

FOR SALE

1935 Ironoak Way

OAKVILLE

LAST REMAINING UNIT



Oakville's Premier Office Condo Development

IDEAL FOR PROFESSIONAL SERVICES / MEDICAL SPECIALIST









1935 IRONOAK WAY \ FOR SALE

Property Overview

iQ2 is Oakville's premier office condominium development. This 5-building, 88,000 SF project is being developed to meet the markets 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.



iQ 1935 IRONOAK WAY \ FOR SALE

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

meter Exterior perimeter walls are to be taped and sanded

Walls: 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

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.



Concept space planning included



Developer finishes package available

Availability



Asking price

Negotiable

Condo fees

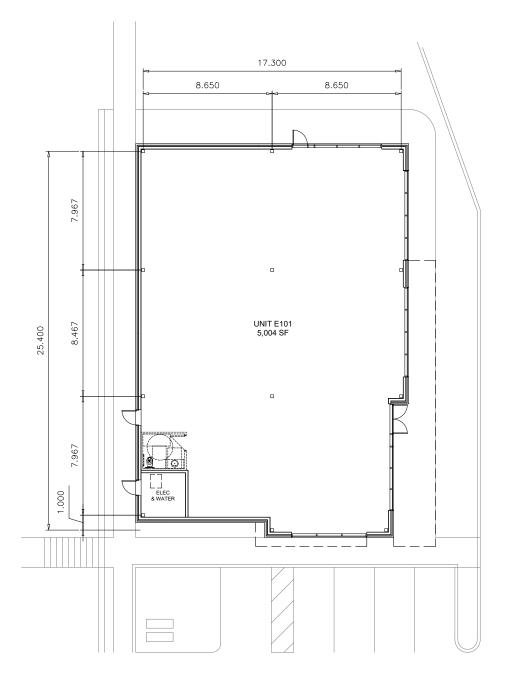
Estimated to be \$1,676.10 per month

Annual real estate taxes

Estimated to be \$46,449.29

Occupancy

Q1 2023



Zoning E2 | Business Employment Zone

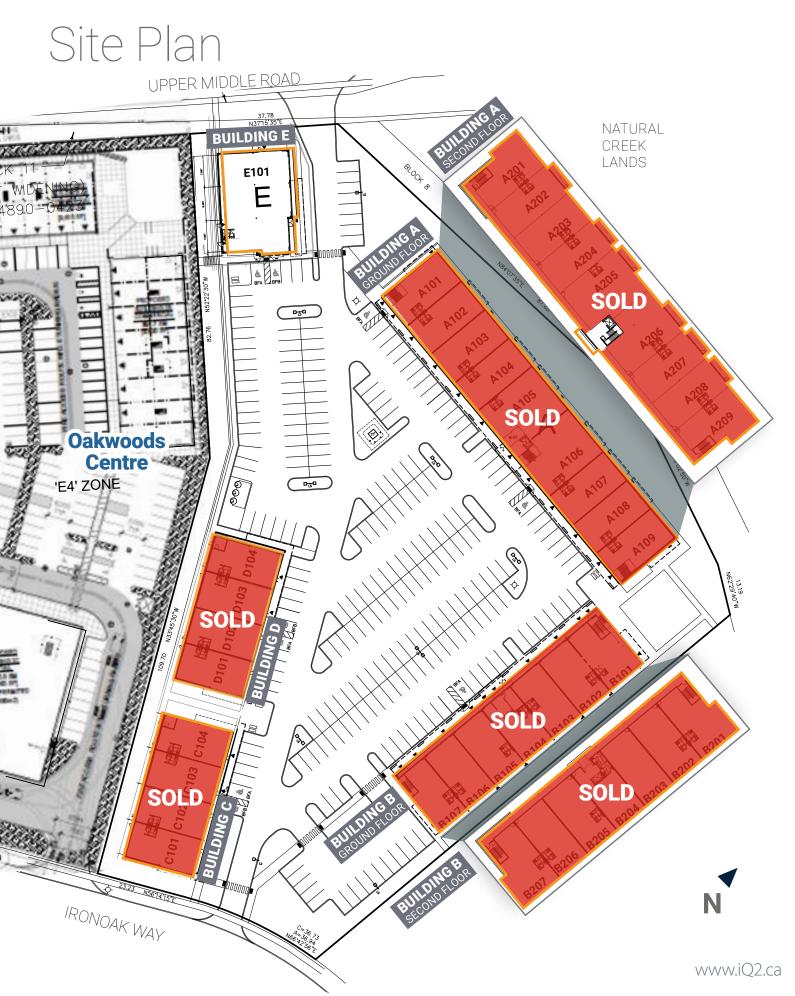
Service Commercial

• Financial Institution

Restaurant

Office

- Business Office
- Medical Office



Accessible Location

Convenient Commute







Amenities Within 5 km radius











SmartCentres Oakville

Longo's Turtle Jack's Hero Burgers Bulk Barn Nando's Canadian Tire Spoon & Fork Scotiabank

