



FOR LEASE

20 BURNSIDE ROAD WEST

VICTORIA, BC

ENTIRE GROUND LEVEL FURNISHED OFFICE

- \ CENTRAL LOCATION ON HIGH-TRAFFIC COMMUTER CORRIDOR
- \ HIGH-QUALITY IMPROVEMENTS THROUGHOUT
- \ PROMINENT SIGNAGE OPPORTUNITY
- \ ACCESSIBLE GROUND FLOOR
- \ SPACIOUS BOARDROOM
- \ TWO WASHROOMS WITHIN PREMISES
- \ 22 WORKSTATIONS
- \ KITCHEN AND LUNCHROOM
- \ SECURE STORAGE AREA

NATHANIEL SIMPSON

Sales Associate
Brokerage Services

250 386 0001
nathaniel.simpson@cbre.com

JAMES MURRAY

Sales Representative
Brokerage Services

250 385 1225
james.murray@cbre.com

CBRE

FOR LEASE

20 BURNSIDE ROAD WEST

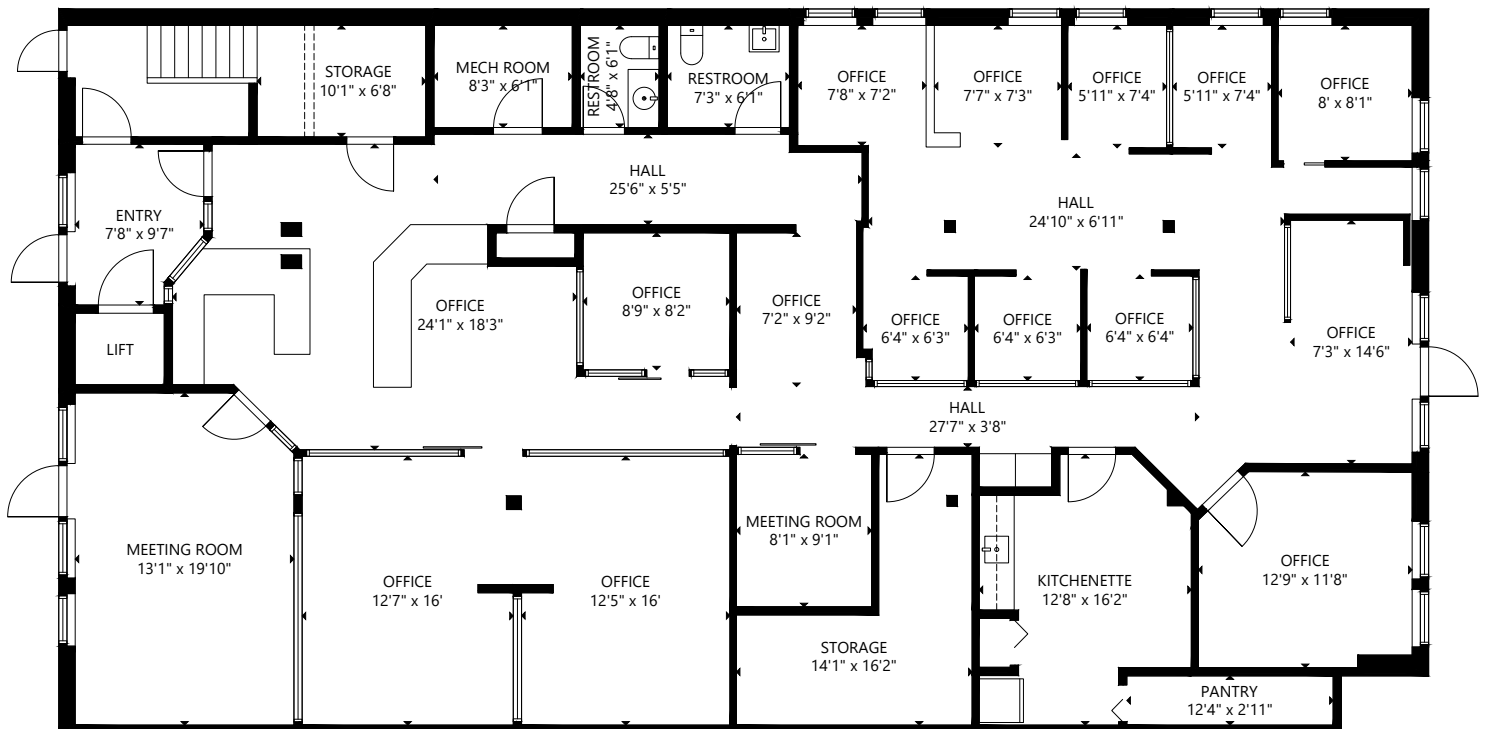
VICTORIA, BC

SIZE:	3,497 SF
NET RENT:	\$20.50 PSF
ADDITIONAL RENT:	\$12.00 PSF (2021 est.)
AVAILABLE:	September 1, 2021
PARKING:	Up to 4 reserved stalls

THE OPPORTUNITY

20 Burnside Rd. West located at Saanich's Burnside and Harriet intersection provides easy access to all of the Capital Region. If required, this ground level space can be accessed from both north and south sides of the building. The premises may be available for shorter term deals, with plenty of furniture included.

FLOOR PLAN



Not to scale.

CBRE

CBRE Limited | 1026 Fort Street | Victoria, BC V8V 3K4 | www.cbrevictoria.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the information. The recipient of the information should take such steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

FOR LEASE

20 BURNSIDE ROAD WEST

VICTORIA, BC

ENTIRE GROUND LEVEL FURNISHED OFFICE



*Some furniture excluded please inquire for more details

CBRE

CBRE Limited | 1026 Fort Street | Victoria, BC V8V 3K4 | www.cbrevictoria.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envision Analytics, Microsoft Bing, Google Earth.

NATHANIEL SIMPSON

Sales Associate
Brokerage Services

250 386 0001
nathaniel.simpson@cbre.com

JAMES MURRAY

Sales Representative
Brokerage Services

250 385 1225
james.murray@cbre.com

FOR LEASE

**ENTIRE GROUND LEVEL
FURNISHED OFFICE**

20 BURNSIDE ROAD WEST

VICTORIA, BC



CBRE

CBRE Limited
1026 Fort Street | Victoria, BC V8V 3K4 | www.cbrevictoria.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Envrionics Analytics, Microsoft Bing, Google Earth.

NATHANIEL SIMPSON

Sales Associate
Brokerage Services

250 386 0001
nathaniel.simpson@cbre.com

JAMES MURRAY

Sales Representative
Brokerage Services

250 385 1225
james.murray@cbre.com