



CBRE

OVIS ONE

2826 JACKLIN ROAD

**Westshore Commercial
Opportunities For Lease**

ABOUT THE BUILDING

Your New Community

Located in the rapidly growing city of Langford, at OVIS One, a new luxury rental high-rise with ground floor commercial opportunities. This 10-storey community centered building will have 80 rental units above and 3 commercial retail units on the ground floor. The innovative developer, Ovis Group, has brought the vision of client first by providing a high-quality project to an amenity rich and community-based city. The project has been planned to enjoy the beauty of the West Coast while being immersed in modern amenities and convenient living.

Total Retail *1,440 SF*

Total Residential *80 units*

Estimated Delivery *2025*



Leasing Opportunities

Building Overview

10 storeys

Parking

12 stalls

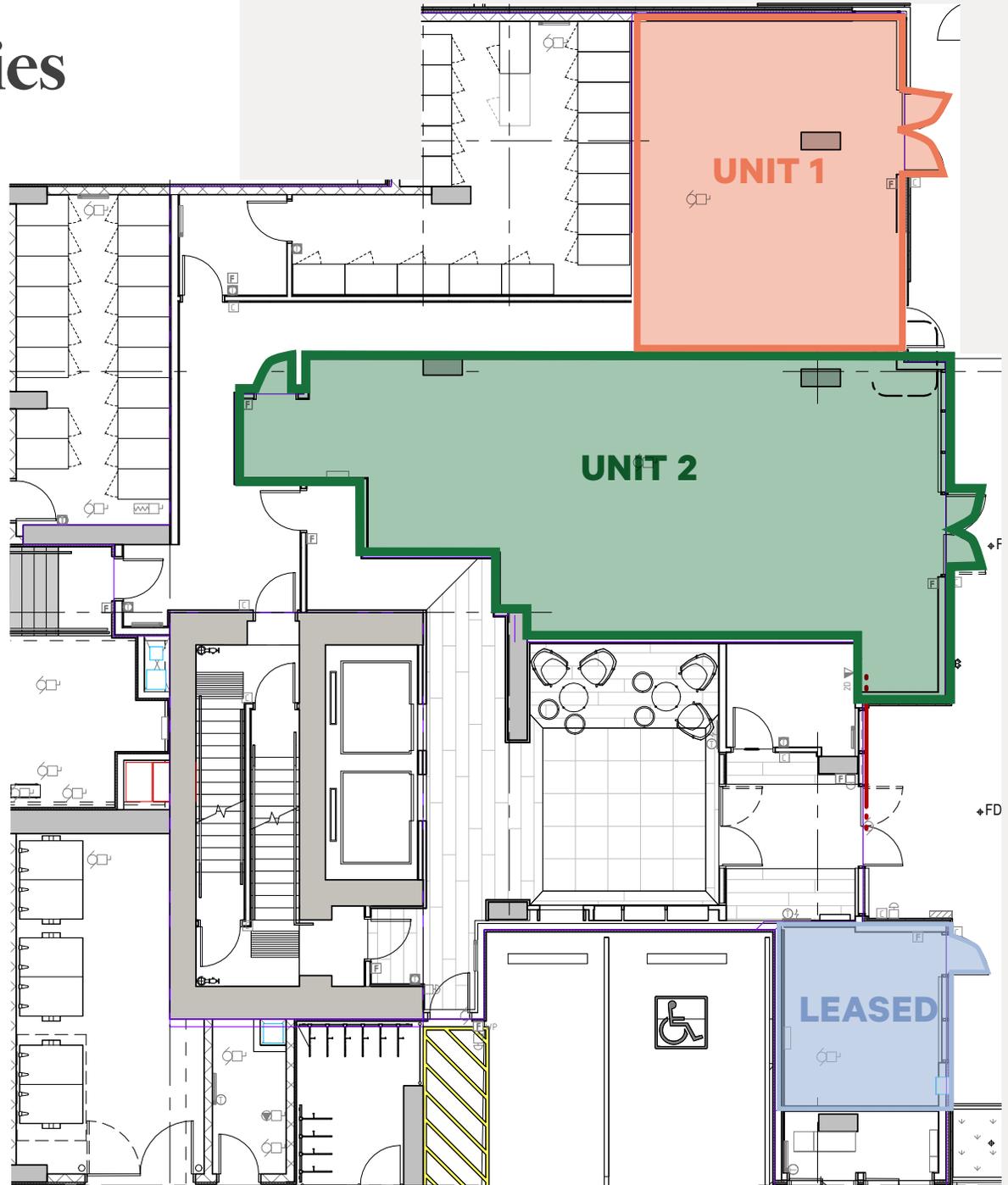
Zoning

CCP: City Centre Pedestrian

Available Area

- UNIT 1:** 446 SF
- PRICE:** \$2,500/month gross*
- UNIT 2:** 994 SF
- PRICE:** \$4,000/month gross*
- UNIT 3:** LEASED

