



4252 Commerce Circle, Saanich, B.C.

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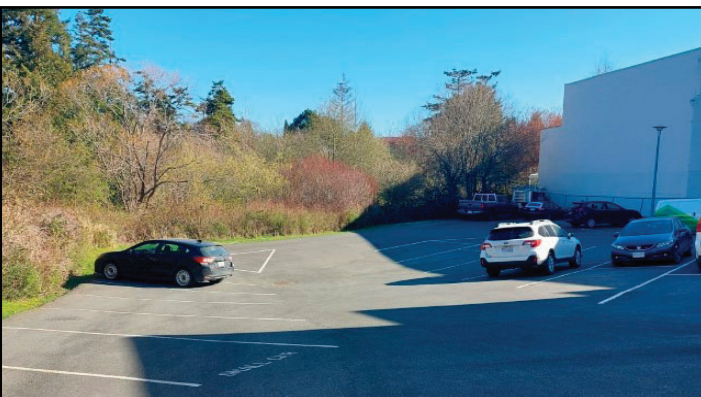
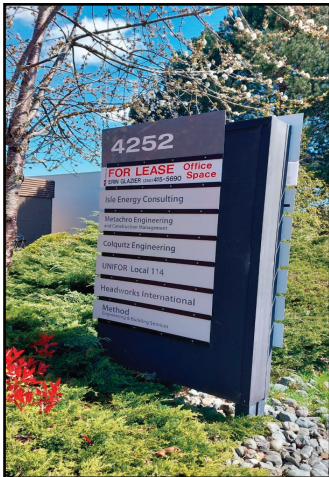
120 - 4243 Glanford Avenue

Saanich, B.C. V8Z 4B9

250-381-2265 naivictoria.ca

AMENITIES

The building sits on a quiet side street with great south-west exposure, providing a bright and warm environment with windows in every office. The property has ample surface parking for Tenants and visitors, and drive through entry and exit with brand new EV Station for the use of all Tenants on a charge per use basis. New carpet, paint and blinds, kitchenette and washroom provide a turn-key office space. Each unit has dedicated HVAC, Cat 5, Fibre Optic, and brand new security measures provided by Bullet Security.



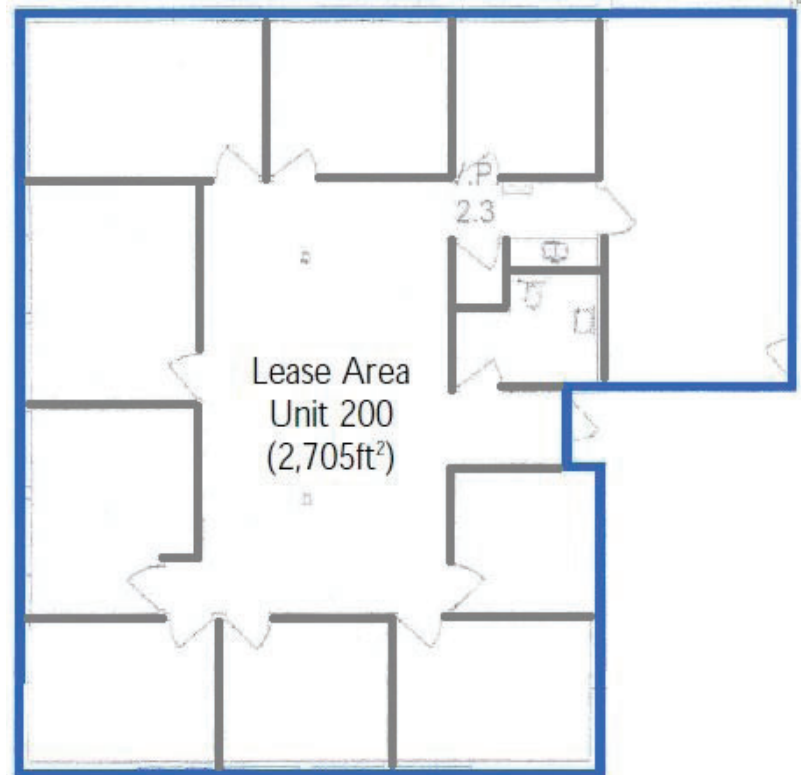
Second Floor: Unit 200 - 2,705 SF

Large co-working space, 9 enclosed offices with windows (very bright), boardroom, kitchenette and 1 washroom along with 10 designated parking stalls.

Base Rent

Unit 200: \$17.00 SF

Operating Costs: \$11.54 SF



LOCATION

This stand-alone office building is located in the heart of the Vanalman Industrial District minutes from Highway 1, and close to Red Barn Market and Royal Oak Shopping Centre. Conveniently located 15 minutes to Downtown Victoria, 21 minutes to the Victoria International Airport (YYJ) and 23 minutes Swartz Bay Ferry Terminal.

ZONING

M-3 Industrial Park

Permitted uses include but are not limited to: Industry, Warehousing, Wholesale and Warehouse Distribution, Research, Office, Commercial Instruction and Education, Accessory Unenclosed Storage, Servicing, Testing and Repair of Goods, Retail Sales Incidental to a Permitted Use, Accessory Residential, Cable Hub Site, Rental and Repair of Household Items, Tools, Appliances and Small Equipment

