



Oakville Business Centre

The Oakville Business Centre is located in the heart of the Winston Business Park which has quickly become one of Oakville's prime business areas. With easy access to major highways, excellent exposure and close proximity to an abundance of area amenities, Oakville Business Centre offers a convenient and enjoyable working environment.

GWL Realty Advisors manages a portfolio of over 10 million square feet in the western Toronto suburban industrial marketplace. Our professional team is dedicated to meeting the distinct needs of our tenants while maintaining superior standards for our properties.





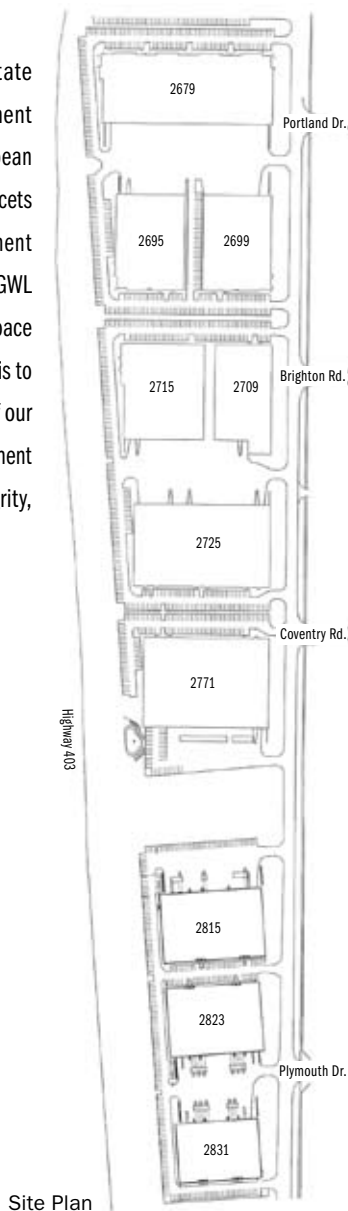
Oakville Business Centre

BUILDING FACT SHEET

ABOUT GWL REALTY ADVISORS

GWL Realty Advisors is a leading Canadian real estate investment advisor with a broad scope of management expertise in all asset classes in the Canadian and European marketplace. Our team has extensive experience in all facets of real estate investment, management and development including multi-residential, office, industrial and retail. GWL Realty Advisors manages over 50 million square feet of space across all asset types in major Canadian cities. Our vision is to shape the environment by exceeding the expectations of our investors, partners, tenants and employees. Our commitment is to deliver value with leading standards through integrity, innovation and teamwork.

GWL Realty Advisors Inc. is a wholly-owned subsidiary of The Great-West Life Assurance Company.



Site Plan

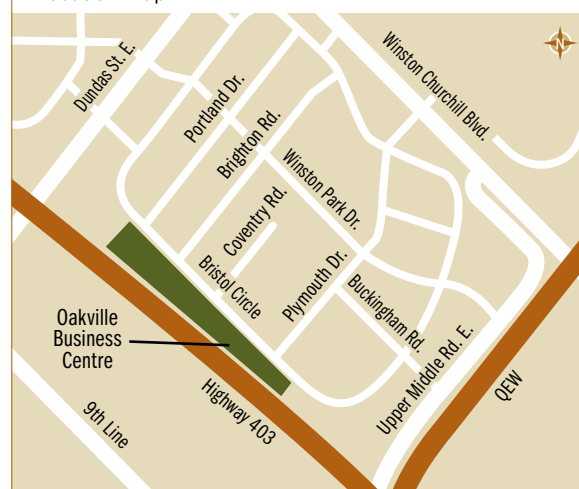
Clear Height	24-28 ft.
Power	Minimum 100 amp service
Parking	Ample surface parking
Complex Size	659,396 sq. ft.
Number of Buildings	10
% Office Area	Minimum 5% office
Air Conditioning	Available throughout complex

HIGHLIGHTS

- Immediate access to Highway 403 and the QEW
- Optimum exposure to Hwy 403
- 30 minutes from downtown Toronto
- 20 minutes from Pearson International Airport
- Truck level & drive in doors available
- Hotels, banking, restaurants and shopping are within a short driving distance

All specifications contained herein are subject to change or withdrawal without prior notice.

Location Map



Map is not to scale



50 Burnhamthorpe Road West
Suite #1500
Mississauga, Ontario
t. 905-275-6600
f. 905-275-8702
www.gwlra.com



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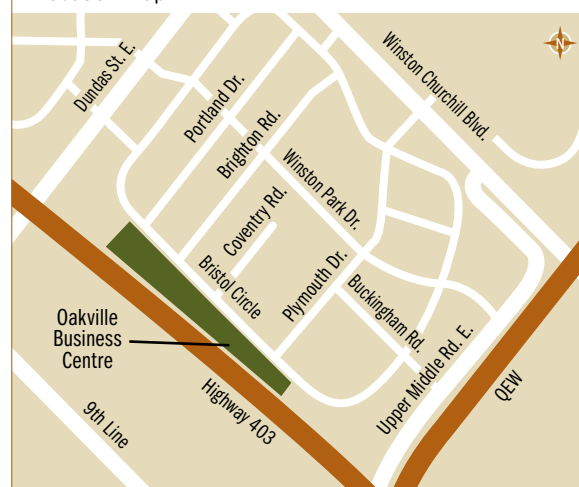
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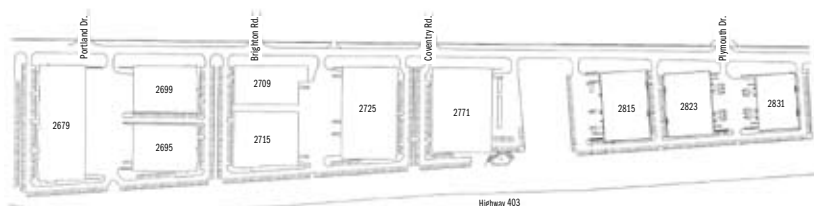
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