

# For Sale

Court Ordered  
Fully Leased  
Class AAA Office Building

# AVISON YOUNG

TERMINUS BUILDING  
2840 Peatt Road, Langford BC



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## Property Details

**Civic Address:** 2840 Peatt Road, Langford BC

**Building Name:** Terminus

**PID:** 031-308-767

**ZONING:** MU2

**YEAR BUILT:** 2021

**BUILDING HEIGHT:** 5 Storeys

**RENTABLE AREA:** 59,009 SF

**SITE AREA:** 24,563 SF

**OCCUPANCY:** 100%

**ASSESSED VALUE:** \$26,863,000

**TOTAL PARKING STALLS:** 153

**NOI:** Contact Listing Agents

**PURCHASE PRICE:** \$27,000,000

## Opportunity

Prominently located in downtown Langford, the Terminus is a 5 storey Class AAA office building with retail at grade. Built to LEED Gold standards 2021, the building is fully leased and combines modern West Coast architecture with innovative mass timber building technology.

The City of Langford is a vibrant and rapidly growing city on southern Vancouver Island. With a population of approximately 50,000, it is a key urban center in the West Shore region of Greater Victoria. The Terminus has served to attract top-tier tenants, offering prestige and best in-class amenities, catering to businesses that prioritize image, location, and operational efficiency.

## Features



Fully leased



Ample surface customer parking and generous underground parking



Electric vehicle charging on-site



Mass timber construction



Built 2021



Raised floor system



Outdoor patio space



End of trip amenities (secure bike storage and showers)



