

COLWOOD CORNERS

TURNKEY OPPORTUNITY



LIVE. WORK. SHOP. PLAY.

AN ALL-ENCOMPASSING COMMUNITY



OFFICE LEASE
OPPORTUNITY

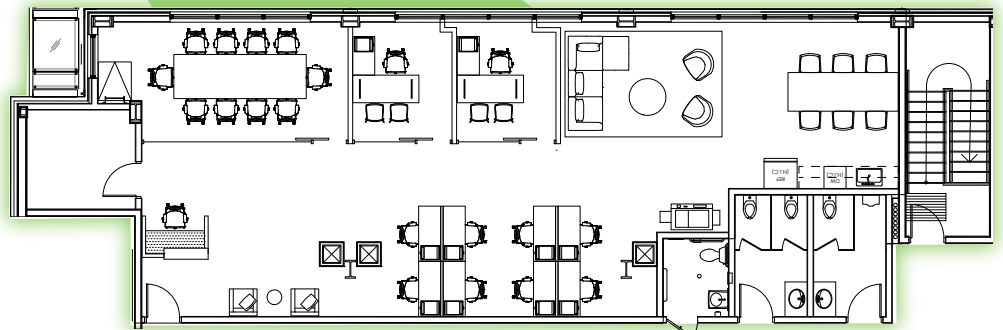
1901 SOOKE RD
COLWOOD BC

AVAILABLE
IMMEDIATELY

DETAILS

BUILDING 5 FLOOR 2

Suite 202:	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



OFFICE BUILDING

310 TOTAL PARKING STALLS AT GRADE



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 | CBRE Limited | 110-800 Yates Street, Victoria, BC V8W 1L8 | 250 386 0000

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