

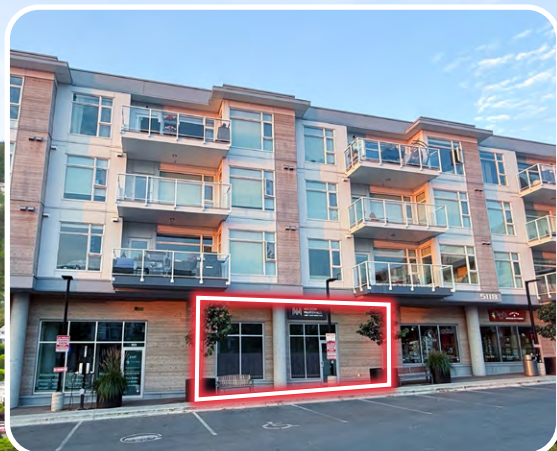
For Sale

# Exceptionally Well-Finished Office Space in The Haro Mixed-Use Development

*104-5118 Cordova Bay Road - Saanich, BC*

**THE HARO**

VIEW LIFE. LIVE INSPIRED.



# The Offering

## *1,868 SF of Premium Built-Out Office Space, Steps From the Ocean in Cordova Bay*

CBRE Victoria is pleased to present the opportunity to purchase premium turn-key ground floor office space in Cordova Bay's premier mixed-use development, The Haro. Built in 2021, with interior finishings completed in 2022, this 1,868 SF unit features a welcoming lobby, 4 private offices, a boardroom, common work areas, a kitchenette and bathroom. 4 limited common property (LCP) underground stalls are included, with abundant surface customer parking also available. Steps from the ocean in one of Victoria's most affluent and desirable neighbourhoods, this offering is a one of a kind opportunity for discerning occupiers.

- + 1,868 SF of ground floor office space in the 2021-built Haro development
- + Fully built-out with exceptional finishings - gorgeous interior design by Amy McGeachy
- + 4 private offices, luxurious lobby, boardroom, kitchen, bathroom, and common workstations
- + 4 limited common property underground parking stalls & abundant customer parking available
- + Prominent signage opportunities and drive-by traffic
- + Opportunity to purchase fully furnished (additional cost - contact agents for details)
- + The Haro features 91 residential units and 35,000 SF of commercial space, with an excellent tenant mix

### *Details*

#### Legal Description

PID

Unit Size

Zoning

Parking

Year Built

Property Taxes

Strata Fees

### *Unit 104 - 5118 Cordova Bay Road*

STRATA LOT 5, PLAN EPS8044, SECTION 31, LAKE LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

031-580-866

1,868 SF

C3 Shopping Centre Zone

4 LCP Underground Stalls + Abundant Customer Parking

2021 (Built-Out in 2022)

