



# FOR LEASE

## SECOND FLOOR OFFICE

# 2929 TILlicUM ROAD

VICTORIA, BC

GORGE SHOPPING CENTRE



### Colleen Austin

Senior Associate  
Commercial Sales & Leasing  
250 410 3003  
colleen.austin@cushwake.com

### Mercedes Vince

Senior Associate  
Commercial Sales & Leasing  
250 410 3007  
mercedes.vince@cushwake.com



### OPPORTUNITY

This is an opportunity to lease office space located on the 2nd floor of an open-air retail centre, with barrier free access via an elevator, and stairwells at both ends to promote one-way traffic in the building making it easier to manage Covid protocols. There is a diverse tenant mix here and next door, including Shoppers Drug Mart, Dollarama, BC Liquor, CIBC, and more, providing staff with many great amenities. Gorge Shopping Centre is extremely well located in the Tillicum/Gorge neighborhood on Tillicum Road, providing close proximity to both Uptown and Mayfair Shopping Centres as well as good public transit access as well as convenience by car. Easily accessible to the Downtown Victoria core and exceptional accessibility to both of Victoria's primary arterials. Trans-Canada Highway and the Pat Bay Highway. Flexible floorplans and size ranges available to suit a variety of tenants.

### UNIT SIZE

Unit #202	1,219 sf
Unit #203	627 sf
Unit #205	833 sf
Unit #207	1,640 sf
Unit #209	2,193 sf

### BUILDING FEATURES

- Centrally located along major transit routes
- On-site parking for staff and patrons
- Wheelchair accessible
- Flexible floorplans and sizes available
- Abundance of amenities on-site & nearby
- Secure building access

### ASKING RATE

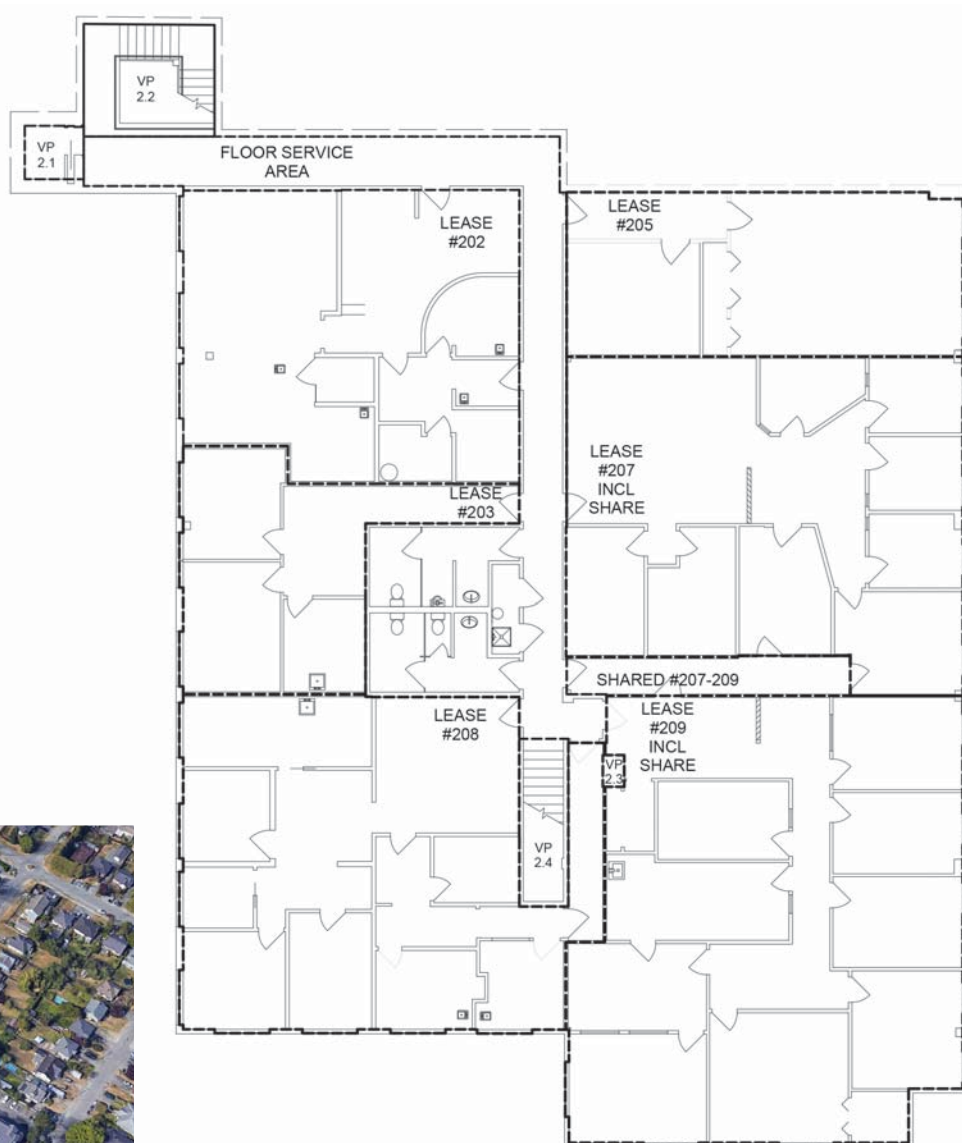
\$19.00/sf

### ADDITIONAL RENT

\$14.34/sf  
(2021 Estimate)

### AVAILABLE

Immediately



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