

Gateway Tech Park: Energized For Innovation

2261 Keating Cross Road | Saanichton, BC

Contact Us

Jeff Lougheed Vice President 250 386 0001 jeff.lougheed@cbre.com

Andrea Teahen

Senior Associate 250 813 3377 andrea.teahen@cbre.com

Gateway Tech Park: Your Space, Your Way.

2261 Keating Cross Road is located in Victoria's Keating Cross Business District, a growing hub for innovation and commerce on southern Vancouver Island. Gateway Tech Park is a master-planned business and technology campus designed to support high-performance office, industrial, and professional service tenants.

With over 180,000 SF of space across multiple buildings, Gateway Tech Park offers modern infrastructure and amenities including fiber-optic connectivity, backup power systems, and secure on-site parking. Gateway Tech Park is home to a diverse mix of companies ranging from established firms to emerging startups, including BC Emergency Health Services, all benefiting from its proximity to Victoria International Airport, BC Ferries, and the Patricia Bay Highway. Further enhancing accessibility, the newly built Keating Overpass offers easy and convenient access to Gateway Tech Park.

Surrounded by natural landscapes and minutes from Brentwood Bay and Saanichton - Gateway Tech Park combines accessibility, functionality, and a serene work environment - making it one of Vancouver Island's most attractive locations for forward-thinking businesses.

Highlights



Abundance of natural light



Easily accessible via the Keating Overpass plus 3 level on-site parkade (582 stalls) included



Existing back up power supply



Dog friendly with a dog park & walking path adjacent to the property



Flexible commercial zoning with expansive permitted uses



Drive Times



12 MIN to Victoria nternational Airpor

20 MIN
to Downtown Victoria





Spaces Designed with Flexibility in Mind

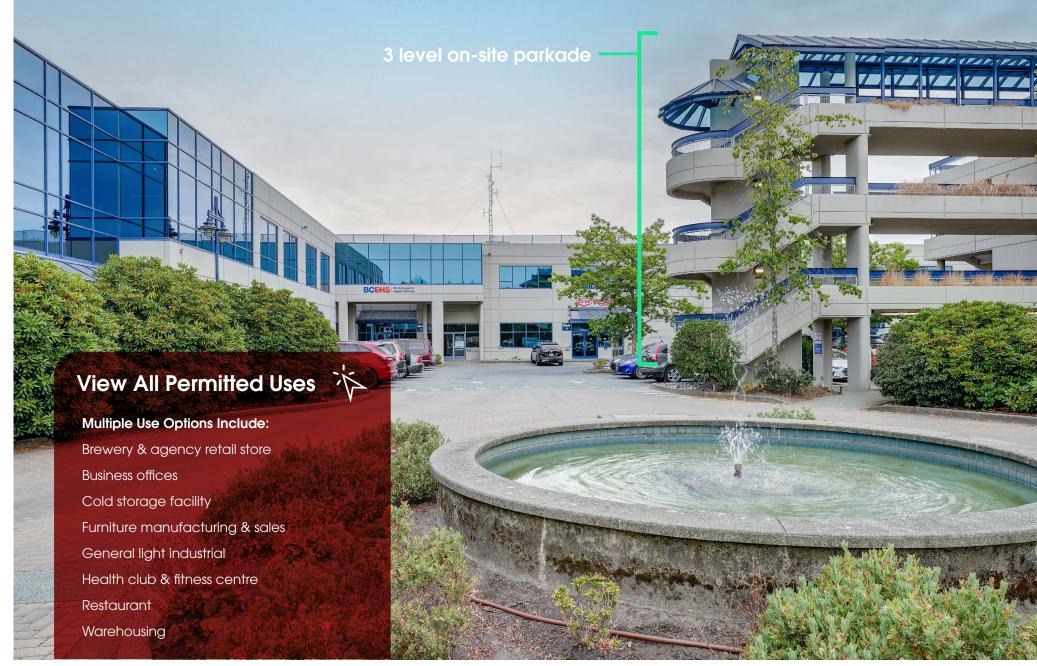
Details

Address	2261 Keating Cross Road
Ground Floor	
Unit 1D002	3,594 SF
Unit 1E001	Flexible sizes up to 11,908 SF
Second Floor	
Unit 2E001	Flexible sizes up to 11,938 SF
Total Available	27,440 SF
Lease Rate	\$20.00 PSF
Additional Rent	\$7.60 PSF
Zoning	CD-1 Comprehensive Development Zone 1

Flexible Unit Sizes: Starting at 3,594 SF

Invest in Your Space: Generous Tenant Improvement Allowances provided by the landlord for leases of five (5) years or more.

