

# For Sublease

CBRE

1,450 SF  
2ND FLOOR OFFICE  
SPACE IN KEATING  
INDUSTRIAL DISTRICT

2200 KEATING CROSS RD | CENTRAL SAANICH, BC



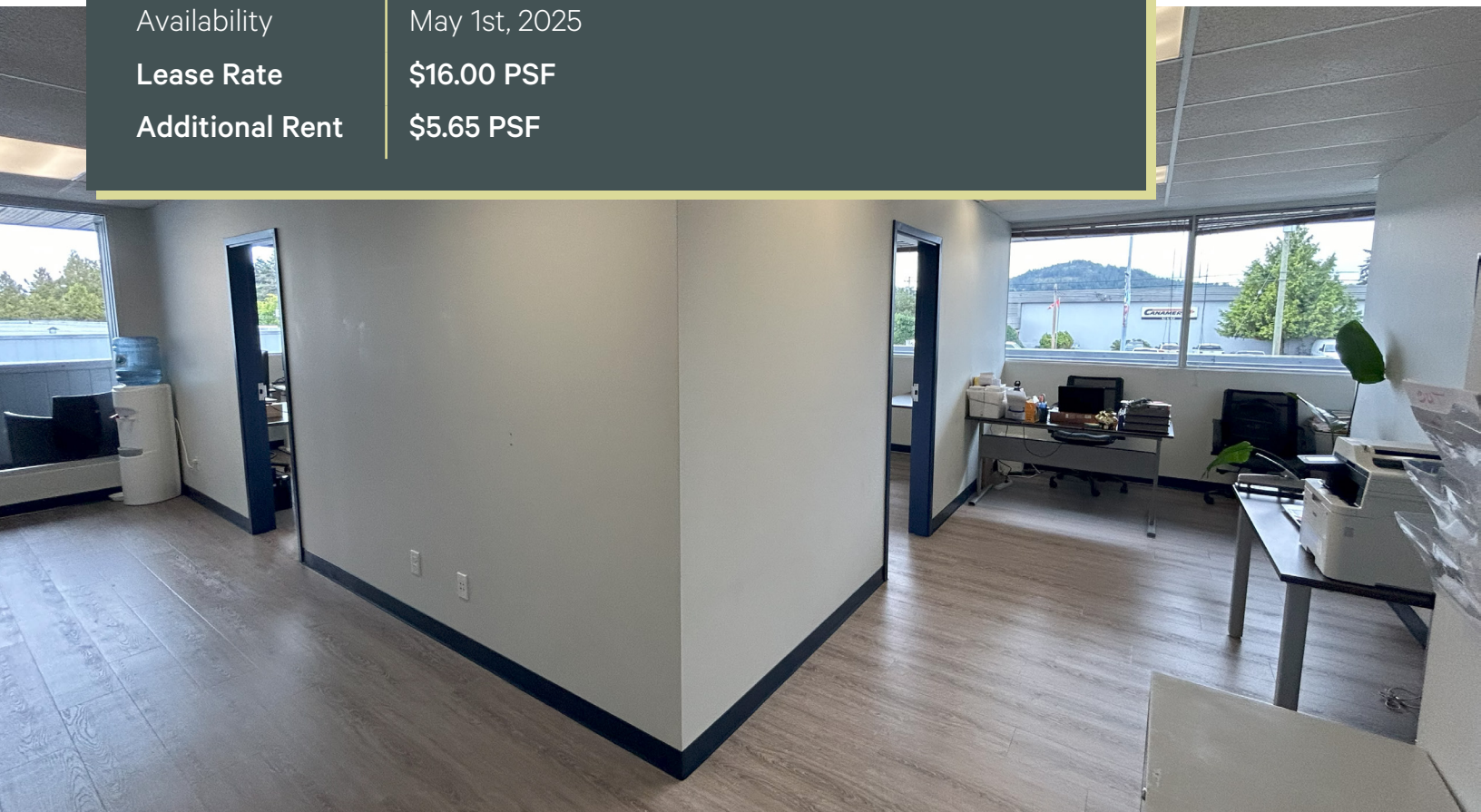
# The Opportunity

CBRE Victoria is pleased to present the opportunity to sublease turn-key office space at 2200 Keating Cross Road. Unit A-4 features 1,450 square feet of leasable area located on the second floor of the building. The unit was renovated in 2021 with T-bar ceilings, fluorescent lighting, heating and cooling and offers high visibility signage opportunities and 2 reserved parking stalls. The unit is available until July 30th, 2026 however the Landlord is open to a longer lease.