\$21,407

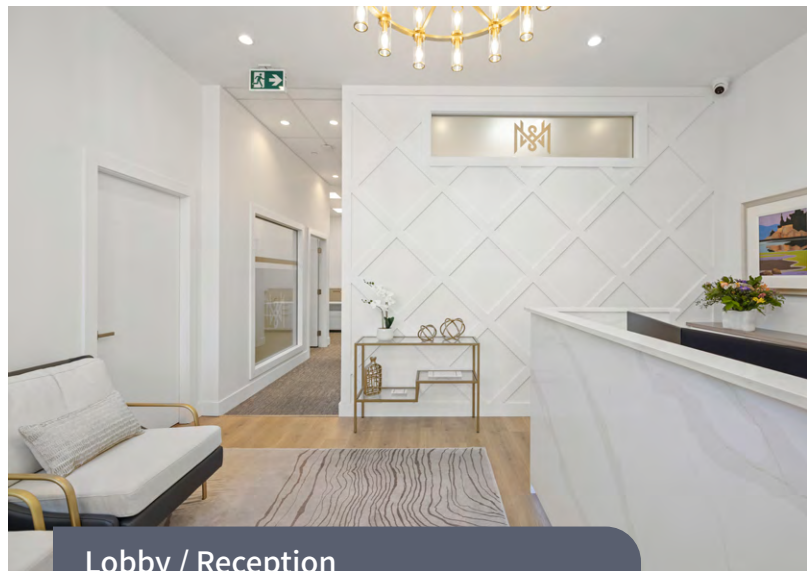
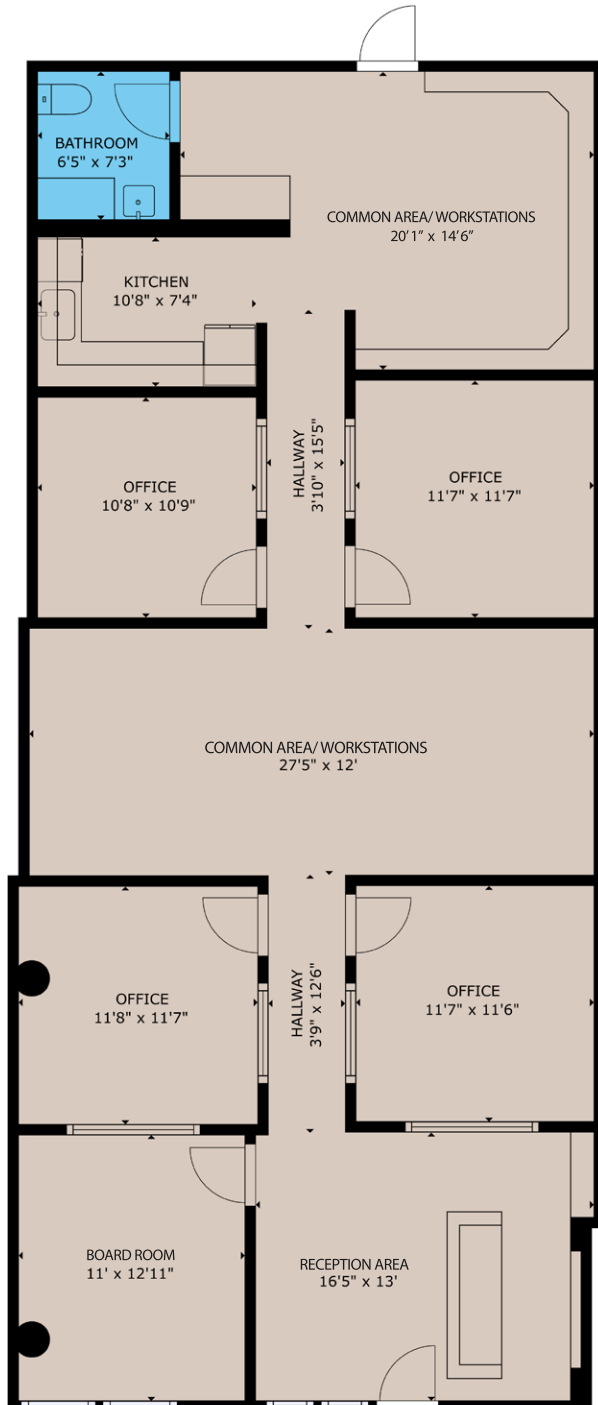
\$928.20 / Month

**Price: \$1,800,000**



# Floor Plan

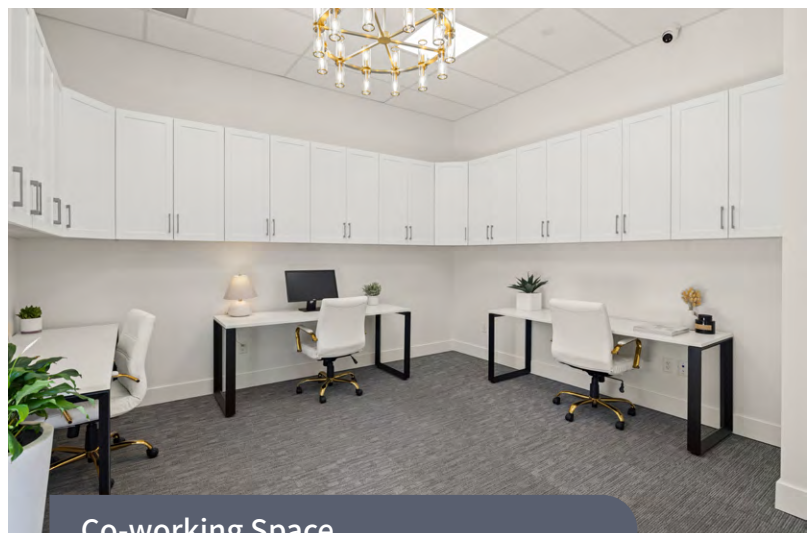
*Luxurious Lobby, 4 Private Offices, Kitchen, Bathroom, Boardroom, and Common Workstations*



