

Office | For Lease

# Unit 100

# 3185 Tillicum Road

*Move-In Ready Office Space in Heron's Landing*



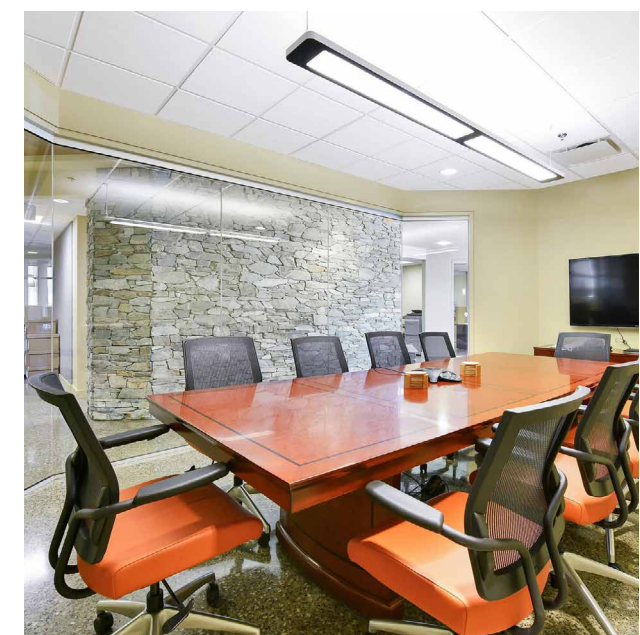
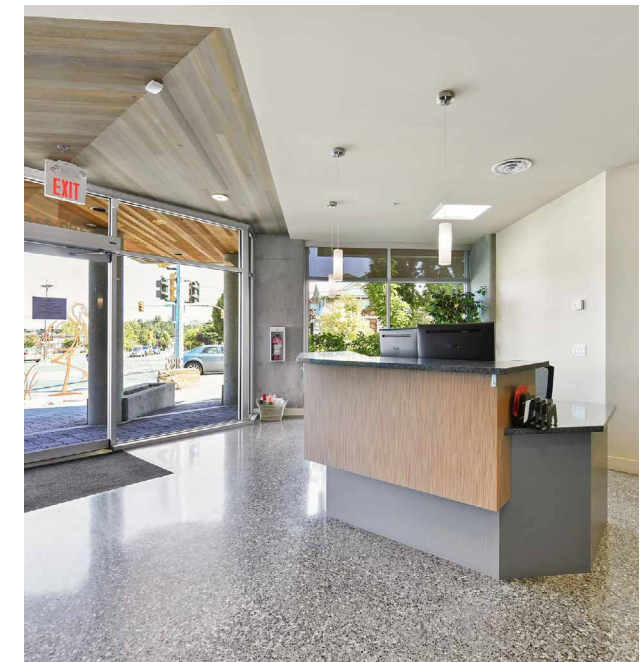
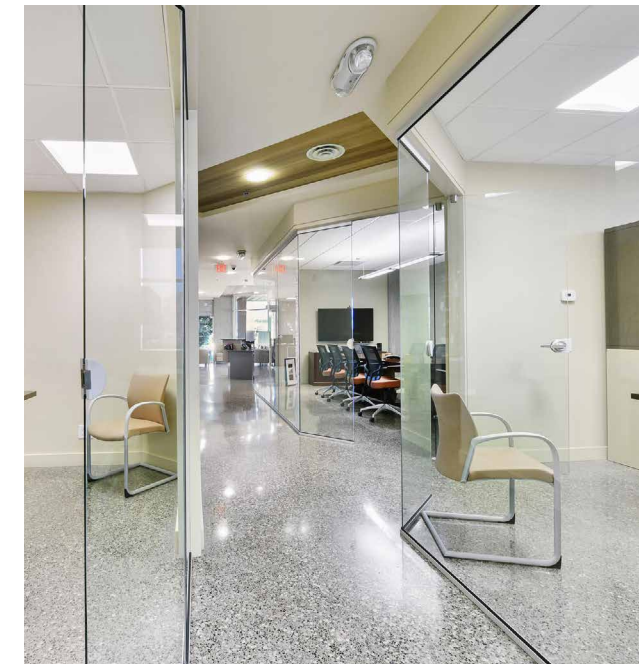
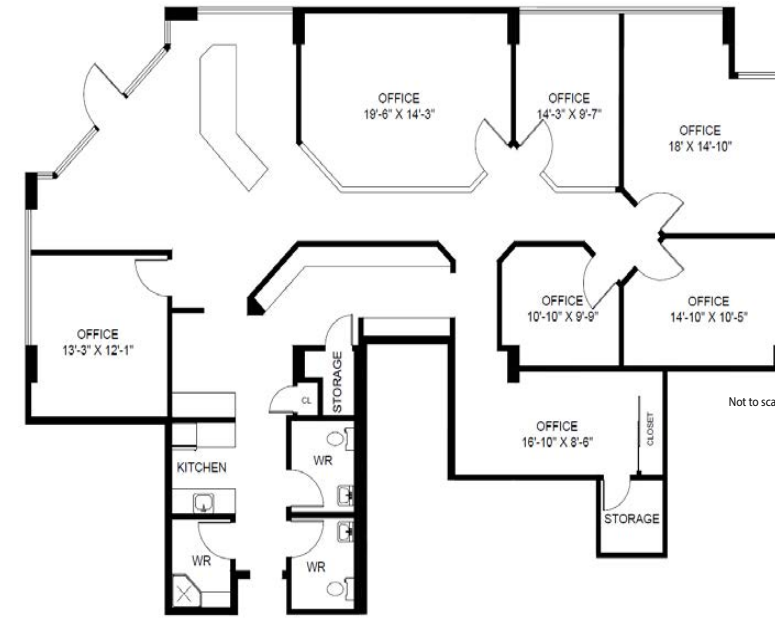
**CBRE**



