



# Gateway Tech Park: Energized For Innovation

2261 Keating Cross Road | Saanichton, BC

## Contact Us

**Jeff Lougheed**  
Vice President  
250 386 0001  
[jeff.lougheed@cbre.com](mailto:jeff.lougheed@cbre.com)

**Andrea Teahen**  
Senior Associate  
250 813 3377  
[andrea.teahen@cbre.com](mailto:andrea.teahen@cbre.com)




# Gateway Tech Park: Your Space, Your Way.

2261 Keating Cross Road is located in Victoria’s Keating Cross Business District, a growing hub for innovation and commerce on southern Vancouver Island. Gateway Tech Park is a master-planned business and technology campus designed to support high-performance office, industrial, and professional service tenants.

With over 180,000 SF of space across multiple buildings, Gateway Tech Park offers modern infrastructure and amenities including fiber-optic connectivity, backup power systems, and secure on-site parking. Gateway Tech Park is home to a diverse mix of companies ranging from established firms to emerging startups, including BC Emergency Health Services, all benefiting from its proximity to Victoria International Airport, BC Ferries, and the Patricia Bay Highway. Further enhancing accessibility, the newly built Keating Overpass offers easy and convenient access to Gateway Tech Park.

Surrounded by natural landscapes and minutes from Brentwood Bay and Saanichton - Gateway Tech Park combines accessibility, functionality, and a serene work environment - making it one of Vancouver Island’s most attractive locations for forward-thinking businesses.

## Highlights

-  Abundance of natural light
-  Easily accessible via the Keating Overpass plus 3 level on-site parkade (582 stalls) included
-  Existing back up power supply
-  Dog friendly with a dog park & walking path adjacent to the property
-  Flexible commercial zoning with expansive permitted uses



## Drive Times

  
15 MIN  
to BC Ferries

  
12 MIN  
to Victoria  
International Airport

  
20 MIN  
to Downtown Victoria

  
35 MIN  
to Langford



# Spaces Designed with Flexibility in Mind

## Details

Address	2261 Keating Cross Road
Ground Floor	
Unit 1D002	3,594 SF
Unit 1E001	Flexible sizes up to 11,908 SF
Second Floor	
Unit 2E001	Flexible sizes up to 11,938 SF
Total Available	27,440 SF
Lease Rate	\$20.00 PSF
Additional Rent	\$7.60 PSF
Zoning	CD-1 Comprehensive Development Zone 1

**Flexible Unit Sizes:** Starting at 3,594 SF

**Invest in Your Space:** Generous Tenant Improvement Allowances provided by the landlord for leases of five (5) years or more.

