



**FOR LEASE**

**Unit 206 - 1016 McCallum Road | Langford, BC**

Conveniently Located Office Space with Prime Highway 1 Exposure



- HIGHLIGHTS**
- ✓ Ample natural light
  - ✓ End of trip facilities
  - ✓ Easily accessible location
  - ✓ Signage opportunity
  - ✓ On-site parking
  - ✓ Renovated office

# Opportunity

CBRE Limited is pleased to present a second-floor office in Langford. Located at 1016 McCallum Road, Unit 206 features 4,687 sq. ft. of move-in ready space. This renovated office features open area workspace with eight private offices, a boardroom, kitchenette, and two private washrooms. Windows throughout the office provide an abundance of natural light. The unit also includes end-of-trip facilities, signage opportunities, and ample on-site parking.



**AVAILABLE AREA**

4,687 SF



**ASKING NET RENT**

Contact Listing Agents



**ADDITIONAL RENT**

\$8.00 PSF



**AVAILABILITY**

November 1, 2024



**ZONING**

C3: District Commercial Zone



**PARKING**

Ample On-site Parking

For Lease



Unit 206

1016 McCallum Road

Downtown  
Langford

Westshore  
TOWN CENTRE

## Conveniently Located Office Space with Prime Highway 1 Exposure

### Contact Us

Andrea Teahen  
Senior Associate  
andrea.teahen@cbre.com  
250 813 3377

Ross Marshall\*  
Senior Vice President  
ross.marshall@cbre.com  
250 386 0004

\*Personal Real Estate Corporation

CBRE Limited | [www.cbrevictoria.com](http://www.cbrevictoria.com) | 110-800 Yates Street, Victoria BC, V8W 1L8 | 250 386 0000

**CBRE**

© 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.