Geothermal heating and cooling



LEED registered



Dedicated signage



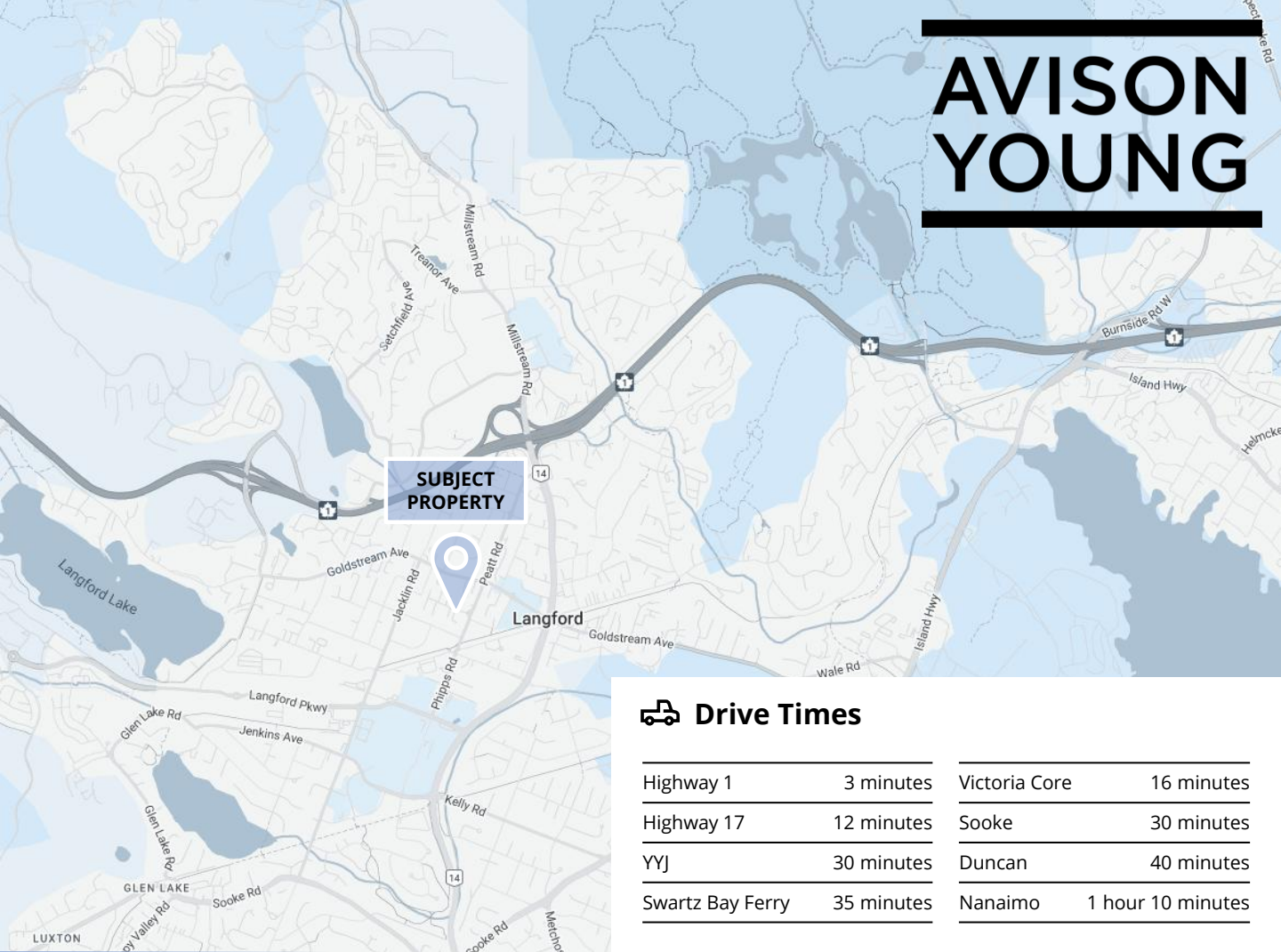
## Building Description

The Terminus on Peatt Road is ideally situated in the heart of Langford and represents a new standard for professional commercial space in the growing city. Completed in 2021, this modern building is a 5-storey, eco-friendly building and one of the first mass timber structures on Vancouver Island. The building features four storeys of dedicated professional office space over ground floor commercial space with flexible and expansive floor plates, contemporary aesthetics, and nicely improved premises that complement the wood tone interiors. The development benefits from plenty of nearby and onsite amenities, as well as sustainable clean air and energy initiatives including geothermal heating and cooling under raised floors.





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## 🚗 Drive Times

|                  |            |               |                   |
|------------------|------------|---------------|-------------------|
| Highway 1        | 3 minutes  | Victoria Core | 16 minutes        |
| Highway 17       | 12 minutes | Sooke         | 30 minutes        |
| YYJ              | 30 minutes | Duncan        | 40 minutes        |
| Swartz Bay Ferry | 35 minutes | Nanaimo       | 1 hour 10 minutes |

## Tenancy Summary

| Unit      | Tenant                          | Rentable Area | Expiry    |
|-----------|---------------------------------|---------------|-----------|
| 107       | F45 Training                    | 1,984         | 31-May-31 |
| 111       | Rhino Coffee House              | 2,071         | 31-Dec-31 |
| 115       | Kazumi                          | 800.55        | 31-Oct-31 |
| 211       | Langford Business Centre        | 12,619.90     | 28-Feb-34 |
| 301       | RBC Wealth                      | 3,281         | 31-Aug-31 |
| 307       | BMT Canada Ltd.                 | 3,560.82      | 31-May-31 |
| 311       | Falcon Software                 | 2,013         | 30-Jun-31 |
| 315 & 317 | Union Architecture              | 3,711.90      | 31-Mar-29 |
| 323       | Right Fit Clinic                | 1,210.36      | 30-Sep-34 |
| 407       | Schibli Stedman King            | 4,091.10      | 30-Apr-33 |
| 415       | Fernhill Financial              | 3,313.10      | 31-Mar-32 |
| 419       | Canadian Food Inspection Agency | 6,285.05      | 30-Jun-35 |
| 507       | Cambridge Mercantile Corp.      | 3,723         | 28-Feb-29 |
| 515       | Bentley Siu Redmond             | 3,562         | 31-Oct-31 |
| 519       | World Financial Group           | 1,775.40      | 31-May-32 |
| 523       | PerCuro Clinical Research       | 1,586.80      | 31-Mar-32 |
| 527       | SMcN Consulting                 | 2,759.60      | 30-Apr-29 |

## Offer Process

Prospective Buyers are invited to submit offers to purchase through the listing agents for consideration by the Seller. Offers will be considered on a first come, first serve basis, and shall include the Seller's Schedule A to the Contract of Purchase and Sale and be subject to court approval. To receive access to the Avison Young virtual data room, please request a Non-Disclosure Agreement from the listing agents.



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