



coolaid.

Crosstown



65 underground parking stalls
and 10 surface stalls exclusively
for the commercial occupants

Commercial space *for lease*

552 – 568 Burnside Road East | Victoria, BC

A newly completed mixed-use development at 568 Burnside Road East that encompasses a six-storey building including +/- 32,000 SF of commercial space, daycare and office space, 154 affordable rental apartments – including 54 supportive housing units – and two levels of underground parking.

Incorporated into the overall development are the YMCA/YWCA of Vancouver Island Childcare, an artist in-residence program, the Dr. Joe Haegart community health centre, and a pharmacy.

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The Opportunity

Crosstown combines affordable rental units for working families, seniors and singles with a mix of incomes—providing an opportunity for a range of retail, office, and personal service providers including daycare, non profits, medical, pharmacy, health and wellness, fitness, tech and even light assembly.



Unit	Area (SF)	Comments	Base Rate	Additional Rent
CRU 1 A*	±1,515	LEASED		\$16.61/SF estimated (20256)
CRU 1 B*	± 919	In-line unit with excellent frontage	\$35.00 PSF	
CRU 2*	± 884	End cap corner unit with frontage along Burnside Road E	\$35.00 PSF	
CRU 4	± 2,778	In-line plaza unit, with patio potential	\$28.00 PSF	
Office	± 3,770	Second floor	\$28.00 PSF	

