

# 400 - 2950 Jutland Road

VICTORIA, BC

Office Sublease in the Heart of Selkirk  
Waterfront



CBRE



# Opportunity

This Sub-Lease opportunity presents a spacious 12,861 sq.ft. area on the Fourth Floor, boasting a superior open plan finish. The area's open design incorporates a kitchen and eating area, staff lounge, nine meeting rooms, and two breakout/call rooms. With its unique curved architecture and use of natural stone and cedar elements, it exudes an air of elegance and sophistication. The building's expansive windows offer breathtaking, unobstructed views of the Gorge Waterway. The view from the office is simply spectacular, making for a highly appealing work environment. The building is class AA LEED Gold certified for its commitment to energy efficiency and environmental sustainability, demonstrating its dedication to responsible and sustainable business practices. The current Sub-lease will expire on February 27th, 2025.

Lease Rate

Contact Listing Agents

Additional Rent

\$17.69

Size

12,861 SF

Availability

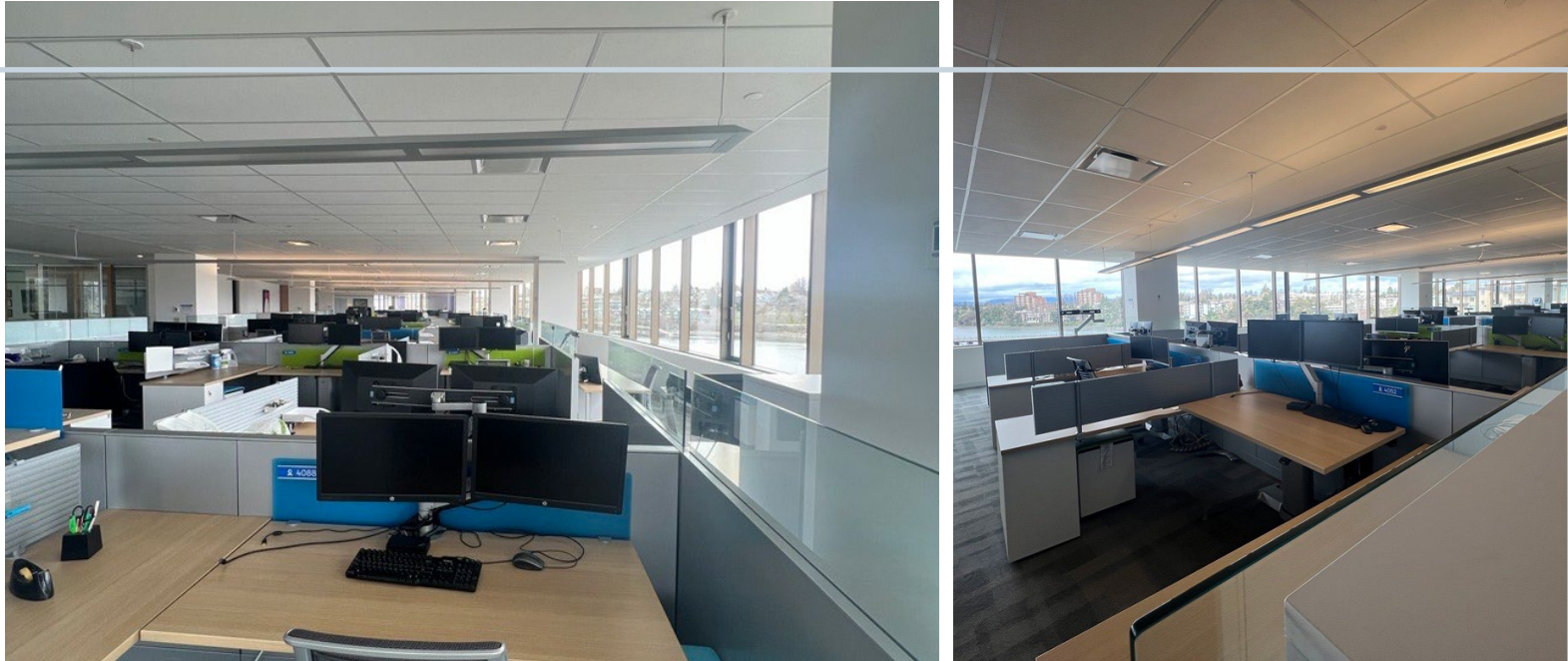
Immediately

Zoning

CD-1 Selkirk Comprehensive District

Parking

8 Stalls



[VIEW VIRTUAL TOUR](#)

## Features



Natural Light from Exterior Windows



Shower & Changing Facilities



Bicycle Storage



Secure Underground Parking



Class AA LEED Gold Certified





# Selkirk Waterfront

Located at 2950 Jutland Road, is a remarkable six-story building in the heart of the Selkirk Waterfront Community. The upper floors of the building are dedicated to office space and are connected to the adjacent Jutland Road building by a pedestrian bridge. Selkirk Waterfront boasts a host of amenities, including underground parking, secure bicycle storage, and after-hours mobile patrol security. It is also conveniently located near Selkirk's many amenities and the Galloping Goose Trail.

## Neighbourhood Tenants

- + Glo Restaurant + Lounge
- + Caravana Cafe
- + Selkirk Cafe
- + Selkirk Waterfront Fitness Club
- + Fairway Gorge Paddling Club
- + Atmosphaire Studio
- + Sol Food Cafe Deli
- + Waterfront Outfitters
- + Fixx Healthcare
- + Coastal Roots Health Centre
- + Selkirk Montessori School

## Contact Us

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