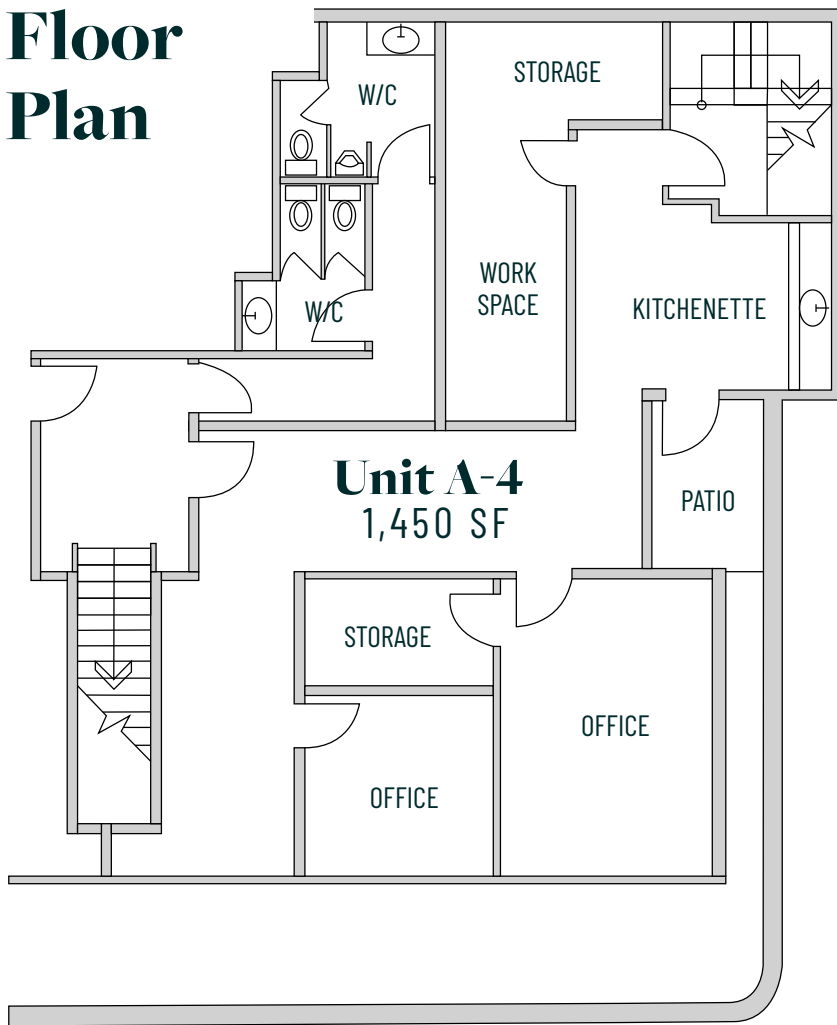
- ✓ 1,450 SF of second floor office space
- ✓ 2 on-site surface parking stalls at no cost, 1 additional stall at \$15 per month
- ✓ Robbins parking nearby for additional stalls (\$45/month)
- ✓ 2 common bathrooms shared with one other Tenant (Men's room includes a shower)
- ✓ Includes a patio and kitchenette
- ✓ High visibility signage opportunity
- ✓ Keating Cross Road overpass is expected to be complete in spring of 2025
- ✓ Excellent proximity to HWY 17, Victoria International Airport, BC Ferries Swartz Bay Terminal

## Property Details

Civic Address	Unit A-4 2200 Keating Cross Rd   Central Saanich, BC
Zoning	I-1 Light Industrial
Size	1,450 SF (Approximate)
Availability	May 1st, 2025
<b>Lease Rate</b>	<b>\$16.00 PSF</b>
<b>Additional Rent</b>	<b>\$5.65 PSF</b>



# Floor Plan



## Zoning

### I-1 Light Industrial Zone

Uses permitted but not limited to:

- ✓ Office
- ✓ Research Laboratory
- ✓ Audio/Visual Production Facility
- ✓ Light Manufacturing and Processing
- ✓ Photography Studio
- ✓ Printing and publishing

For Sublease



**SUBJECT PROPERTY**

### Nearby Amenities

- ✓ Category 12 Brewing
- ✓ Adriana's Mexican
- ✓ Keating Pizza
- ✓ Level Ground Coffee
- ✓ Anytime Fitness
- ✓ Buckerfield's
- ✓ Subway
- ✓ Liquor Express

# 1,450 SF Office Space in Keating Industrial District

## EXCLUSIVE ADVISOR:

**Cooper Anderson**  
 Sales Associate  
 250 386 0276  
 cooper.anderson@cbre.com

## GLOBAL KNOWLEDGE. LOCAL EXPERTISE.

CBRE LIMITED 110-800 YATES STREET | VICTORIA, BC V8W 1L8

**CBRE**  
[www.cbre.ca](http://www.cbre.ca)  
[www.cbrevictoria.com](http://www.cbrevictoria.com)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](http://canadamapping@cbre.com); DMT1 Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.