



UNIT **120**

4342 WESTSHORE PARKWAY

For Sublease

*Mezzanine Office Space in the
Westshore Business Park*

UNIT 120

4342 WESTSHORE PARKWAY

Opportunity

CBRE Victoria is delighted to offer a sublease opportunity at the Westshore Business Park. The office space, situated at unit 102-4342 Westshore Parkway, is a completely open layout offering 1,293 sq. ft. with one shared washroom. It includes one designated parking space and the chance for prominent signage. Thanks to Business Park 2A Zoning, the space can accommodate a variety of business operations such as fitness centres, bakeries, contractor services, film production studios, offices, catering services, light and general industrial uses, crematoriums, and more.

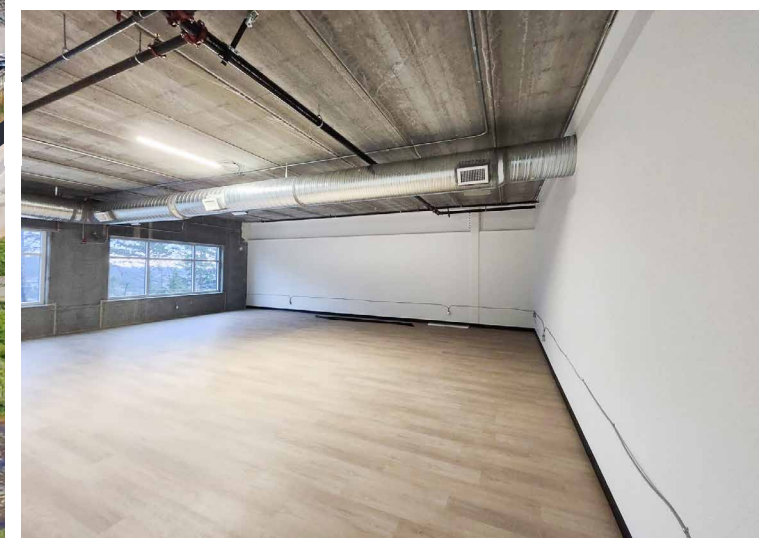
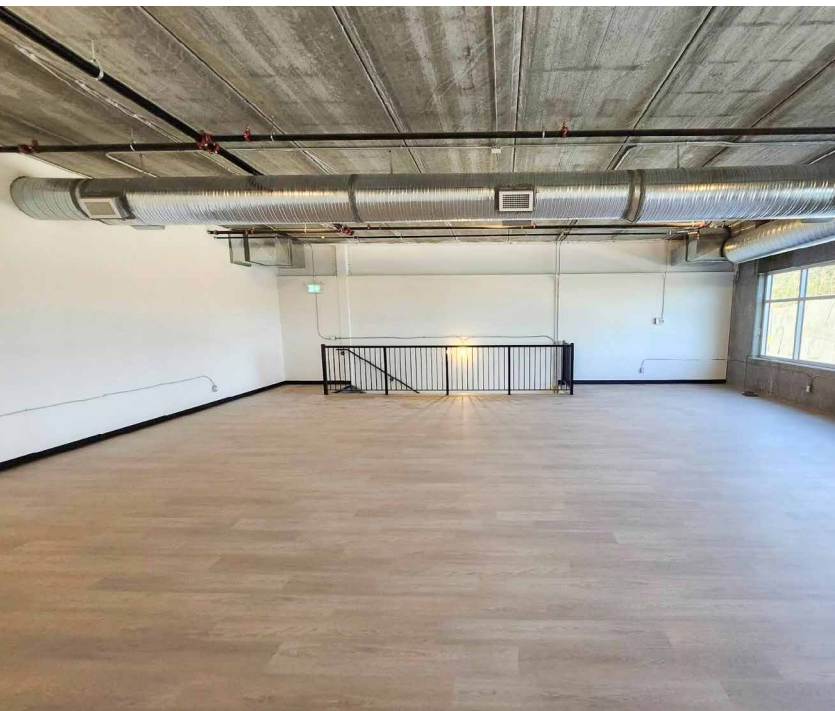
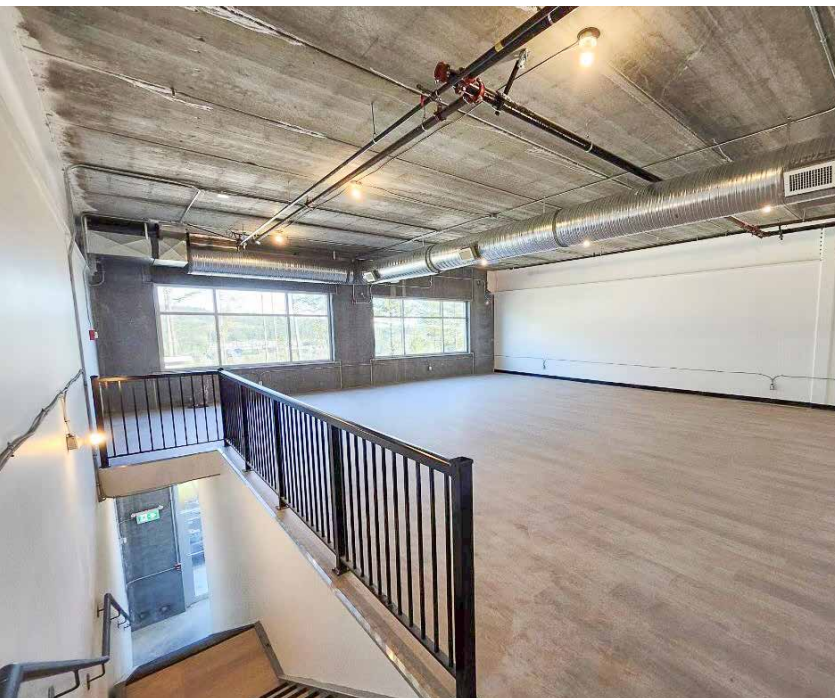
Details

