

COMING SOON SUMMER 2026

FOR LEASE

4464

Markham Street

VICTORIA | BC



UVIC PROPERTIES

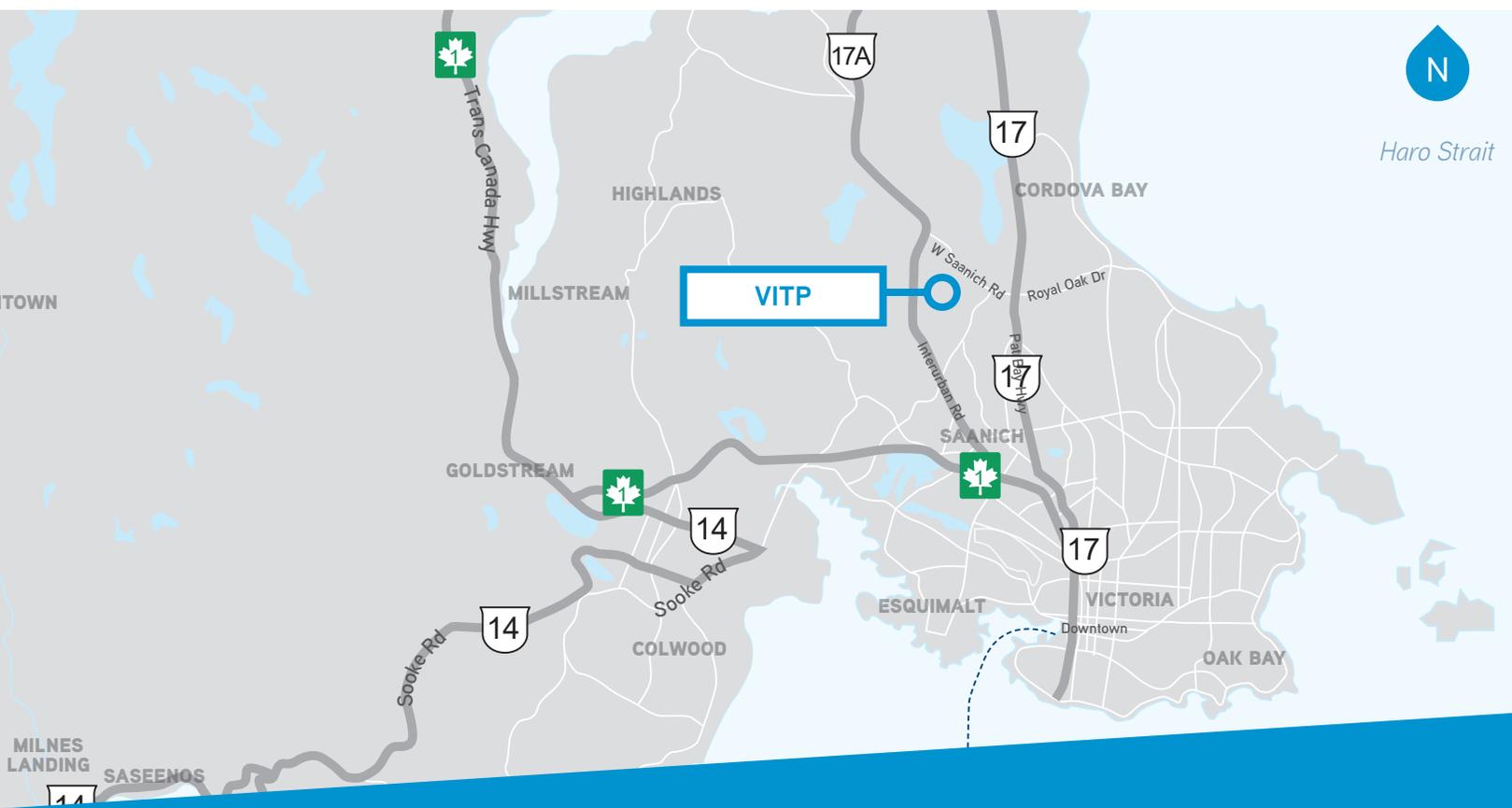
INTRODUCING "400 NORTH" AT VANCOUVER ISLAND TECHNOLOGY PARK

UVic Properties is proud to announce the construction of a new 45,000 SF service commercial industrial building at the Vancouver Island Technology Park. With the supply of industrial space at an all time low, this new multi-purpose facility will provide much needed opportunities for a wide range of uses including tech office, warehouse and light manufacturing facilities.

Colliers

With a flexible floor plate totalling 30,000 SF, plus potential for second floor office of up to 15,000 SF, 400 North can cater to users starting at 2,000 SF. Now anchored by Sure Grip Controls, 400 North has 15,000 SF remaining for lease.