*Includes all utilities and taxes.



Join Langford's Growing Community

Ovis One boasts community connectivity with its central location in the heart of Langford, British Columbia, one of the fastest growing cities in Canada.

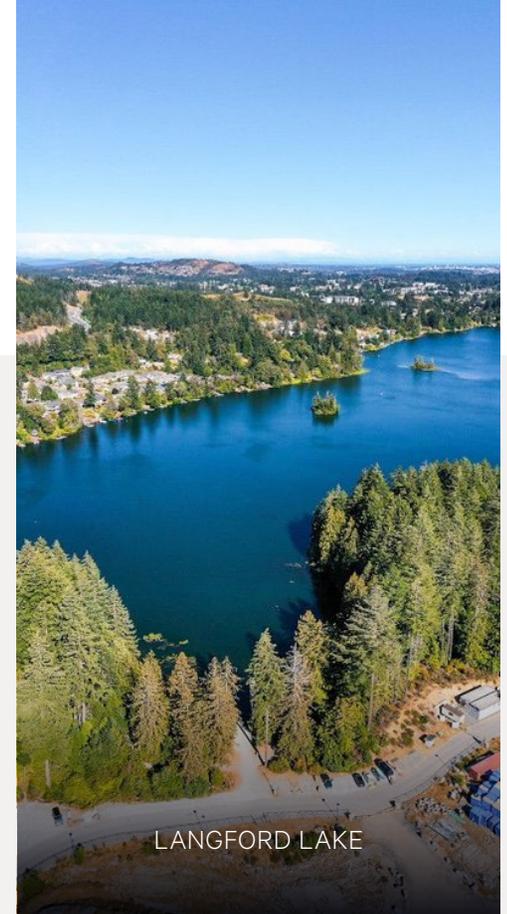
With the amazing qualities of West Coast living only a few kilometers away plus, the convenience of city amenities nearby. Ovis One is a perfect 2-in-1 location for West Coast and urban living.



RHINO COFFEE HOUSE



WESTSHORE TOWN CENTRE



LANGFORD LAKE

LANGFORD, BRITISH COLUMBIA



Amenities

DINING

- 1 Mr. Mikes Steakhouse
- 2 Sabhai Thai
- 3 Tim Hortons
- 4 Island Poke
- 5 Rhino Coffee House
- 6 Browns Socialhouse
- 7 Bin 4 Burger Lounge
- 8 Darcy's Pub
- 9 Floyd's Diner
- 10 McDonald's
- 11 Whitespot
- 12 Big Wheel Burger
- 13 Original Joes

HOME & GROCERY

- 1 Medicine Shoppe Pharmacy
- 2 Fairway Market Goldstream
- 3 Walmart Supercentre
- 4 RONA+
- 5 Real Canadian Superstore
- 6 Canadian Tire
- 7 Fairway Market Westshore
- 8 Growlies Pet Foods
- 9 Costco

