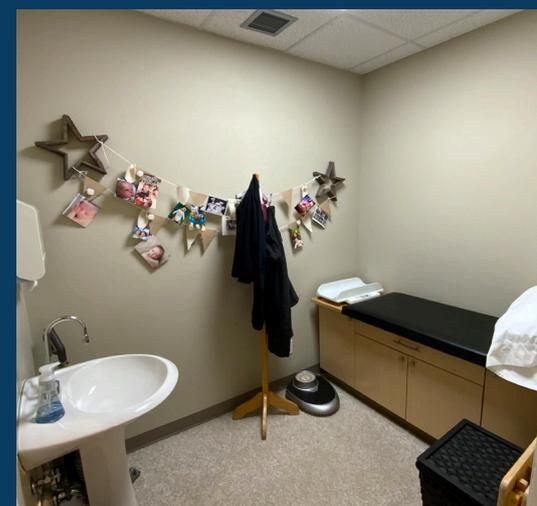
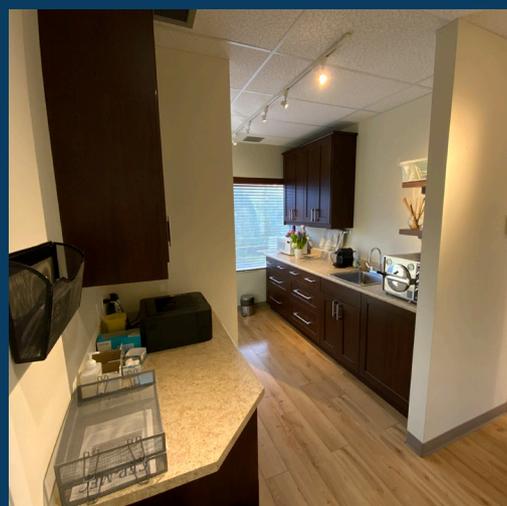
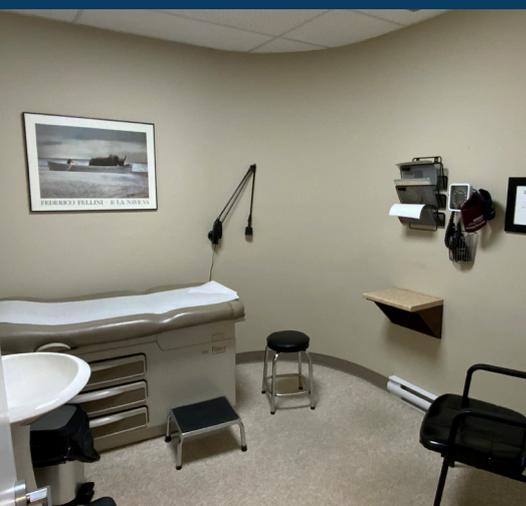


3930

SHELBOURNE STREET **UNIT 207**
VICTORIA, BC

FOR LEASE



COLLEEN AUSTIN

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

TOM ABERCROMBIE

Associate
Commercial Sales & Leasing
D: +1 250 410 3001
M: +1 647 621 2618
tom.abercrombie@cushwake.com

730 View Street, Suite 420
Victoria, British Columbia
+1 250 410 3000
cushmanwakefield.com

3930 SHELBOURNE STREET

VICTORIA, BC



FOR LEASE

Opportunity

New opportunity at the Tri-Eagle building! 3930 Shelbourne Street is strategically located in the heart of Saanich, offering ease of access to major roads and public transportation. Developed and owned by a prestigious local developer, the building is a spectacle of the Victoria suburban office market. Vacancy in the building is a rarity

Office Premises:

Unit 207 - 723 SF

- Available August 2026
- Base Rent - \$32.00
- Additional Rent - \$18.36 (2026)
- Ideal for a professional services or medical user
- Ample surface parking
- Move in ready condition
- Nicely finished improvements
- Three (3) treatment rooms



FOR MORE INFORMATION, PLEASE CONTACT:

COLLEEN AUSTIN

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

TOM ABERCROMBIE

Associate
Commercial Sales & Leasing
D: +1 250 410 3001
M: +1 647 621 2618
tom.abercrombie@cushwake.com

730 View Street, Suite 420
Victoria, British Columbia
+1 250 410 3000
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-179126