
Turn-Key Office Space
With High-Quality Improvements



For Lease

Move-In Ready Office Space
At Heron's Landing

Unit 100 - 3185 Tillicum Road
Victoria, BC

[Virtual Tour](#)

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Opportunity

Lease move-in-ready office space in Saanich at the corner of Tillicum Road and Burnside Road W. The subject space at Heron's Landing benefits from its central location, allowing easy access to/from Victoria, View Royal, the Saanich Peninsula, and the Western Communities.

This fully built-out office is ideal for service-based business who value centrality and exposure to high traffic counts year-round.

Size

2,540 SF

Net Rent

\$22.00 PSF

Additional Rent

\$12.00 PSF (2021 Estimate)

Available







October 1, 2021

Parking








On-site Parking Available

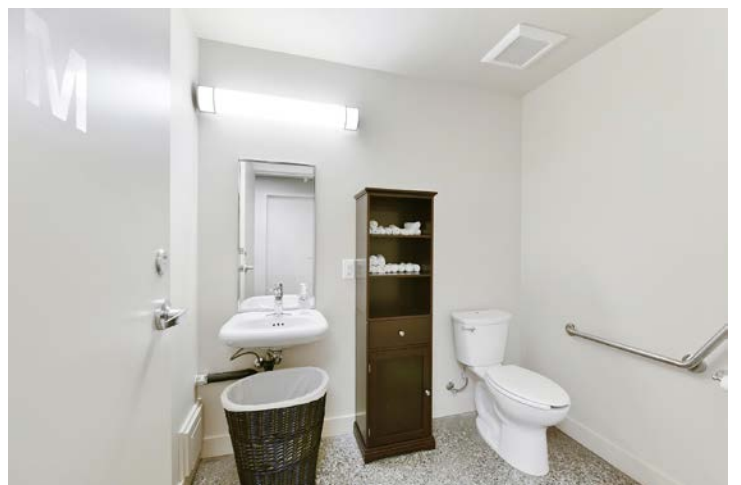


Highlights

-  Central location at corner of Burnside Road W and Tillicum Road
-  Beautifully improved with high quality finishes
-  Ample natural light throughout reception area and offices
-  Parking available on-site for staff and clients
-  High-profile signage potential on busy intersection
-  Potential to purchase existing furniture

Features

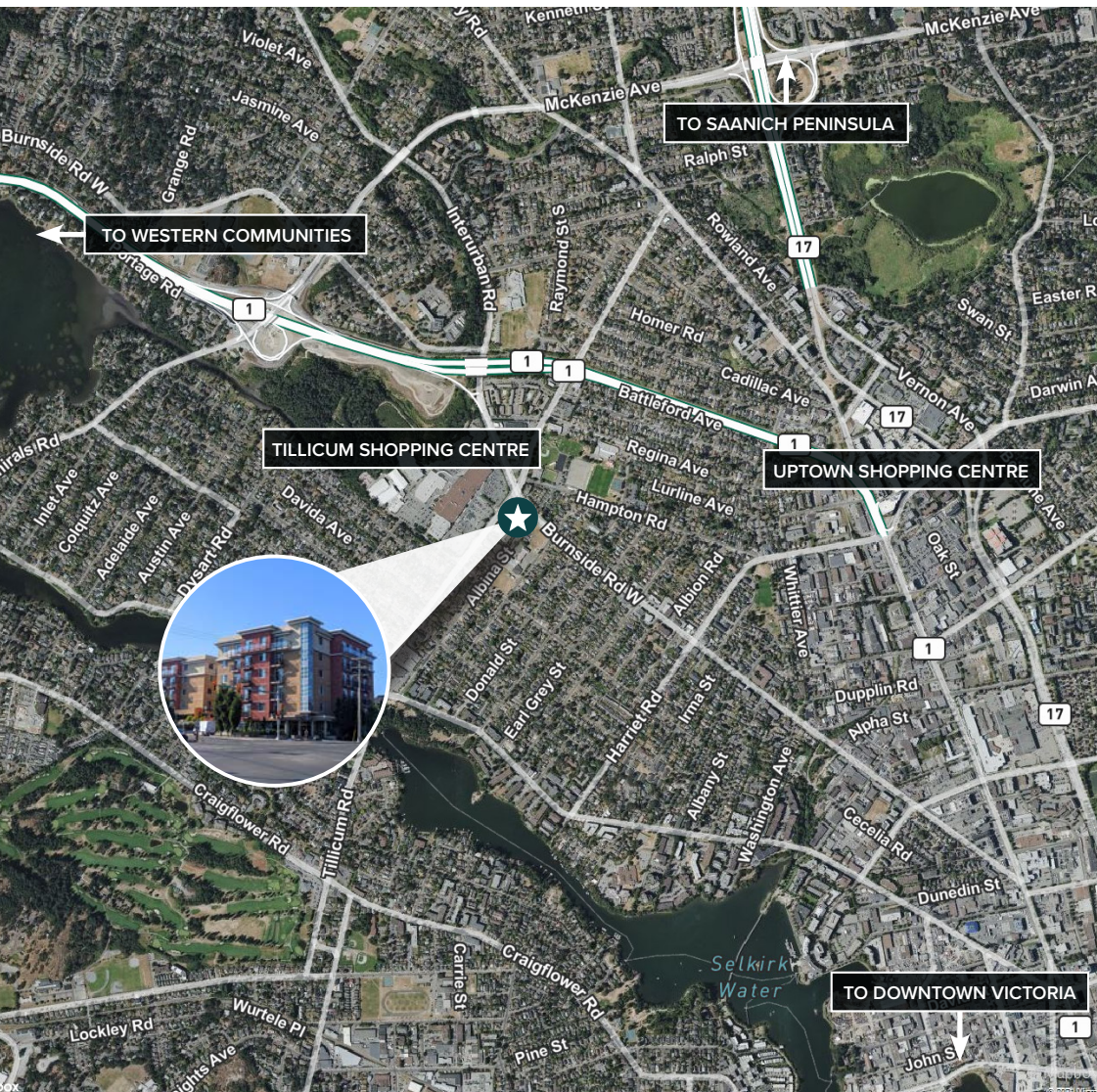
-  6 private offices with large windows
-  Executive 12-seat boardroom
-  Spacious reception area with water feature
-  2 wheelchair accessible washrooms + shower
-  Ample storage space within suite
-  Rolling blinds throughout premises
-  Motion-controlled lighting in all enclosed areas



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