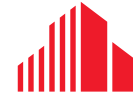


**FOR LEASE | BETWEEN 627-3,469 SF
AVAILABLE**

SECOND FLOOR OFFICE AT GORGE SHOPPING CENTRE

2951 TILlicum ROAD
VICTORIA, BC



**CUSHMAN &
WAKEFIELD**



Colleen Austin

Personal Real Estate Corporation
Associate Vice President
Commercial Sales & Leasing
+1 250 410 3003
colleen.austin@cushwake.com

Tom Abercrombie

Associate
+1 250 410 3001
tom.abercrombie@cushwake.com

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OPPORTUNITY

This is an opportunity to lease office space located on the 2nd floor of an open-air retail centre, with barrier free access via an elevator, and stairwells at both ends to promote one-way traffic in the building making it easier to manage Covid protocols. There is a diverse tenant mix here and next door, including Shoppers Drug Mart, Dollarama, BC Liquor, CIBC, and more, providing staff with many great amenities. Gorge Shopping Centre is extremely well located in the Tillicum/Gorge neighborhood on Tillicum Road, providing close proximity to both Uptown and Mayfair Shopping Centres as well as good public transit access as well as convenience by car. Easily accessible to the Downtown Victoria core and exceptional accessibility to both of Victoria's primary arterials. Trans-Canada Highway and the Pat Bay Highway. Flexible floorplans and size ranges available to suit a variety of tenants.

OFFICE UNITS FOR LEASE

Unit #202	1,219 SF
Unit #208	1,623 SF
Unit #203	627 SF

BUILDING FEATURES

- Centrally located along major transit routes
- On-site parking for staff and patrons
- Wheelchair accessible
- Flexible floorplans and sizes available
- Abundance of amenities on-site & nearby
- Secure building access

ASKING RATE

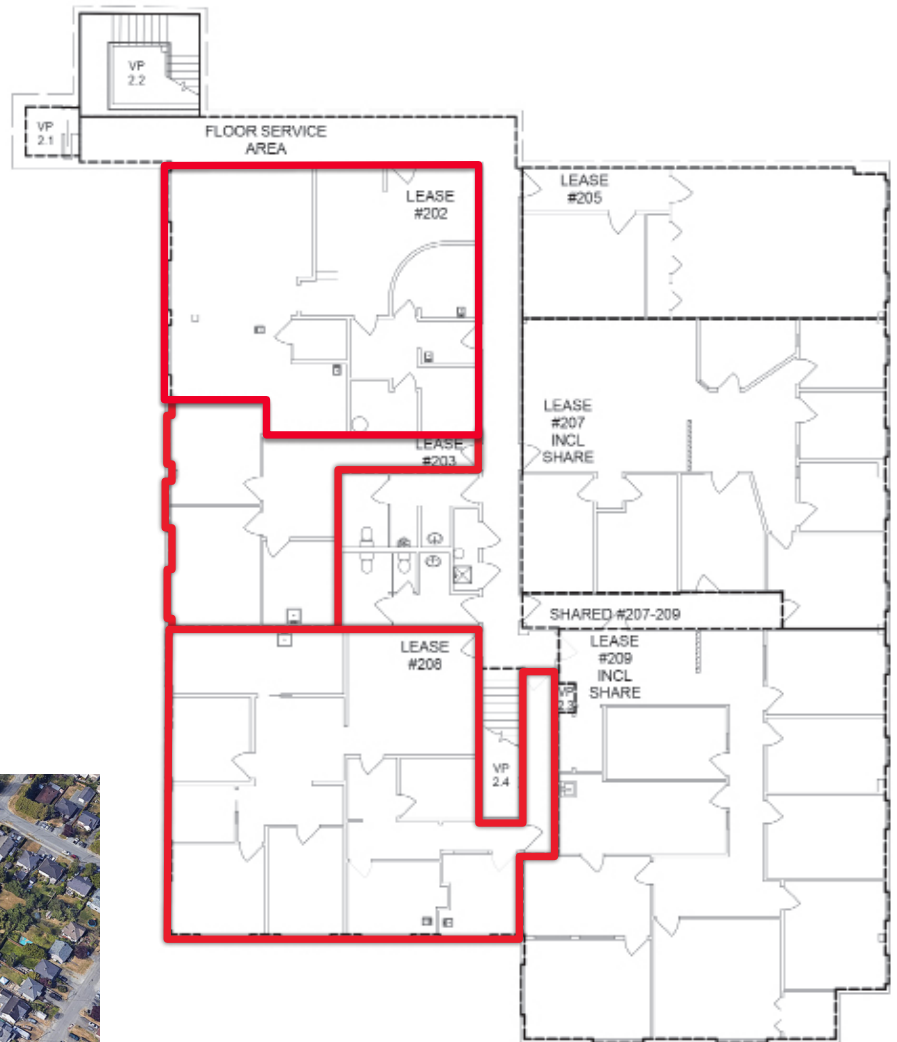
\$19.00/SF

ADDITIONAL RENT

\$16.41/SF
(2022 Estimate)

AVAILABLE

Immediately



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