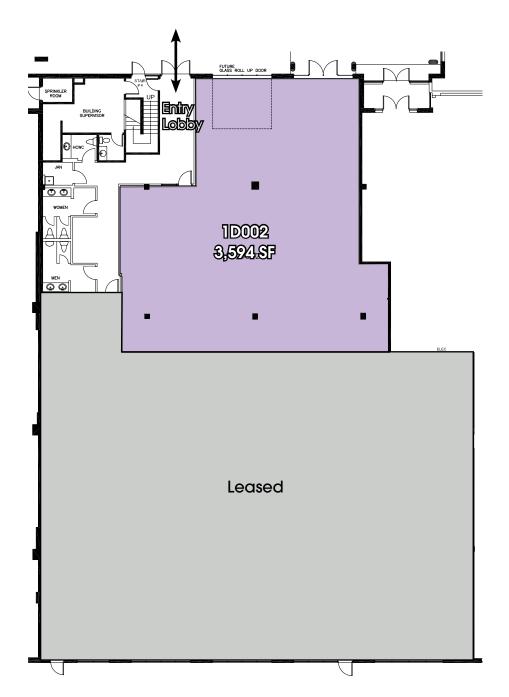
Customize Your Space: Build to suite - the landlord can provide turnkey construction services









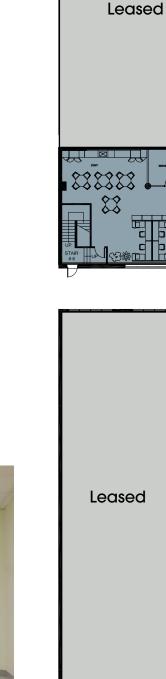


Building D

GROUND FLOOR UNIT 1D002

TOTAL AVAILABLE 3,594 SF

- 1D002
 - Shared common washrooms
 - Versatile floor layouts available to suit tenant needs



Building E

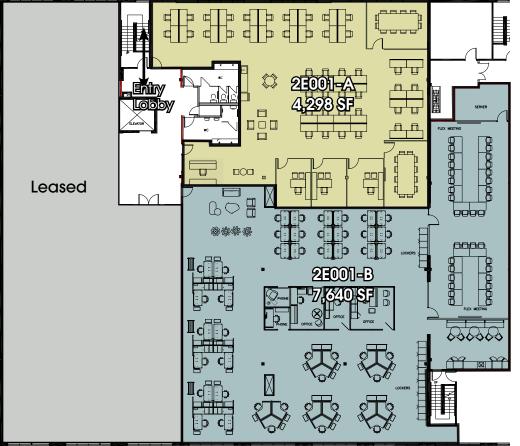
SPRINGER ROOM

Demise Options

GROUND FLOOR UNIT 1E001

FLEXIBLE SIZES UP TO 11,908 SF

- 1E001-A 5,384 SF
- 1E001-B 6,280 SF



Entity Lobby

2ND FLOOR 2E001

FLEXIBLE SIZES UP TO 11,938 SF

- 2E001-A 4,298 SF
- 2E001-B 7,640 SF





In the Heart of the Peninsula

5 Minute Walk



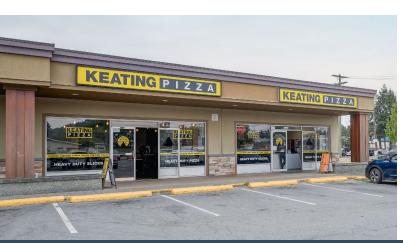
Anytime Fitness



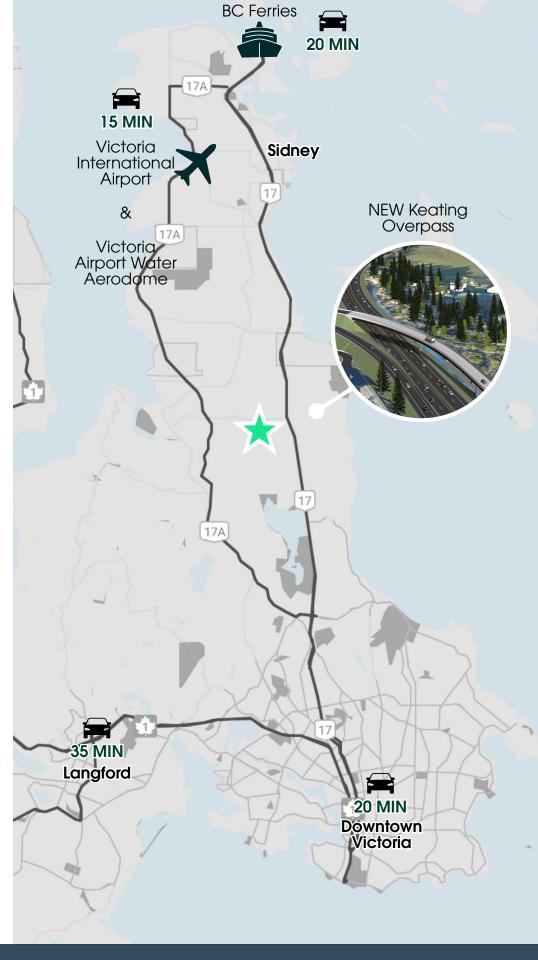
RockCoast Confections
Category 12 Brewing
Keating Pizza
Adriana's The Whole Enchilada
Subway
Keating Coffee
Greek n Go



For Pet's Sake
Rebellion Barbershop
Cridge Family Pharmacy
Peninsula Co-op Food Centre
Bud's Cannabis
Foggy's Vapor









Gateway Tech Park: Energized For Innovation

2261 Keating Cross Road | Saanichton, BC

Contact Us

Jeff Lougheed Vice President 250 386 0001 jeff.lougheed@cbre.com Andrea Teahen Senior Associate 250 813 3377 andrea.teahen@cbre.com

CBRE Limited | www.cbrevictoria.com | 110-800 Yates Street, Victoria BC, V8W 1L8 | 250 386 0000



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility of liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All RightsReserved.