



# Westside Village Office Opportunity







Unit 210 - 174 Wilson Street | Victoria, BC

For Sublease

**CBRE**



# Highlights

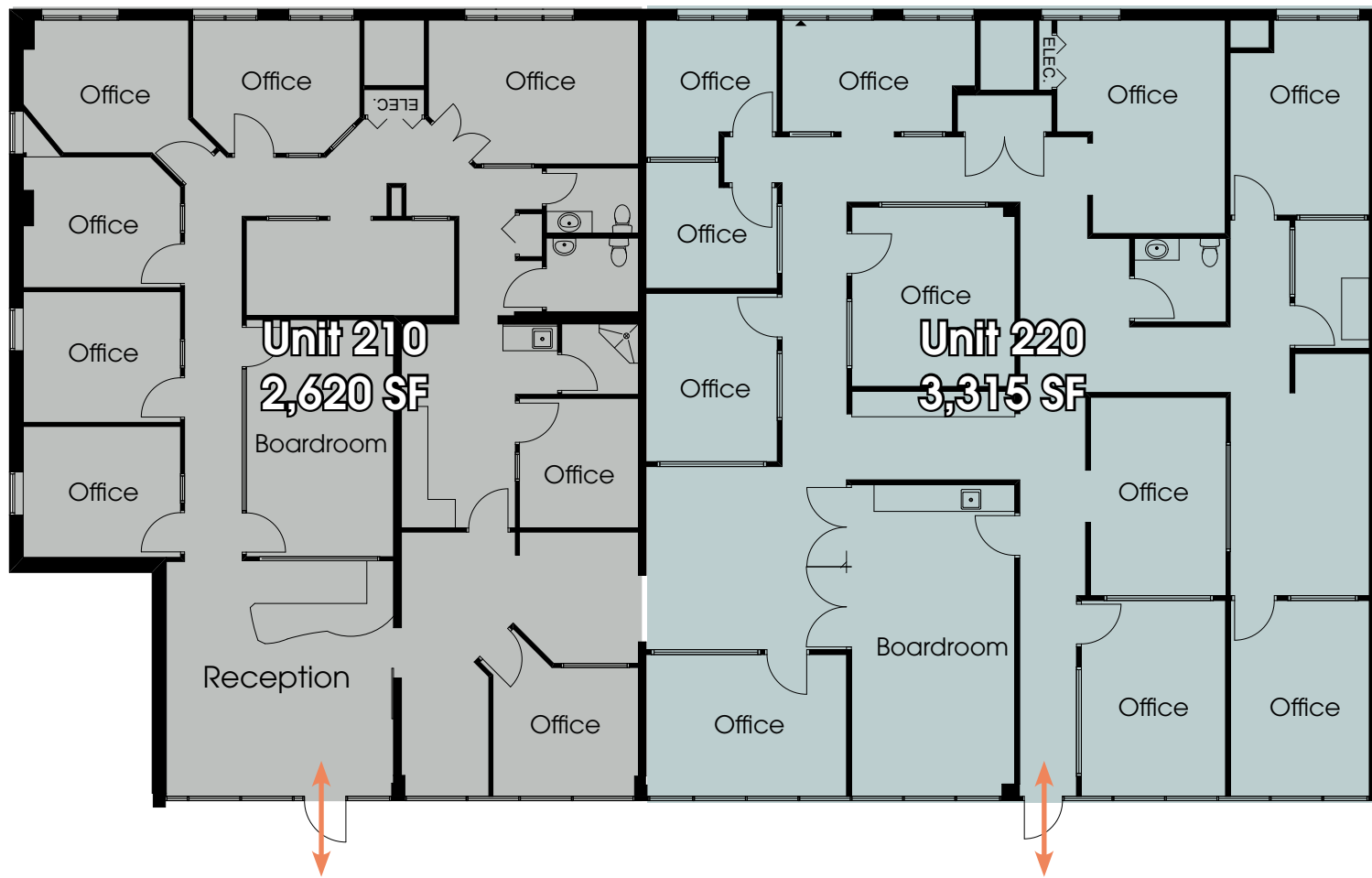
-  Abundance of natural light
-  10+ included parking stalls plus ample on-site customer stalls
-  Demise options
-  Signage opportunities
-  19 private offices, 2 boardrooms, & 3 private washrooms
-  Located in Westside Village with numerous on-site amenities

# Details

Address	Unit 210 - 174 Wilson Street, Victoria BC
Unit 210	2,620 SF
Unit 220	3,315 SF
Total Available	5,935 SF
Sublease Rate	Contact Listing Agents
Additional Rent	\$23.39 PSF
Sublease Term	Unitl May 31, 2028
Parking	10+ stalls included plus ample customer parking
Zoning	SNC-1C Zone: Songhees Wilson Commercial District












## Drive Times

  
**5 MIN**  
to Downtown Victoria

  
**18 MIN**  
to Langford

  
**28 MIN**  
to Victoria  
International Airport

  
**35 MIN**  
to BC Ferries

Victoria West  
Park

## Westside Village

- |                      |                      |                                 |
|----------------------|----------------------|---------------------------------|
| 1. Browns Crafthouse | 7. Starbucks         | 13. Pharmasave                  |
| 2. Pitaland          | 8. Big Wheel Burger  | 14. Spinnakers Spirit Merchants |
| 3. Hot House Pizza   | 9. Flight Cannabis   | 15. Westland Insurance          |
| 4. Victoria Sushi    | 10. For Pet's Sake   | 16. WIN Resale Shop             |
| 5. Booster Juice     | 11. Dollarama        | 17. Save-On-Foods               |
| 6. La Taquisa        | 12. Supplement World | 18. LifeLabs                    |





# Westside Village Office Opportunities

Unit 210 - 174 Wilson Street | Victoria, BC

## Contact Us

**Jeff Lougheed**  
Vice President  
250 386 0001  
jeff.lougheed@cbre.com

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

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

**CBRE**

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.