# Opportunity

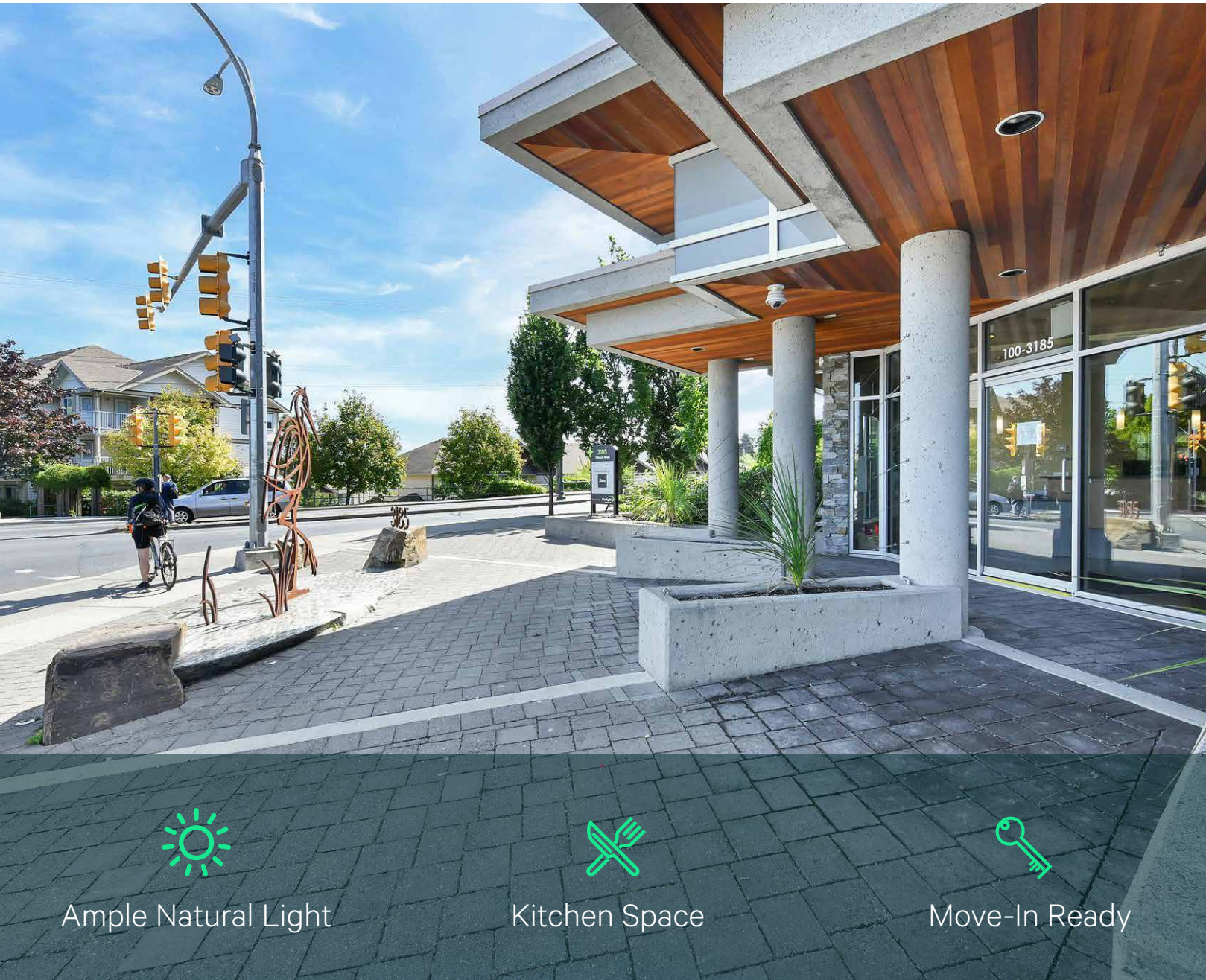
## Heron's Landing

CBRE Victoria presents the opportunity to lease 2,540 SF of ground floor office space. Located in Heron's Landing at 3185 Tillicum Road in unit 100 and conveniently located near several amenities. The unit has 6 private offices, a large boardroom, reception area, kitchen, 2 washrooms, and ample storage space. With flexible C-15 Zoning, this unit is move-in ready and can accommodate an array of business uses.



## Property Details

Unit Size	2,540 SF
Lease Rate	\$22.00 PSF
Additional Rent	\$15.71 PSF
Parking	On-Site Parking Available
Zoning	C-15: Urban Mixed Use



Ample Natural Light



Kitchen Space



Move-In Ready





# Location

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Located in West Saanich, unit 100 is conveniently located across the street from Tillicum Centre. Tillicum Centre offers several amenities including London Drugs, A&W, Starbucks, and Save-On-Foods. Transportation options are readily available near the building, with easy access to public transit and major roadways. This location is an ideal destination for businesses seeking a well-connected and easily accessible office space.

## Contact Us

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