

**6,641 SF
FULL FLOOR
OFFICE SPACE**



FOR LEASE

**3RD FLOOR
398 HARBOUR ROAD**

VICTORIA, BC

**RECENTLY IMPROVED OFFICE SPACE
WITH PANORAMIC VIEWS**

- ✓ BRAND NEW TURN-KEY SPACE
- ✓ PANORAMIC VIEWS OF THE SELKIRK WATERWAY
- ✓ PROXIMITY TO NUMEROUS AMENITIES
- ✓ DEDICATED PARKING AVAILABLE

CONTACT

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CBRE

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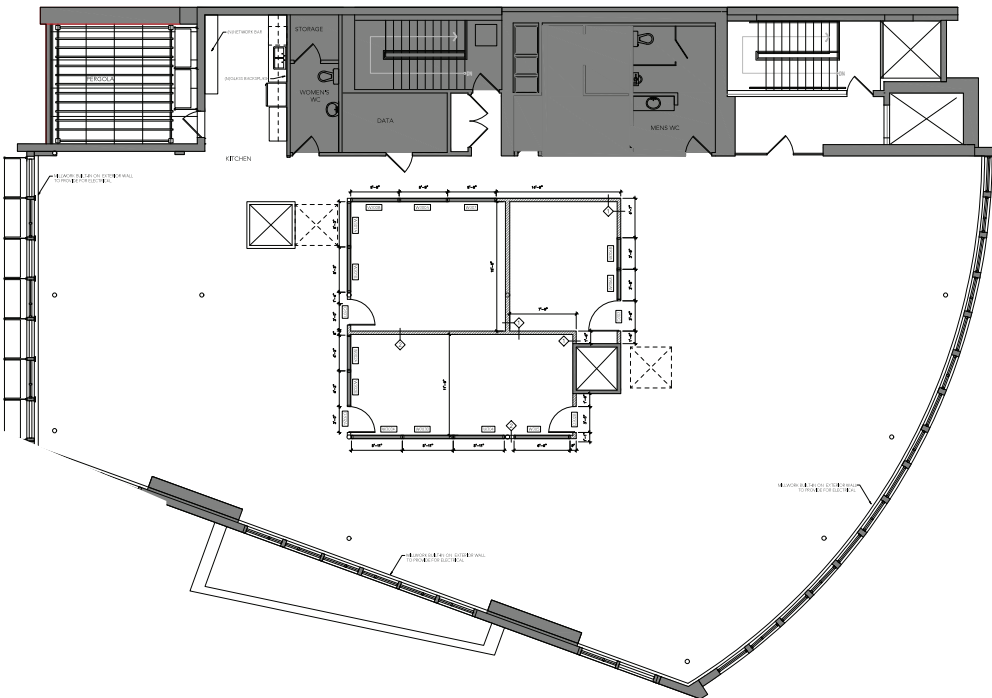
Be the first tenant to benefit from newly improved office space in Victoria West. The subject space is the full 3rd floor of the state-of-the-art Inspiration Building, featuring brand new office finishes throughout and sweeping views of the Selkirk Waterway. With Fantastico Bar/Deli and Fol Epi just downstairs and many other high-quality food & beverage options located across the street at Westside Village, the subject space is perfectly positioned to suit a wide number of office occupiers.

FEATURES

- Class A LEED Platinum certified building
- High ceilings throughout
- Fully air-conditioned
- Private patio
- Direct elevator access to space

DETAILS

SIZE: 6,641 Sq.Ft.
NET RENT: \$26.00 Per Sq.Ft.
ADDITIONAL RENT: \$16.00 Per Sq.Ft. (2020 estimate)
AVAILABILITY: Immediately



