



Price
Reduced



415 GORGE ROAD EAST | VICTORIA, BC

Centrally located office space

Central suburban location on Gorge Road East with excellent access to Esquimalt, Victoria West and the Downtown core. Exceptional accessibility to both of Victoria’s primary arteries, the Trans-Canada Highway and the Patricia Bay Highway.

PROPERTY FEATURES

- High ceilings
- Air conditioned
- Proximity to Selkirk Waterfront and major arteries
- Elevator Access
- Landlord inducement available
- New carpet throughout the suite

For Lease



Parking
On-site



Close to
Waterfront



Signage
Opportunities



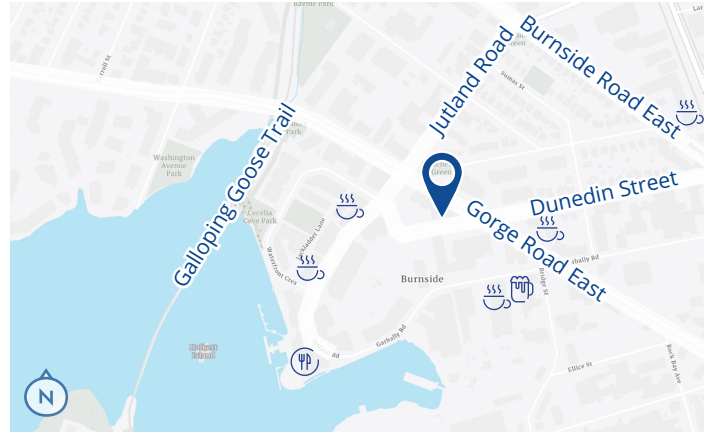
Central
Location

Gail Reaney

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Property Overview

Rentable Area	2,472 SF lower level
Reduced Asking Rent	\$12.00 PSF \$14.00 PSF
Operating Costs & Taxes	\$15.00 PSF (2025) <i>includes janitorial and hydro</i>
Total Monthly Rent	\$5,562 + GST
Available	Immediately
Parking	On-site secure parking \$150.00 per stall monthly



Location

415 Gorge Road East is located at the corner of Gorge Road East and Dunedin Road on the edge of the Selkirk Waterfront. The subject property is a two minute ride to the Galloping Goose Trail, the Gorge Rowing Club, and Glo Restaurant. Mayfair Shopping Centre and Uptown are minutes away and provide a variety of amenities including restaurants, banks, grocers and retail shopping.

94

Bike Score



74

Walk Score



66

Transit Score



Floorplan