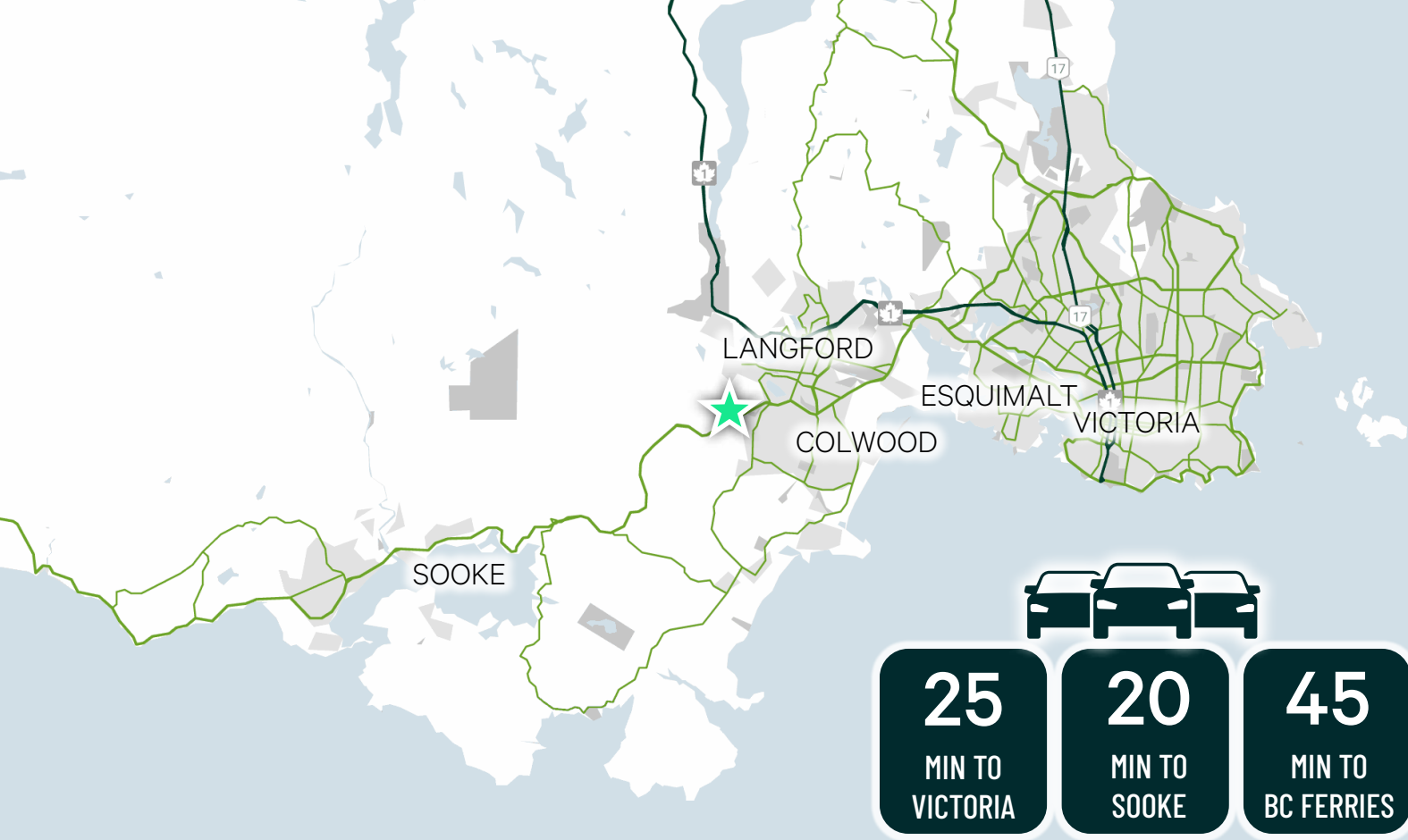
Size	1,290 SF
Gross Monthly Rent	\$2,500 /month
Parking	1 stall
Available	May 1, 2024
Zoning	BP2A: Business Park 2A - Sooke Road West

Permitted Uses

(Including, but not limited to)

- Animal hospital
- Automobile towing & storage
- Building & lumber supply store
- Carpentry shop
- Catering
- Concrete plant
- Contractor service
- Crematorium
- Film production studio
- Fitness centre
- Group daycare
- Mini-storage facility
- Medical Clinics
- Office
- Recycling depot & facility
- Warehouse





Location

4342 Westshore Parkway offers convenient proximity to key areas in the Greater Victoria region, it is just a 10-minute drive to the heart of Langford, where you will find local amenities, businesses, and community services. Downtown Victoria is only a 25-minute drive. Plus, the location shares borders with neighbouring municipalities like Metchosin, Colwood, View Royal, and Highlands, allowing for easy connectivity across the region. Whether you're heading east or west, 4342 Westshore Parkway is minutes away from both Highway 1 and Sooke Road, ensuring smooth access to all major areas in Greater Victoria.

Contact Us

Andrea Teahen

Senior Associate

250 813 3377

andrea.teahen@cbre.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.