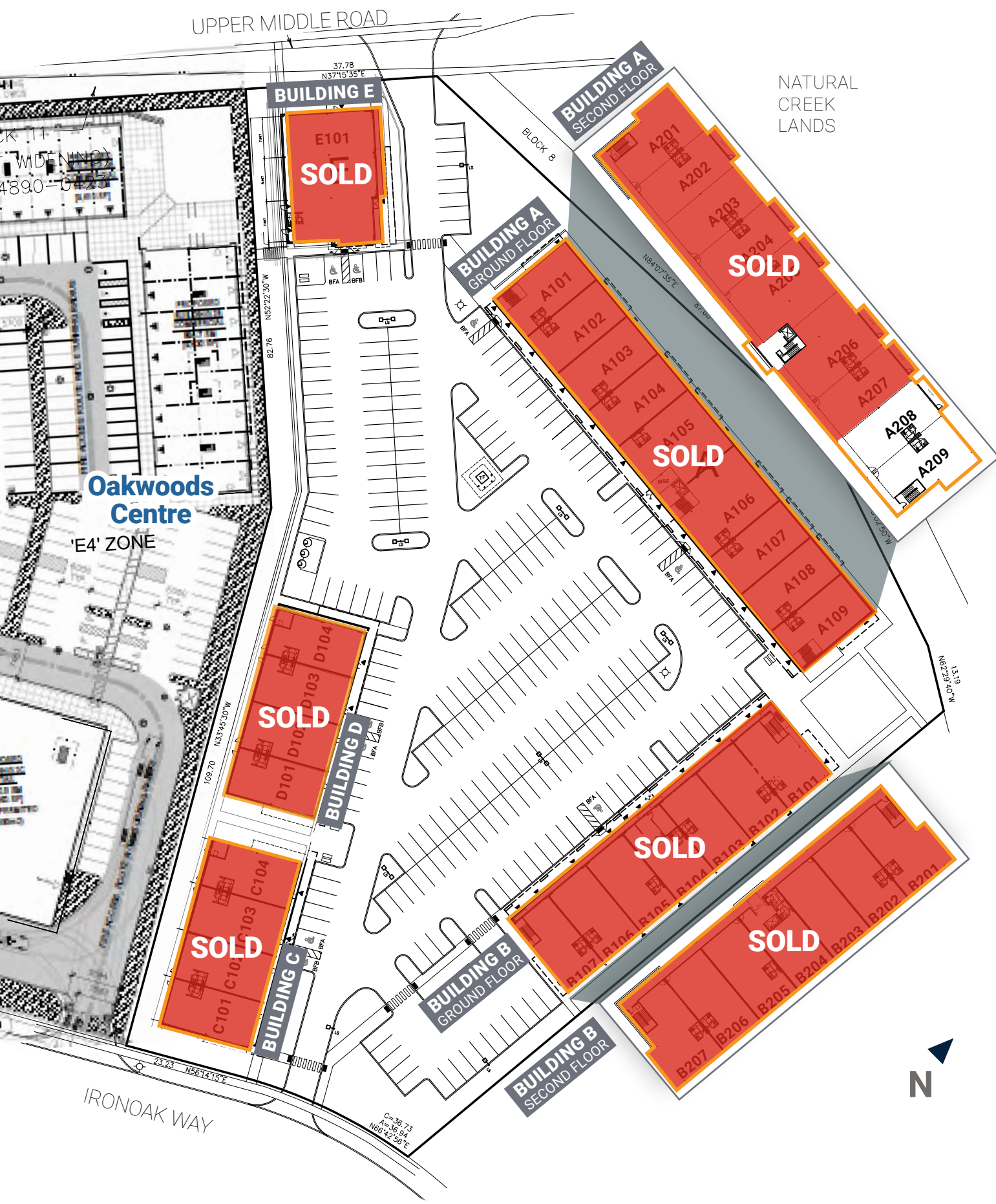
# Zoning E2 | Business Employment Zone

## Service Commercial

- Financial Institution
- Restaurant

## Office

- Business Office
- Medical Office

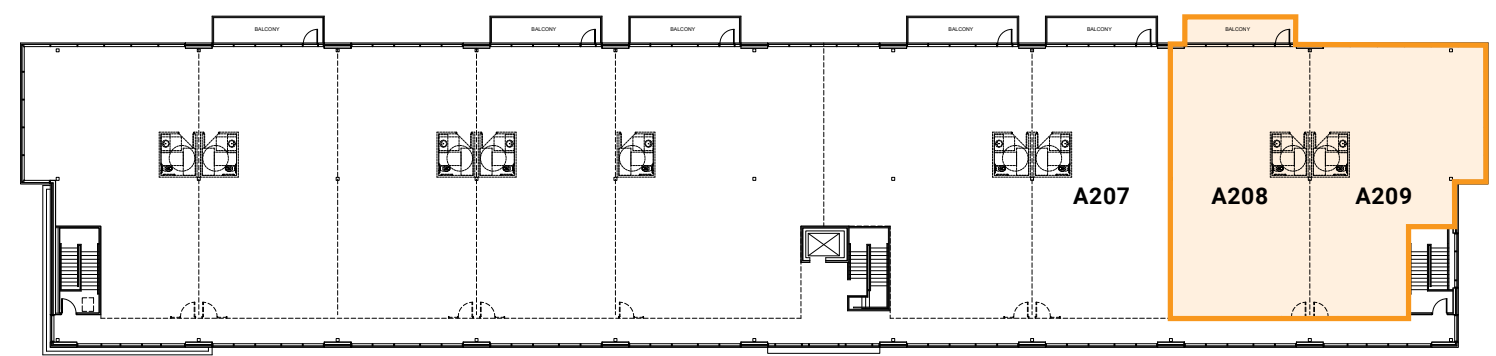




# Availability

|                                                 |          |                   |                         |                        |
|-------------------------------------------------|----------|-------------------|-------------------------|------------------------|
| Unit A208*:                                     | 2,061 sf | <b>Sale Price</b> | <b>Realty Taxes</b>     | <b>Condo Fees</b>      |
| Unit A209:                                      | 2,193 sf | \$580 psf         | \$7.50 psf (2023 est.)  | \$3.50 psf (2023 est.) |
| Unit A208*/209:                                 | 4,254 sf | <b>Lease Rate</b> | <b>TMI</b>              | <b>Availability</b>    |
| *With Balcony                                   |          | \$20.00 psf net   | \$11.05 psf (2023 est.) | Immediate              |
| Potential to add Unit A207 at 2,100 square feet |          |                   |                         |                        |

# Floor Plan



# Accessible Location



## Amenities Within 5 km radius

|                      |                    |
|----------------------|--------------------|
| \$ 216<br>BANKS      | 300<br>RESTAURANTS |
| 294<br>RETAIL STORES | 84<br>GAS STATIONS |