Lobby / Reception



Boardroom



Co-working Space

# Business Community

*Join The Haro's Thriving Business Community*



**Join The Haro's Thriving Business Community**



**CORDOVA BAY**  
DENTAL

*Ocean Breeze Spa*



**Scotia**  
Wealth Management



**ANYTIME**  
**FITNESS**

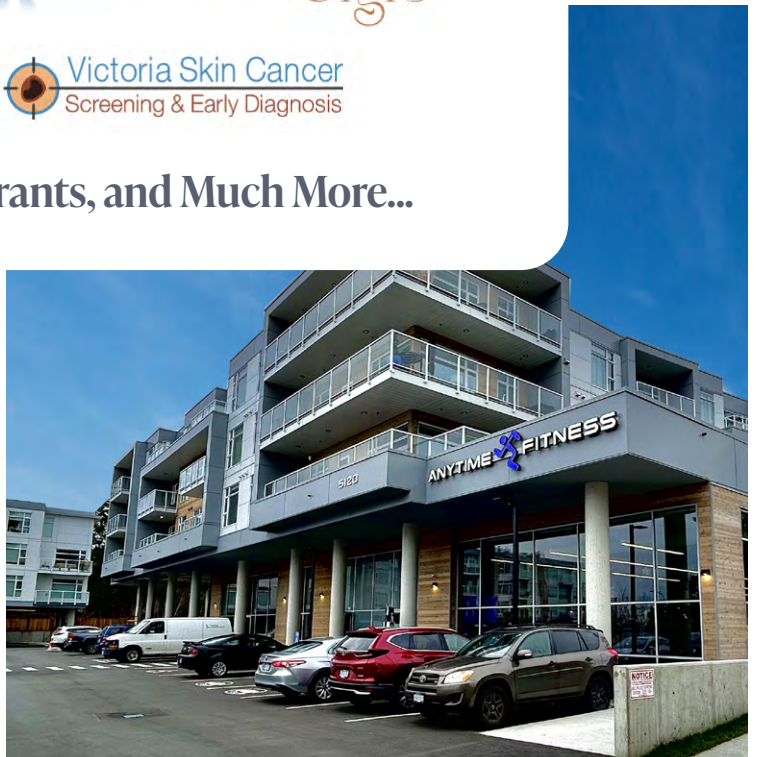


**TOTALBODY**  
HEALTH



**Victoria Skin Cancer**  
Screening & Early Diagnosis

**Plus Optometry, Restaurants, and Much More...**



# Cordova Bay

*One of Greater Victoria's Most Affluent & Desirable Neighbourhoods*



Currently the estimated population is 13,491 within a 3km radius, and 34,560 within a 5km radius



The population has increased by 7.4% within a 1km radius of The Haro in the last 5 years



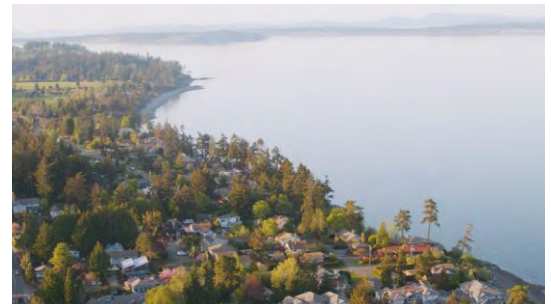
Approximately 400+ residential units in planning/ approved within 2km of the Haro



The average income is \$186,588 in a 1km radius of the Haro, one of the highest averages in Greater Victoria



Approximately 6,000 cars travel by the Haro daily



## About the Neighbourhood

The property is located in the seaside neighbourhood of Cordova Bay Village, historically the commercial core of Cordova Bay. With a steady increase in population, this neighbourhood is one of the most sought after areas in Greater Victoria. A destination for locals and tourists, Mattick's Farm is nearby with a boutique shopping experience with grocery, retail, and restaurants. This friendly community is an outdoor enthusiasts dream, with the Cordova Bay Golf Course and its executive course The Ridge, hiking, kayaking, and canoeing minutes away. The property is approximately 15 minutes to the Victoria International Airport, 21 minutes to the Swartz Bay Ferry Terminal, and 21 minutes to Downtown Victoria.



For Sale



CORDOVA BAY ROAD

**THE HARO**

VIEW LIFE. LIVE INSPIRED.

## Exceptionally Well-Finished Turn-Key Office Space in The Haro

### EXCLUSIVE ADVISORS:

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