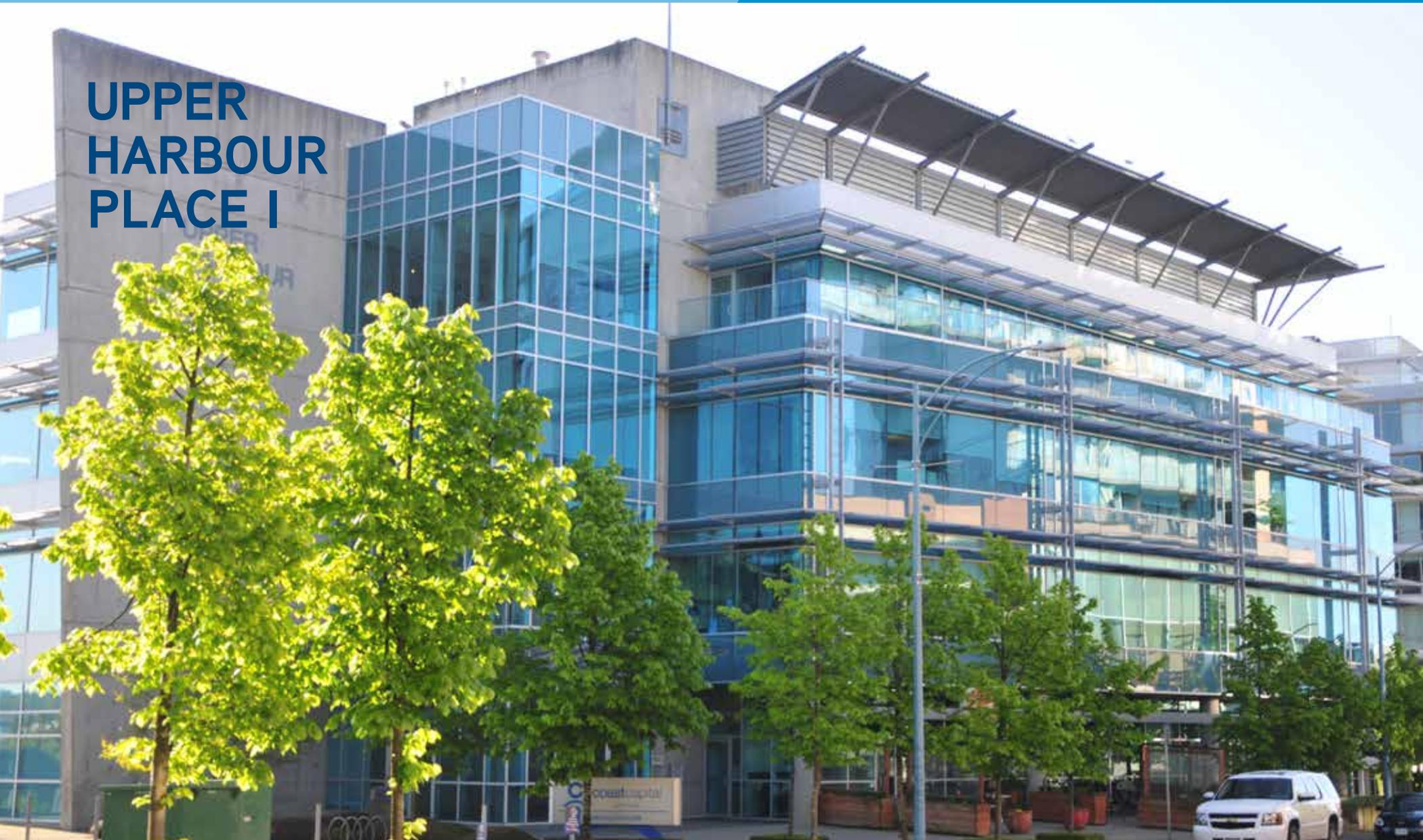


WATERFRONT OFFICE SPACE FOR LEASE

645 TYEE ROAD

UPPER HARBOUR PLACE I



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Upper Harbour Place Walk Score

- = **84** **Very Walkable**
Most errands can be accomplished on foot
- = **63** **Good Transit**
Many nearby public transit options
- = **100** **Biker's Paradise**
Flat as a pancake, excellent bike lanes



Upper Harbour Place Drive Times

Downtown	6 min.
Uptown	5 min.
Victoria Int'l Airport	28 min
Swartz Bay/Ferries	32 min.
Langford Centre	19 min.

- On-Site Fitness Facility (GoodLife Fitness)**
- Parking**
UHP 1 1/750 SF
UHP 2 1/1,000 SF
- Key Fob Access & Secured Parking**
- Bike Storage**
- Cafe in Building**
- Building Signage Available**

Upper Harbour Place consists of two award-winning Class A office and retail buildings in Victoria's Vic West neighbourhood. A catalyst for the redevelopment of the area, the buildings continue to contribute substantially to the architectural skyline of Victoria's Inner Harbour.

THE BUILDINGS

- > Award Winning architect designed modern glass & concrete construction
- > Attractive interior improvements
- > Floor-to-ceiling glazing
- > Exceptional waterfront location
- > Fully air-conditioned
- > Excellent on-site parking
- > Fibre optic cabling

CURRENT TENANTS



PHASE I - 645 TYEE ROAD

Area	Size	Basic Rent (PSF)	Operating Costs & Taxes (2018)	Details
Unit 200	4,393	\$25.00	\$17.65	High quality improved premises.
Unit 240	1,163	\$25.00	\$17.65	Move-in ready small office space with a highly efficient layout. Available Sept 1, 2018.



FROM TOP: Unit 110 interior // Unit 200 interior // Unit 110 boardroom



VIC WEST/ESQUIMALT

DOWNTOWN VICTORIA

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