RioCentre

Cineplex K&B Sushi
Dave & Buster's Scaddabush

South Oakville Centre

1933 Ironoak Way

Oakwoods Centre

Sheridan Centre 🔞 🗅 hoppers Drug Mart

Oakville Place (1) (2) (1) (2) Bath & Body Works



Swiss Chalet Harvey's

Sheridan Centre

Oakville Entertaii



000 Bed, Bath & Beyond Staples



LEGEND

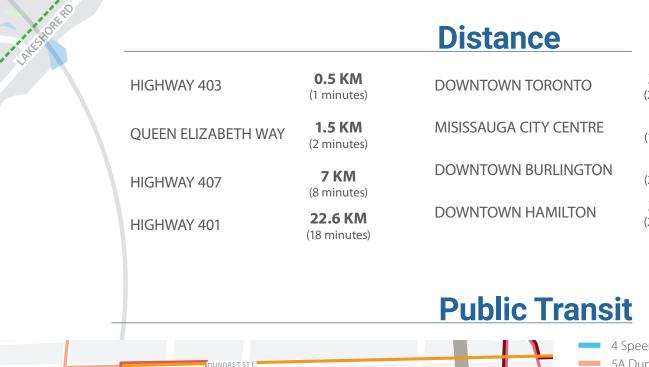
Public Transit

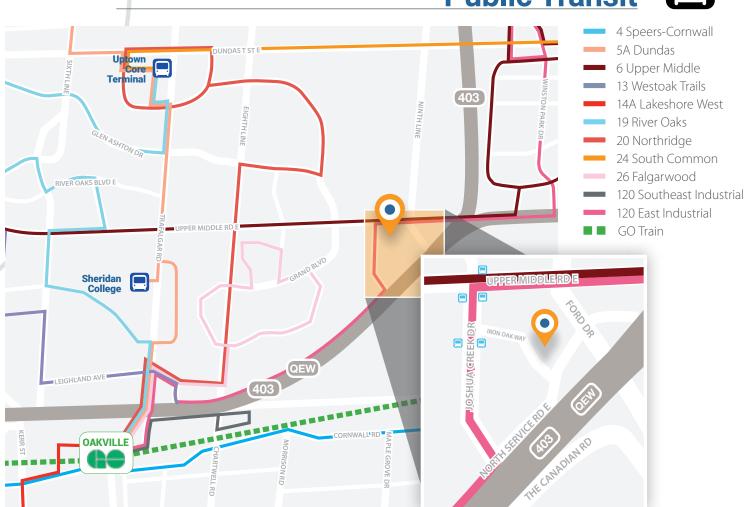
GO Park & Ride

Shopping Centre

Terminal STATION GO TrainStation









32.6 KM

(25 minutes) 18.3 KM

(14 minutes)

27.7 KM

(21 minutes)

36.4 KM

(28 minutes)



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About the Developer



Black Dog Development 504 Iroquois Shore Road Oakville, ON, L6H 3K4 905 901 4970

www.blackdogdev.ca

info@blackdogdev.ca

Black Dog Development

Located in the Town of Oakville, within the Greater Toronto Area, Black Dog Development is a fully integrated real estate company specializing in unique high-end commercial and industrial developments in Canada. Our experience extends to all phases of the development cycle: funding, acquisitions, design, planning, management, construction and sales.

Successful completion of prestigious developments, office buildings, industrial distribution and manufacturing facilities, retail centres and specialty use buildings has established the company as a leader in the building sector with its builder partner Penalta Group Ltd. Partner of Canada's Blue Chip companies, Penalta has been in business over 20 years as a construction solution, recognized for always delivering on its promise.

Founded in 2016, based on the proven expertise of our partners, the mission of Black Dog is to develop with excellence, and deliver innovative and equitable projects on time, by building strong partnerships and solid relationships with our partners and shareholders.

Black Dog is on its way to being recognised leader and developer of quality product. It has a wealth of industry and construction expertise with a team of experienced, talented professionals to manage the process and successful delivery of its projects. Our projects cycles are usually within the three-year timeframe. Our developments consist of buying the right land, and finding the best use to existing buildings that it can reposition to add value and increase the ROI of itself, and investors.

"In Black Dog Development we design smart financial structures. We build connections. We construct solid partnerships. We manage growth. We deliver excellence. We foster opportunities. We develop the future."

What is the annual condo fee?

Estimated to be \$1,676.10 per month

What are the annual real estate taxes?

Estimated to be \$46,449.29

What are the building specifications provided?

Exterior: Combination of brick, block,

aluminum, glazing and metal

Unfinished drywall (taped and Interior:

sanded) and exposed block (if

applicable)

What is the warranty period?

General warranty for one year. Specific extended warranties available upon request.

Estimated condo registration date?

O1 2023

Estimated completion date for owner occupancy?

Q1 2023

What is the deposit structure

- 10% with signed APS
- **10%** within 30 days
- **10%** within 60 days

Who is the property manager?

First Service Residential (www.fsresidential.com)

What signage opportunities are available?

Exterior building signage available

Testimonials



Rock Star Real Estate

We purchased at the iQ center in Oakville and the total experience working with the builder and the developer was just great. They have exceeded our expectations with the experience of purchasing and the quality of the product. The personal attention Black Dog and Penalta team provided during the purchase and throughout the build really impressed us and was very helpful.



Ecole Ippsi

Black Dog Development did a fantastic job managing the acquisition of our new office. Penalta, as a builder and construction manager, has demonstrated thoughtfulness, commitment and quality of work through the design and construction of the iQ Centre in Oakville. Teamwork is definitely a highlight of this project; they have demonstrated to work well together, and achieve a first-class office condo. We are extremely pleased with the final result and would highly recommend Penalta for future services, as well as confirm Black Dog Development as a trustworthy developer in Oakville.



Montfort (Oakville) Ltd.

We are extremely happy to purchase and move our Montfort Original Flagship location after 25 Years to iQ Centre at Oakville, 430 Iroquois Shore. We have known Penalta Group for many years and are proud to have them build our brand new building. The experience to work with such builders and developer's has only been positive, rich in workmanship and support. They are all truly family to us. Thank You, Rebecca Shoufany & Jad Amoury, Owners.

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> www.iQ2.ca www.iO2.ca





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