Established in 2002, the Vancouver Island Technology Park (VITP) is the Capital Regional District's largest major centre for technology activity. Owned and operated by the University of Victoria, VITP boasts more than 190,000 SF of rentable area with even more future development potential of 200,000 SF including the construction of 400 North. VITP is located 10 km from Victoria's downtown core adjacent to Camosun College's Interurban Campus.



HISTORY

In August 2000, the BC government approved an \$11.9 million re-development of VITP. The re-development of the site was granted in an effort to help foster and further enhance the tech sector within the greater Victoria region. Through the extensive upgrades, VITP was transformed from its former institutional use to a LEED® Gold certified park for its cutting edge environmental and energy conscious design. Five years after VITP officially opened its doors, the Provincial Government approved the sale of the park from their real estate services arm to the now current owners, the University of Victoria.



PARK AMENITIES

Tenants of 400 North will have access to all of the amenities at VITP including:

-  24/7 security and CCTV monitoring
-  On-site fitness room/facilities
-  Boardroom and conference facilities
-  Modern building design
-  Secured bike storage and locker rentals
-  Shower facilities
-  Flexible floor plans
-  Ample surface parking
-  Walking/running trails and community garden

VITP TODAY

Today, at more than 190,000 square feet of current rentable area, VITP, a University of Victoria enterprise, is the largest centre of its kind on Vancouver Island. Profits also go back to the university to support its academic mission. The ownership of VITP enables the park to benefit from unique partnerships that links provincial, national and international resources with emerging or growing companies within VITP. The facility has also been an integral part in seeing the technology sector overtake tourism as Greater Victoria's largest private sector industry.

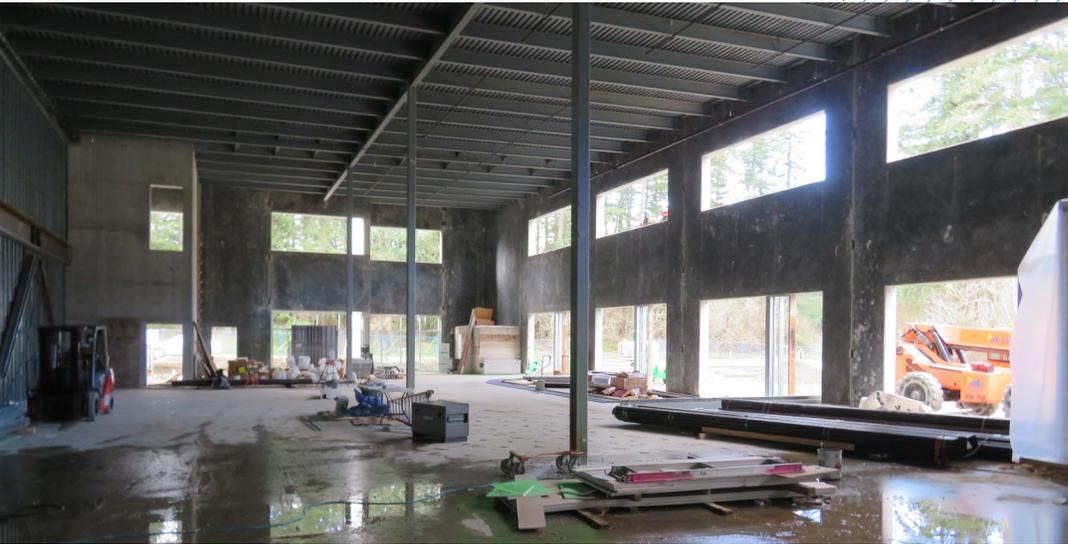
To ensure this continued growth within the region, VITP is focused on enhancing the creativity and productivity of its tenants by clustering fuel cell, new media, wireless, life science/biotech, ocean technology and ICT companies while also providing first class tenant amenities.

Net Rent	Starting at \$21.00 PSF
Op. Costs & Taxes	\$9.00 PSF (est. 2026)
Parking	\$79.00/stall per month, + applicable taxes
Term	+60 months
Available for Fixturing	July 2026

AVAILABLE SPACE

Starting at 2,000 SF and up to 15,000 SF for the entire building.





SITE PLAN



Tristan Spark

Vice President
250 414 8391
tristan.spark@colliers.com

Ty Whittaker

Personal Real Estate Corporation
Executive Vice President
250 414 8395
ty.whittaker@colliers.com



Colliers Victoria
1175 Douglas Street, Suite 1110
Victoria, BC | V8W 2E1
+1 250 388 6454
collierscanada.com

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