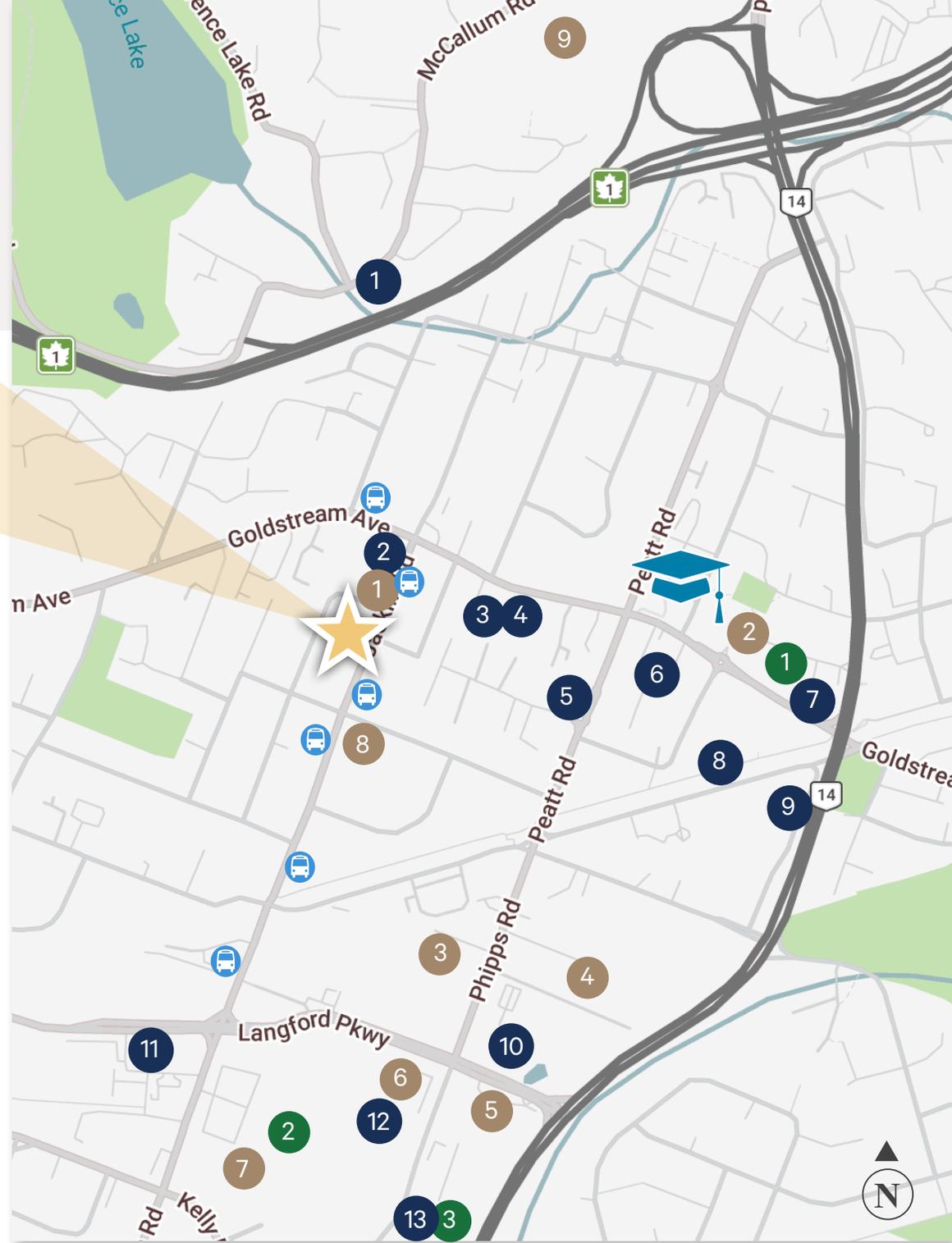
SHOPPING

- 1 Langford Centre
- 2 Westshore Town Centre
- 3 Sport Chek



Westshore Campus

(New UVIC/Camosun College Campus)





For leasing opportunities

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