

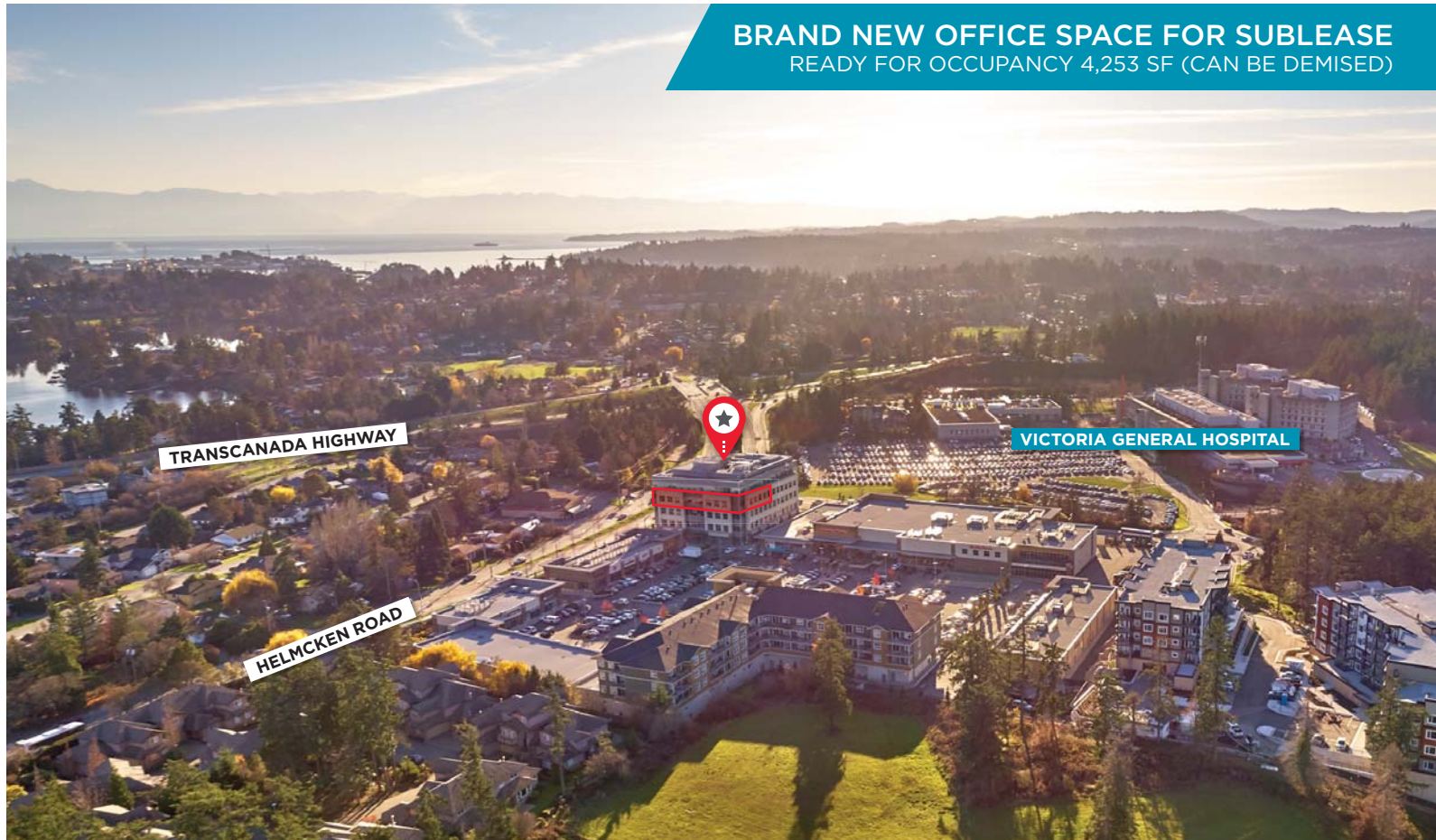
FOR SUBLEASE

EAGLE CREEK VILLAGE

VICTORIA, BC



BRAND NEW OFFICE SPACE FOR SUBLEASE
READY FOR OCCUPANCY 4,253 SF (CAN BE DEMISED)



OPPORTUNITY

Limited office space left at Eagle Creek Village! The only newly constructed office building north of Victoria, ready for occupancy now. This third-floor space has windows on all three sides, high ceilings, and new carpet. The shape lends itself easily to a demise for smaller tenant requirements as well. Join the likes of a diverse tenant mix such as CSI Surgical Centres, Western Financial Group, Community Living BC, and Revive Lifestyle Medicine.

- UNDERGROUND PARKING WITH DIRECT ELEVATOR ACCESS
- BUILDING SIGNAGE AND PYLON SIGNAGE
- SECURE BICYCLE STORAGE, LARGE CHANGE ROOMS & SHOWERS
- CARPET AND PAINT
- LOTS OF NATURAL LIGHT & WINDOW COVERINGS
- LANDLORD IS OPEN TO A DIRECT LEASE WITH 5 OR 10+ YEAR TERM



Colleen Austin

Senior Associate
Commercial Sales & Leasing
250 410 3003
colleen.austin@cushwake.com

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LOCATION

This 6 story newly built office building is located directly across from Victoria General Hospital, off the Helmcken exit of Highway 1. The Eagle Creek Village development is located in the centre of the CRD, between downtown Victoria and the Westshore. This centre has all the retail amenities that tenants might consider convenient, such as Quality Foods Grocery, Starbucks, YMCA fitness and daycare, Cobs Bread, Cascadia Liquor, among others. The galloping goose bike trail is right here and is frequented by many who work at VGH and Eagle Creek.

TERM LENGTH

To November 29th 2023. Available now.

RATES

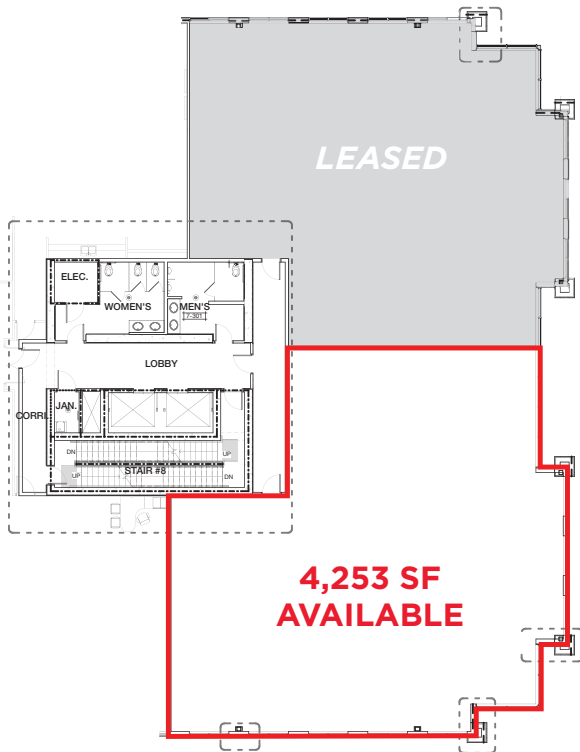
Net rent is \$26.00 per square foot.

OPERATING COST

\$18.28 (2021 estimate)

PARKING

Available at market rates. Enquire with agent.



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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