

FOR LEASE

376 HARBOUR ROAD
VICTORIA, BC



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OPPORTUNITY

Cushman & Wakefield is pleased to present turn-key, best-in-class space for lease in a newly-built, LEED Gold office building. This building is located in Dockside Green within walking distance to downtown Victoria, and has many local amenities nearby. Access via bike is even better, and Harbour Road intersects Esquimalt Road and Bay Street making it accessible from all areas of the CRD. The building provides unique and modern space, great parking, and a rooftop patio with second-to-none views of the harbor.

BUILDING

- Built in 2019 to LEED Gold certification
- Ground floor retail tenants include 9 Round Fitness and Edward Jones financial
- Moveable DIRT wall systems allowing for flexible floor plates
- 16 parking stalls available
- 3 ECV charging stalls
- Locker/shower room on the ground floor
- Rooftop patio: BBQ, putting green, living roof, and expansive views of inner harbor

LEASE AVAILABILITIES

2nd Floor	5,501 sf
3rd Floor	5,502 sf
Combined	11,003 sf

Either floor or Both floors can be leased

NET RATE

\$28.00 PSF

ADDITIONAL RENT

\$12.00 PSF (est. 2021)





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