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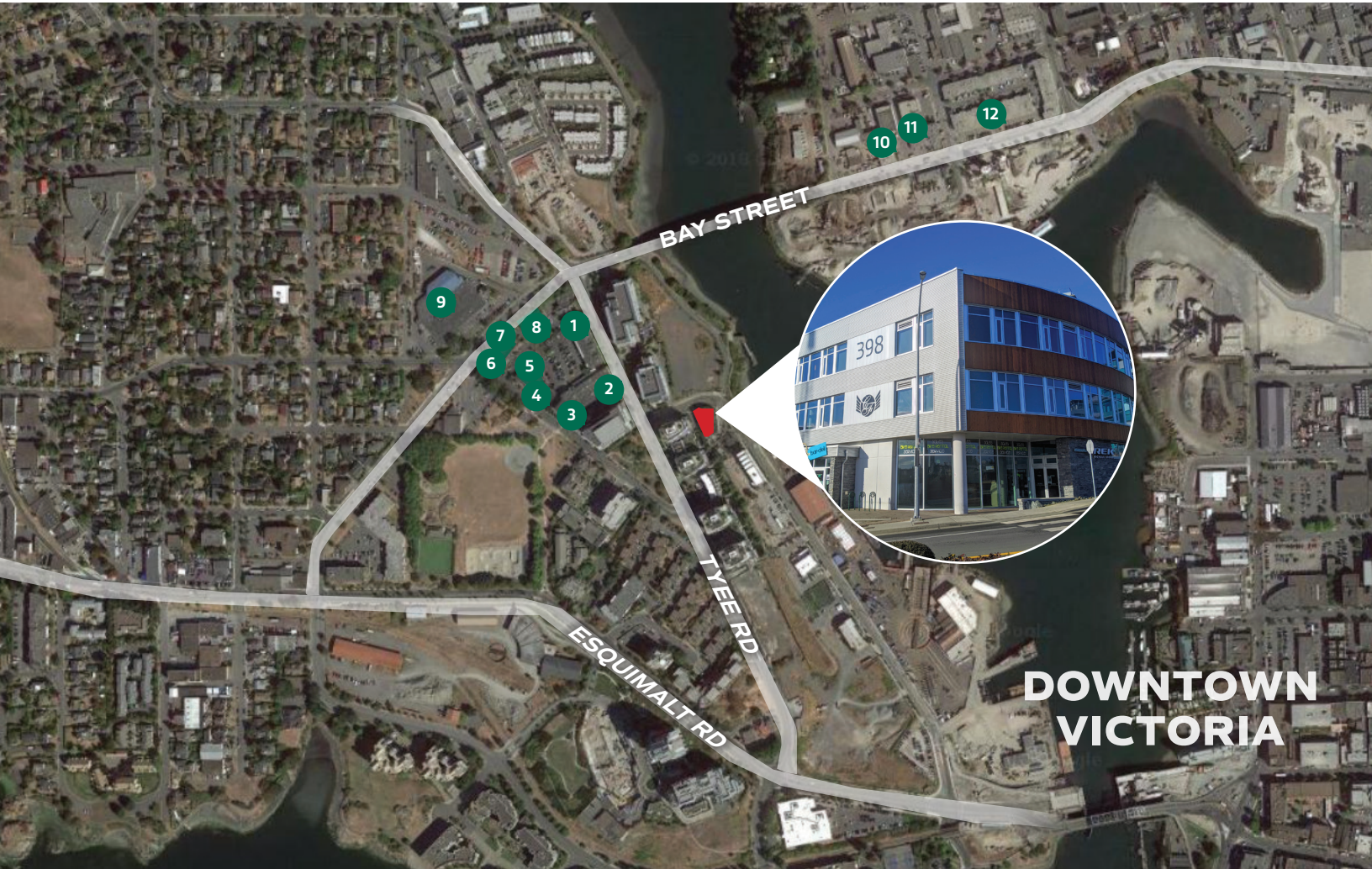
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VICTORIA, BC

NEARBY AMENITIES

- 1 Pet Planet
- 2 Save-On-Foods
- 3 Big Wheel Burger
- 4 Starbucks
- 5 La Taquiza
- 6 Hot House Pizza
- 7 Canada Post
- 8 TD Bank
- 9 Castle Building Centre
- 10 Moon Under Water Brewpub
- 11 Saltchuck Pie Company
- 12 SHC Autoraphx



CBRE

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