

TURNKEY OPPORTUNITY

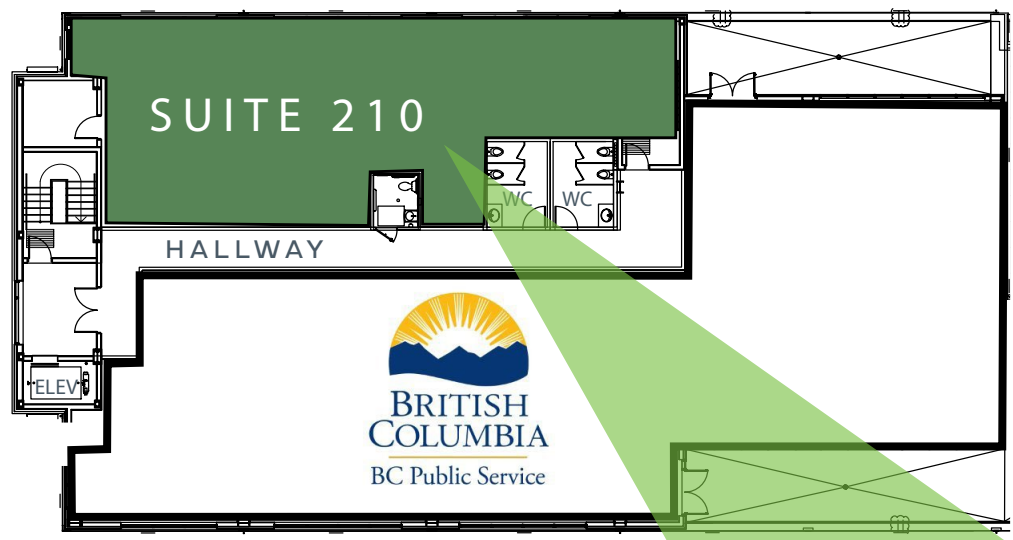


# COLWOOD CORNERS



LIVE. WORK. SHOP. PLAY.

AN ALL-ENCOMPASSING COMMUNITY



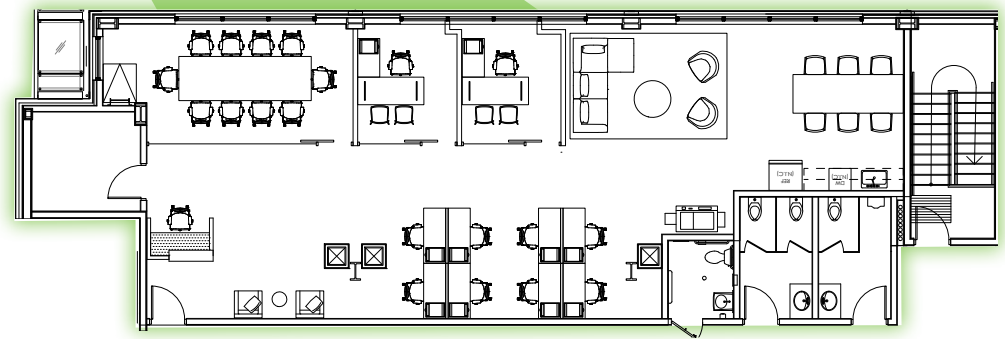
**OFFICE LEASE OPPORTUNITY**  
1905-1913 SOOKE RD  
COLWOOD BC

**AVAILABLE IMMEDIATELY**

## DETAILS

BUILDING 5 FLOOR 2

Suite 210: 1,947 SF  
Lease Rates: Contact Agents  
Available: Immediately  
Zoning: CD-7



FLOOR PLAN - EXAMPLE LAYOUT

## DRIVE TIMES

Victoria	25 min
Esquimalt	15 min
Goldstream	15 min
View Royal	10 min
Langford	5 min

30 MIN TO  
YYJ AIRPORT



35 MIN TO  
BC FERRIES



**GOLDSTREAM**

**LANGFORD**

**VIEW ROYAL**

**ESQUIMALT**

**VICTORIA**

## HIGHLIGHTS

- + Fully accessible second floor office space
- + Abundance of on-site parking and amenities
- + Extensive glazing and natural light

## THE OFFERING

Brand new modern office space available at Colwood Corners. Colwood Corners is located within the City of Colwood and is the most predominant mixed-use development in the area. Ideally situated at the intersection of Goldstream Avenue and Sooke Road, Colwood Corners is in a prime location at the gateway to the West Shore. The space is built out with a tenant improvement package available for qualified tenants. The office space offers tenants the opportunity to be located in a professional setting with the benefits of a neighborhood community.

## NEIGHBOURHOOD TENANTS



**FOOD**

- Opa
- Bar Burrito
- Burger Crush
- Green Leaf Bistro
- Papa John's Pizza
- Mary Browns Chicken



**PERSONAL SERVICE**

- Physio HQ
- KH Silver Nails
- AUSCA Dental
- Supplement King
- First Choice Haircutters



**DAYCARE**

- AceKids Daycare



**GROCERY**

- Save-On-Foods
- London Drugs



# SITE PLAN



**JEFF LOUGHEED**

Vice President, CBRE Limited  
 250 386 0001  
 jeff.lougheed@cbre.com



**COLWOOD  
 CORNERS**

**ANDREA TEAHEN**

Senior Associate, CBRE Limited  
 250 813 3377  
 andrea.teahen@cbre.com



**BUILDING INNOVATIVE REAL ESTATE FOR HALF A CENTURY**

[www.cbrevictoria.com](http://www.cbrevictoria.com) | CBRE Limited | 110-800 Yates Street, Victoria, BC V8W 1L8 | 250 386 0000

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.