**Customize Your Space:** Build to suite - the landlord can provide turnkey construction services



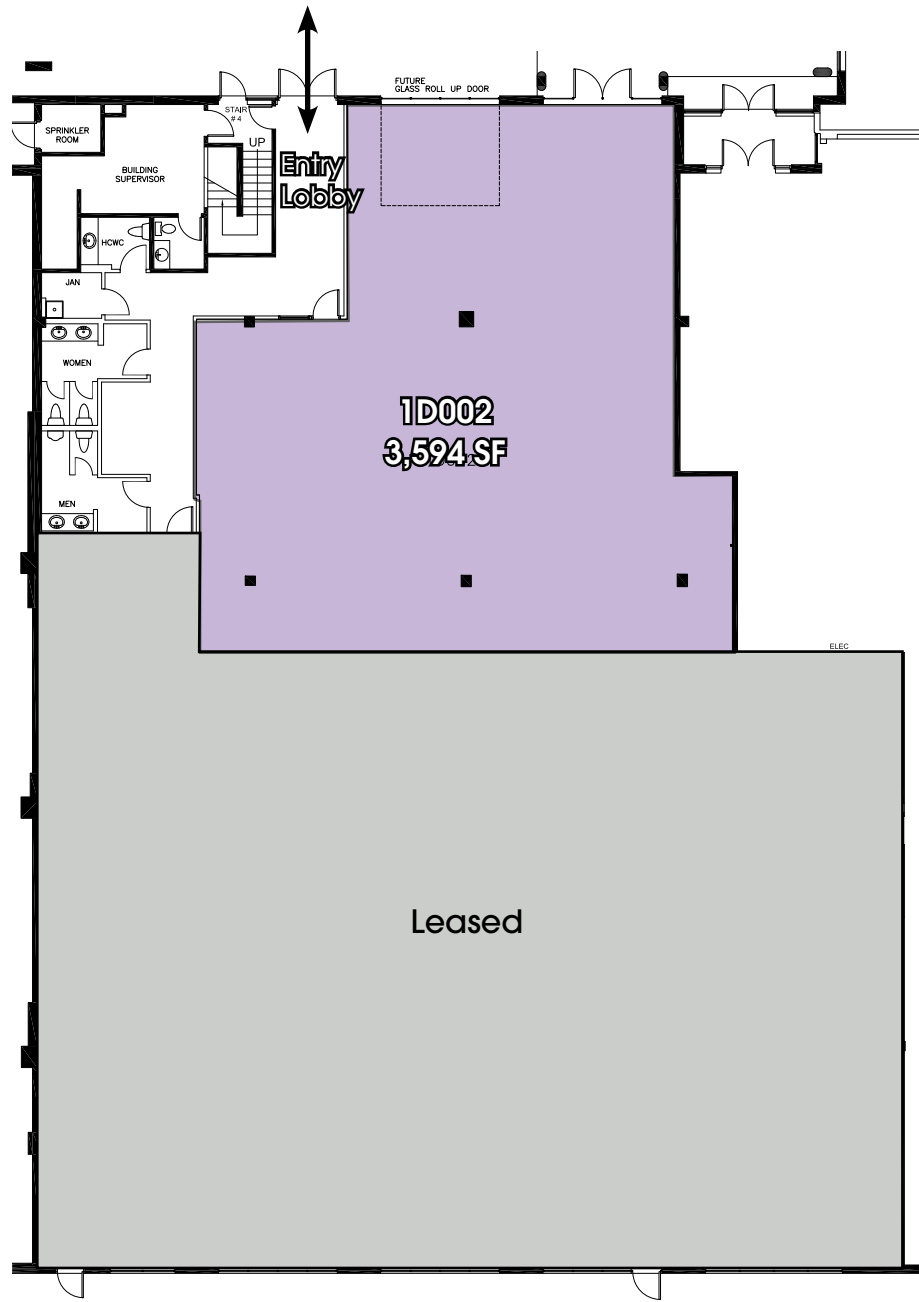
### View All Permitted Uses

Multiple Use Options Include:

- Brewery & agency retail store
- Business offices
- Cold storage facility
- Furniture manufacturing & sales
- General light industrial
- Health club & fitness centre
- Restaurant
- Warehousing





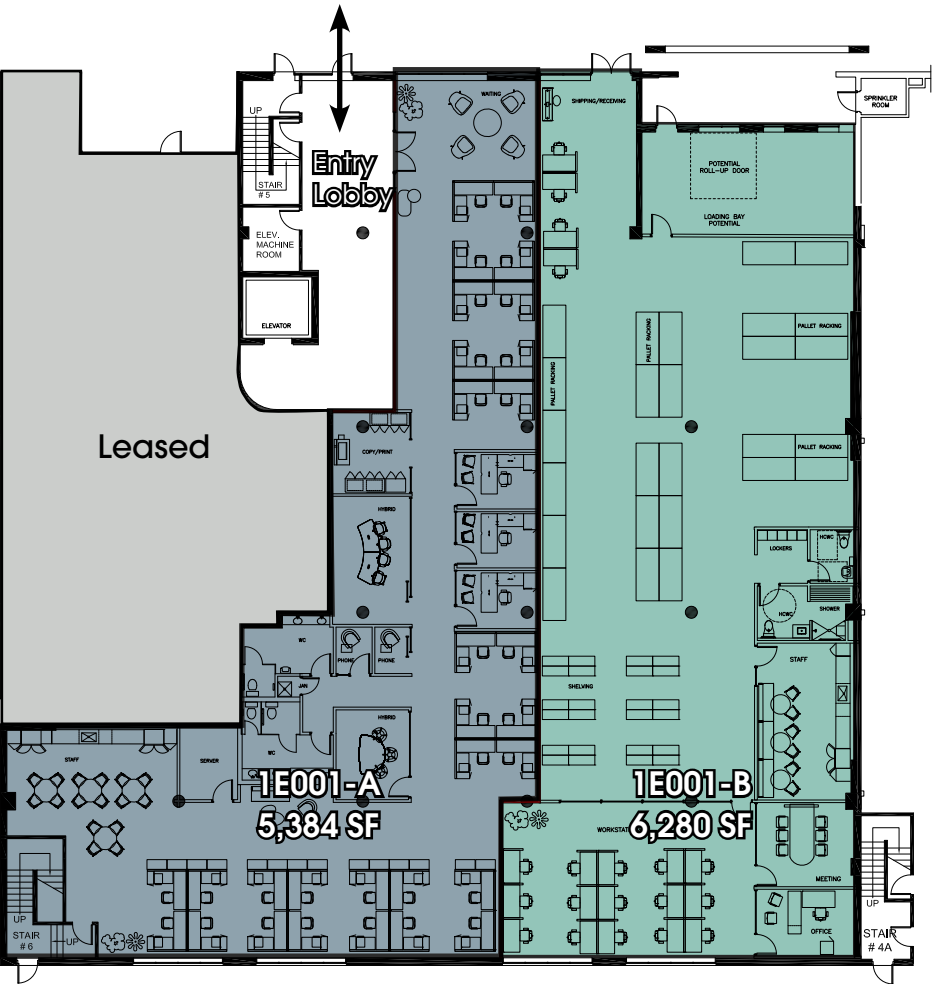


# Building D

## GROUND FLOOR UNIT 1D002

TOTAL AVAILABLE 3,594 SF

- 1D002
  - Shared common washrooms
  - Versatile floor layouts available to suit tenant needs

