

# FOR SUBLEASE FULL FLOOR OFFICE SPACE IN UPPER HARBOUR PLACE

300 - 655 TYEE ROAD | VICTORIA, BC



FOR MORE INFORMATION PLEASE CONTACT:

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## OPPORTUNITY

To occupy 20,987 sq. ft. of prime waterfront office space in Upper Harbour Place, a Class A office building with harbour views.

## LOCATION

The subject property is situated in a harbour location, on Tye Road between Bay Street and Harbour Road. The premises are adjacent to the Westside Village Shopping Centre offering tenants access to amenities such as Save on Foods, Starbucks, numerous restaurants with Goodlife Fitness located on the main floor of the subject property.

## SUBLEASE RATE

Contact Listing Agent

## OPERATING COSTS & TAXES

\$15.52 per sq. ft. (estimate)

## SUBLEASE TERM

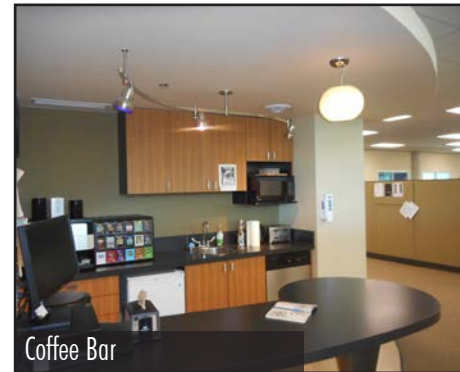
Until April 29, 2022

## AVAILABLE

Contact Listing Agent

## PARKING

38 reserved stalls  
Additional unreserved stalls available upon request



Coffee Bar



Kitchen & Lounge



Patio



Conference Room



Harbour Views

Transit Score



Good Transit  
63

Bike Score



Biker's Paradise  
100

Walk Score



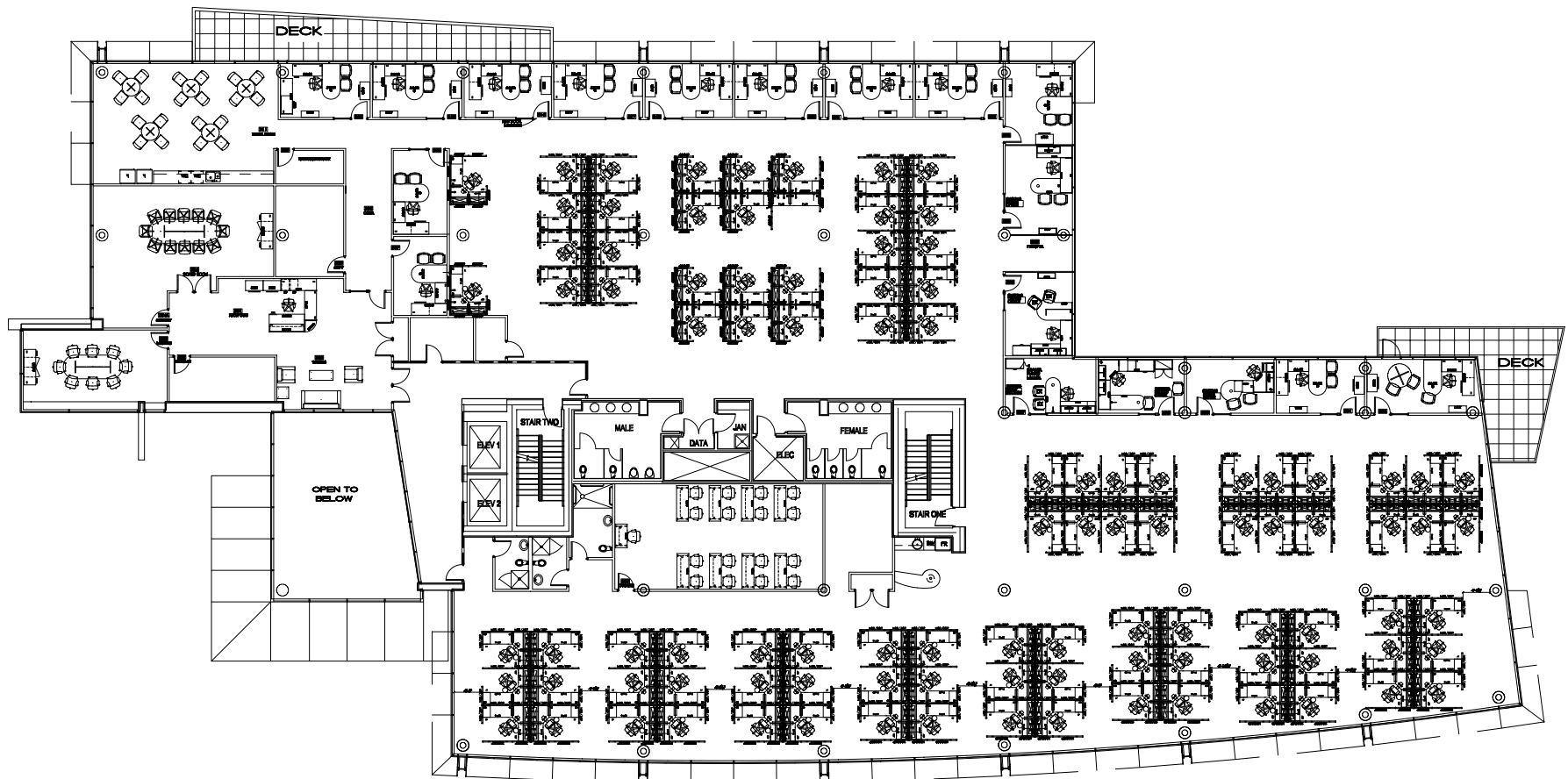
Very Walkable  
85

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## FEATURES

- ✓ Modern glass and concrete office building
- ✓ Floor to ceiling glazing
- ✓ Private offices with harbour views - 1 with private patio
- ✓ Full kitchen with lounge area
- ✓ Employee coffee bar
- ✓ Mens & ladies washrooms - 3 with showers
- ✓ Large conference room, meeting rooms, server room
- ✓ Fiber optic cabling
- ✓ Elevator access
- ✓ Air-conditioned
- ✓ On-site Goodlife Fitness facility



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