### 1 Oakwoods Centre

Farm Boy  
Starbucks  
Subway  
F45

### 2 SmartCentres Oakville

Walmart  
LCBO  
Goodlife  
Bulk Barn  
Canadian Tire  
Scotiabank

### 3 Oakville Entertainment Centrum

Cineplex  
K&B Sushi  
Dave & Buster's  
Scaddabush  
3 Brewers

### 4 Sheridan Centre

Shoppers Drug Mart  
Metro  
McDonald's

### 5 Oakville Place

Sport Chek  
Hudson's Bay  
Bath & Body Works

### 6 Upper Oakville Shopping Centre

Metro  
Swiss Chalet  
Harvey's

### 7

Whole Foods  
Apple Party Mart  
Harpers Landing  
Dollarama

### 8

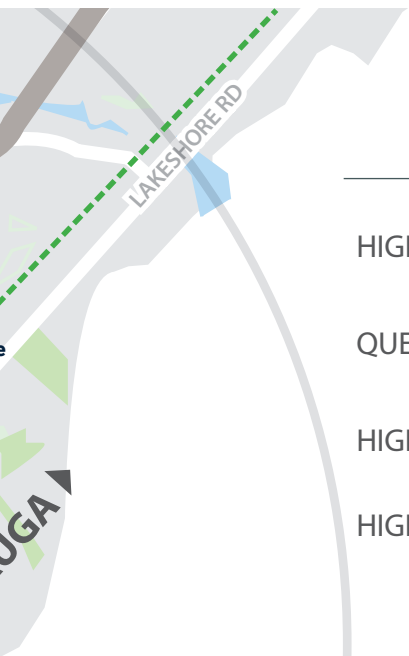
Bed, Bath & Beyond  
Staples

### 9

JYSK  
Popeyes  
Food Basics  
RONA



# Convenient Commute



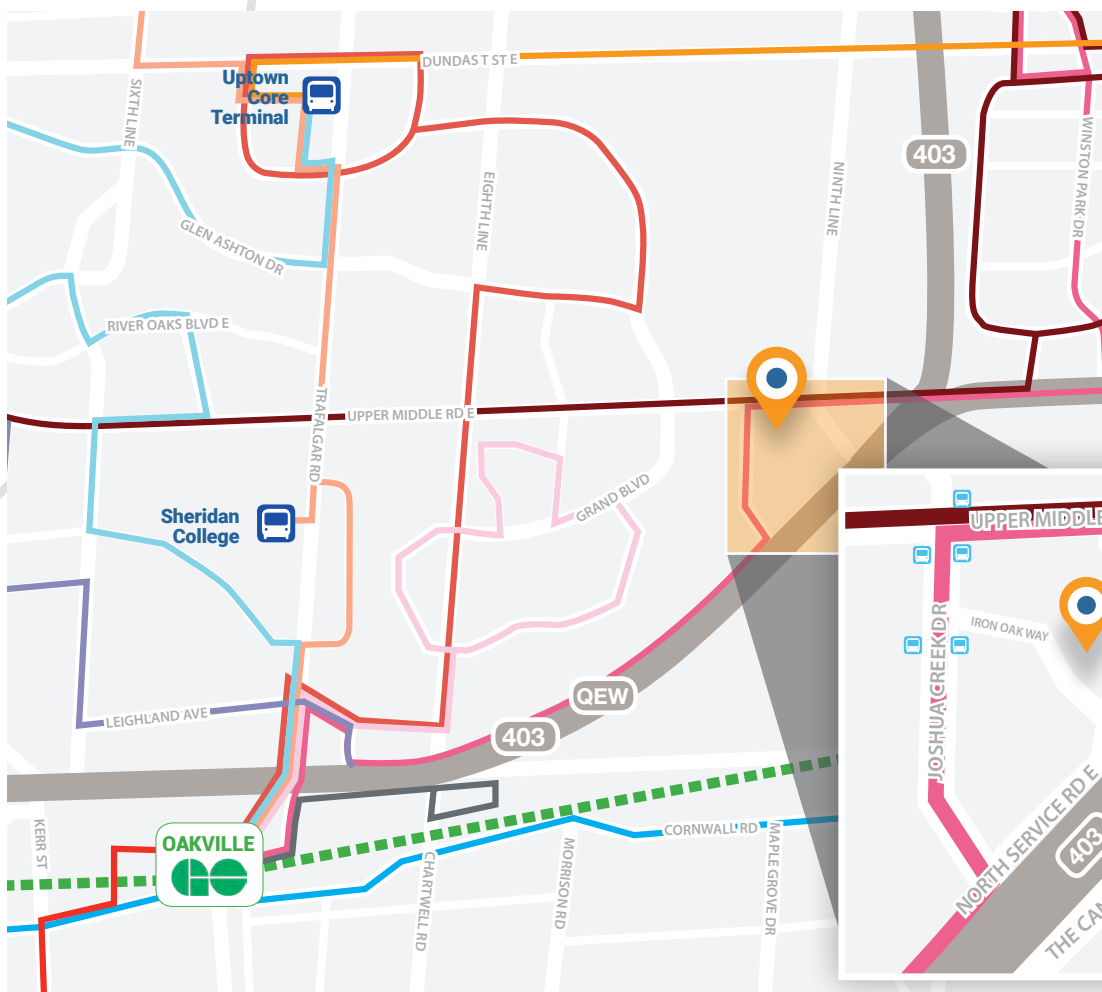
## Distance



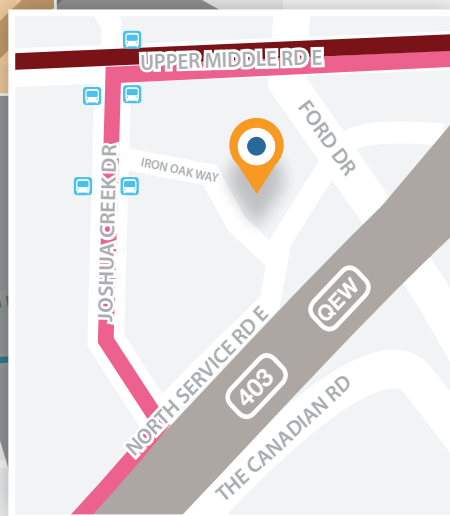
|                     |                                |
|---------------------|--------------------------------|
| HIGHWAY 403         | <b>0.5 KM</b><br>(1 minutes)   |
| QUEEN ELIZABETH WAY | <b>1.5 KM</b><br>(2 minutes)   |
| HIGHWAY 407         | <b>7 KM</b><br>(8 minutes)     |
| HIGHWAY 401         | <b>22.6 KM</b><br>(18 minutes) |

|                         |                                |
|-------------------------|--------------------------------|
| DOWNTOWN TORONTO        | <b>32.6 KM</b><br>(25 minutes) |
| MISSISSAUGA CITY CENTRE | <b>18.3 KM</b><br>(14 minutes) |
| DOWNTOWN BURLINGTON     | <b>27.7 KM</b><br>(21 minutes) |
| DOWNTOWN HAMILTON       | <b>36.4 KM</b><br>(28 minutes) |

## Public Transit



- 4 Speers-Cornwall
- 5A Dundas
- 6 Upper Middle
- 13 Westoak Trails
- 14A Lakeshore West
- 19 River Oaks
- 20 Northridge
- 24 South Common
- 26 Falgarwood
- 120 Southeast Industrial
- 120 East Industrial
- GO Train





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