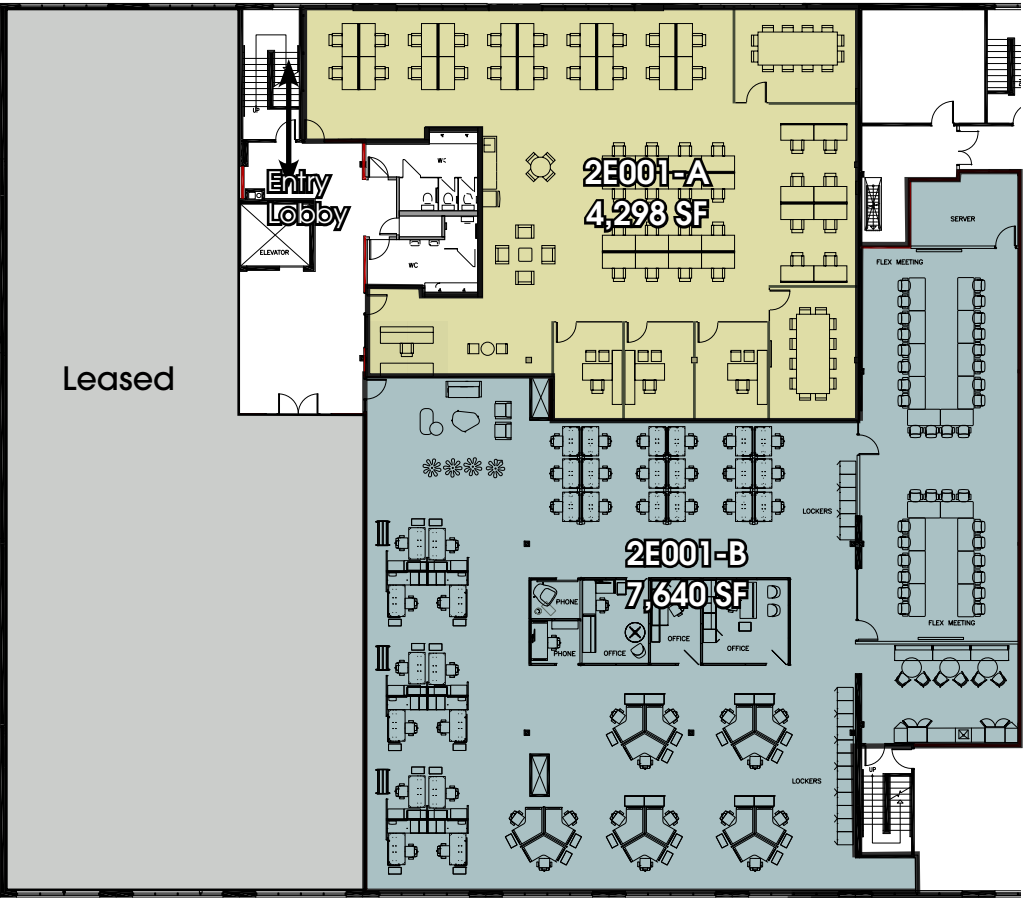


# Building E Demise Options

## GROUND FLOOR UNIT 1E001

FLEXIBLE SIZES UP TO 11,908 SF

- 1E001-A 5,384 SF
- 1E001-B 6,280 SF



## 2ND FLOOR 2E001

FLEXIBLE SIZES UP TO 11,938 SF

- 2E001-A 4,298 SF
- 2E001-B 7,640 SF





# In the Heart of the Peninsula

5 Minute Walk



FITNESS

Anytime Fitness



FOOD & BEVERAGE

- RockCoast Confections
- Category 12 Brewing
- Keating Pizza
- Adriana’s The Whole Enchilada
- Subway
- Keating Coffee
- Greek n Go



SHOPPING & SERVICE

- For Pet’s Sake
- Rebellion Barbershop
- Cridge Family Pharmacy
- Peninsula Co-op Food Centre
- Bud’s Cannabis
- Foggy’s Vapor







# Gateway Tech Park: Energized For Innovation

2261 Keating Cross Road | Saanichton, 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