

# For Sale

Court Ordered  
Fully Leased  
Class AAA Office Building

**AVISON  
YOUNG**

TERMINUS BUILDING  
2840 Peatt Road, Langford BC



**Amanda Neal**  
Personal Real Estate Corporation  
Senior Vice President  
C 250 661 3227  
amanda.neal@avisonyoung.com

**Dave Bornhold**  
Personal Real Estate Corporation  
Senior Vice President  
C 250 686 2988  
dave.bornhold@avisonyoung.com

**Avison Young**  
AY Victoria Realty Ltd.  
888 View Street, Victoria BC  
T 250 382 3400  
avisonyoung.ca



## 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

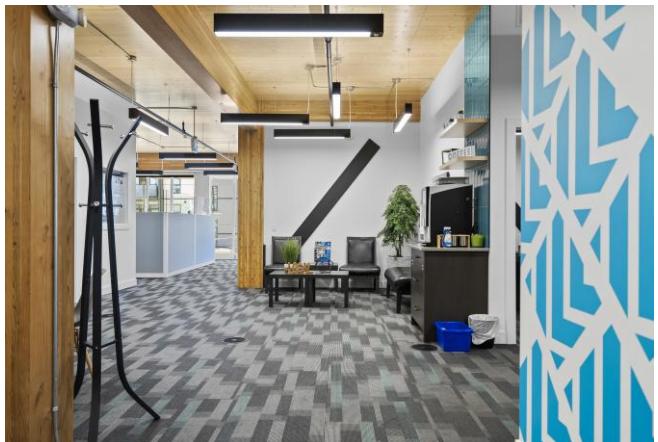
## Opportunity

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.

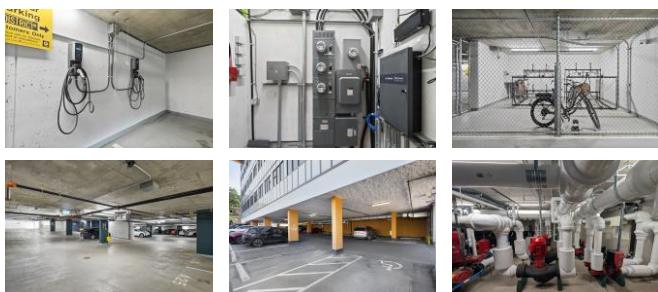
## Features

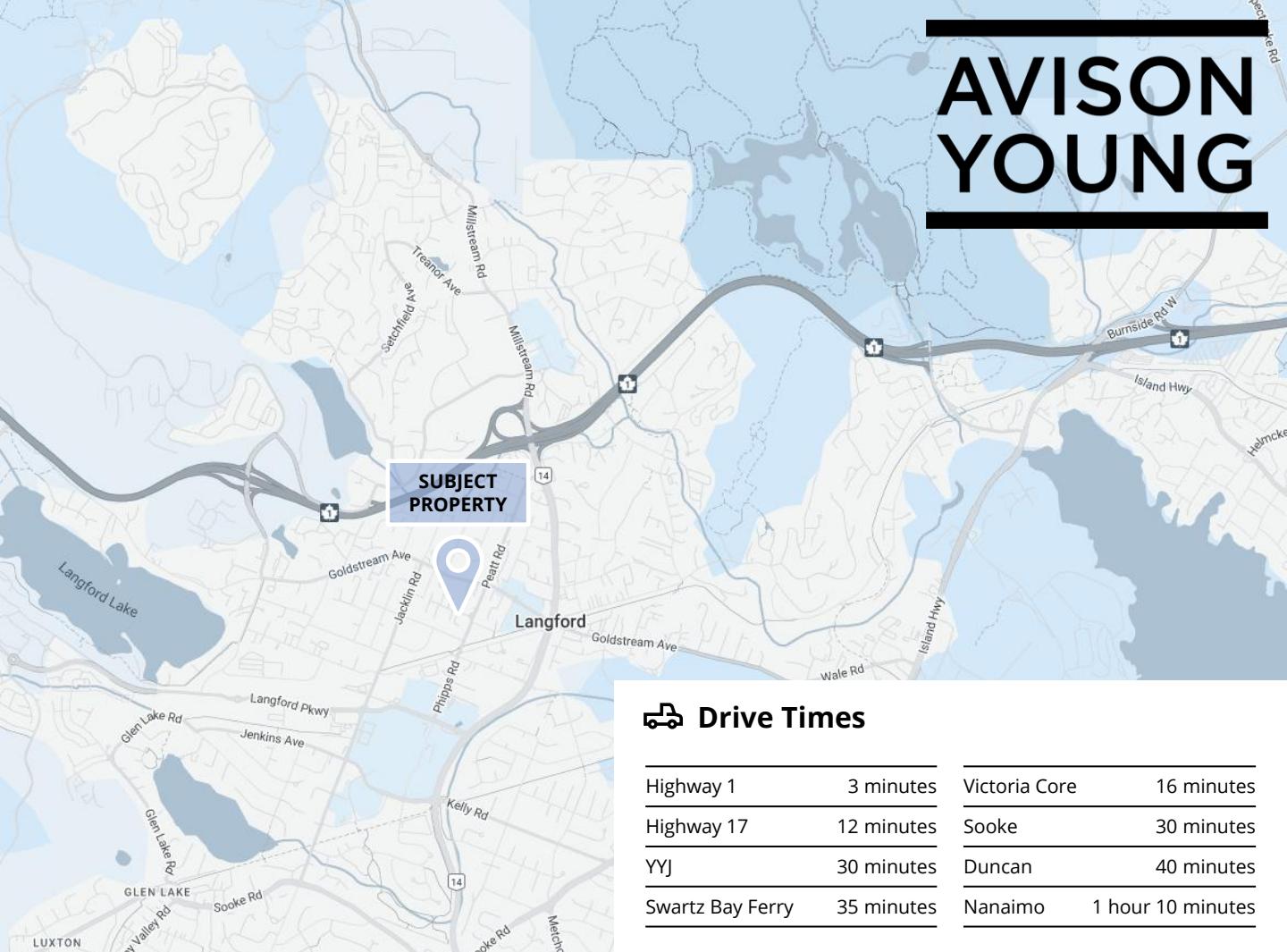
- Fully leased
- Ample surface customer parking and generous underground parking
- Electric vehicle charging on-site
- Mass timber construction
- Built 2021
- Raised floor system
- Outdoor patio space
- End of trip amenities (secure bike storage and showers)
- Geothermal heating and cooling
- LEED registered
- 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.





## 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	Schibl 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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