



3021 SHAKESPEARE STREET, VICTORIA, BC

For Lease

Prime Suburban Office Space

Colliers is pleased to bring to market two office units in the newly renovated 3021 Shakespeare Street. Adjacent to Hillside Mall, 3021 Shakespeare offers exceptional visibility while its side street frontage allows for easy access for both staff and clientele.

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The Property



6 customer parking stalls on-site



Secure heated bike room for tenants



Building seismically upgraded



Fantastic new glazing

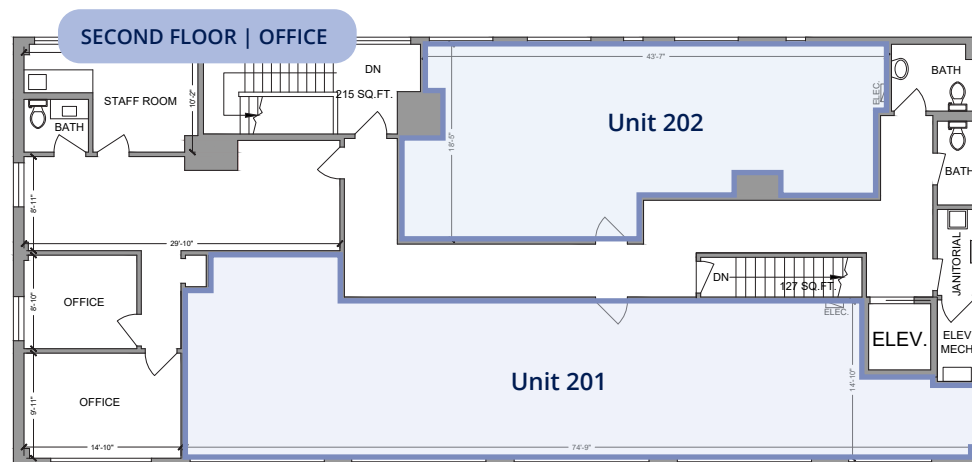


Signage opportunities



New elevator and wheelchair accessible

This newly renovated building has undergone a complete retrofit to the interior and exterior. Including the addition of an elevator, HVAC, refreshed facade, and new shared bicycle room. The units will be delivered in shell condition to offer tenants the opportunity to customize the unit to their needs. **Tenant Improvement packages will be available to qualified tenants leasing the office units for lease terms of 5 to 10 years, with allowances ranging from \$40 to \$60/SF.**



Unit 201 Size
1,283 SF

Unit 202 Size
840 SF

Net Rent
\$26.00 PSF

Additional Rent
\$18.00 PSF
(Unit hydro separate)

*Each second floor office unit features 1 reserved parking stall, at no extra charge.
Up to 3 additional reserved parking stalls are available for \$175/month.*

Location Overview



Nearby Amenities

1. **Hillside Shopping Centre** 240 m | 2 min drive
2. **Shelbourne Plaza** 1.8 km | 5 min drive
3. **Royal Jubilee Hospital** 1.9 km | 5 min drive
4. **Camosun College** 1.9 km | 5 min drive



These units have the unique benefit of being just steps from top retailers including but not limited to: Thrifty Foods, Canadian Tire, Walmart, Shoppers Drug Mart, and McDonalds, in one of Victoria's most active retail and residential corridors. Surrounded by established neighborhoods, transit routes, and major retailers, the location offers excellent accessibility and consistent foot traffic.

92

WALK SCORE
Walker's Paradise

70

TRANSIT SCORE
Excellent Transit

87

BIKE SCORE
Very Bikeable



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FOR MORE INFORMATION, PLEASE CONTACT:

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