Note: Landlord will charge rent on usable areas, as no gross up applies

*CRUs 1B & 2 can be combined for a total of ± 1,803 SF

Site Plans

Ground Floor

Retail



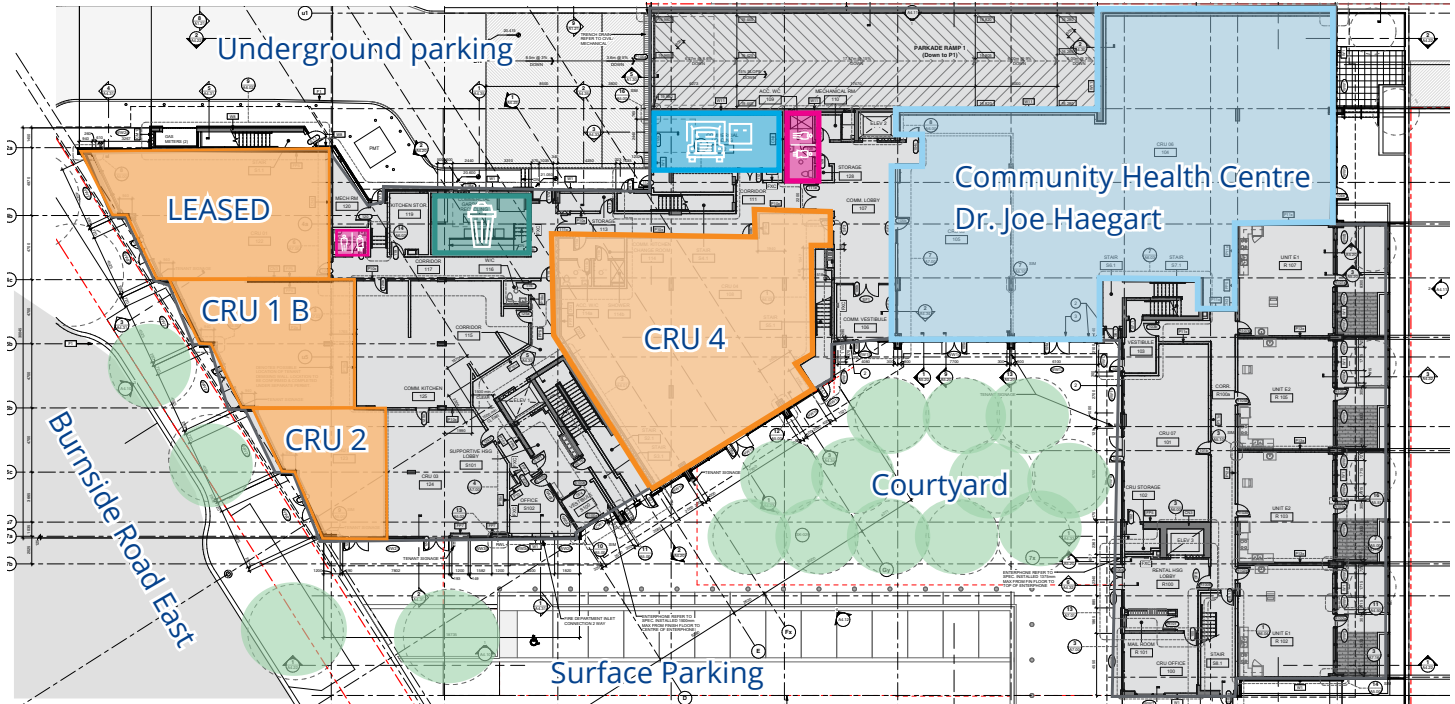
Common area washrooms



Commercial garbage



Commercial loading



Second Floor

Office

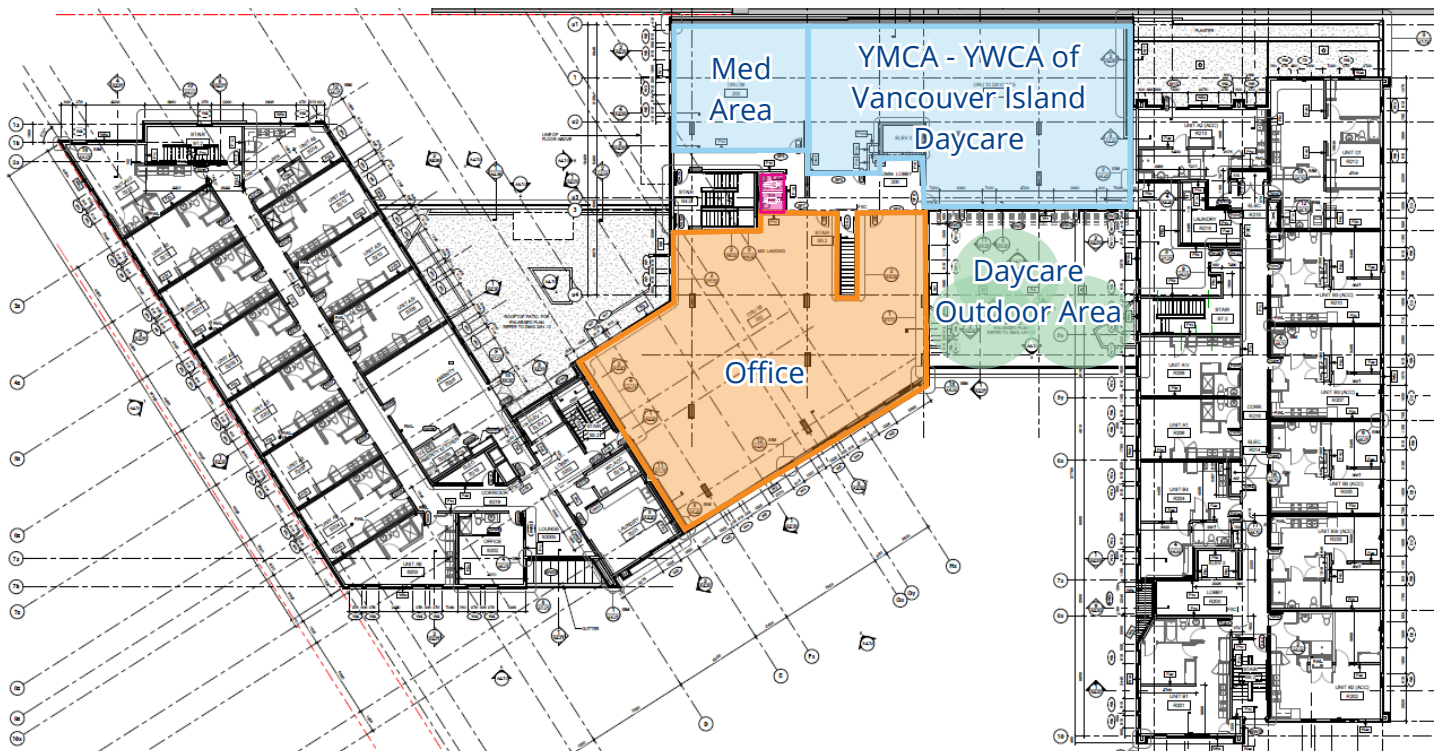


Photo Gallery



CRU 2, 3 & Surface Parking



Lobby & End-of-Trip Facilities



Courtyard and CRU 4



Community Health Centre & Daycare Tenant



CRU Units 1A, 1B, & 2

The Location



Crosstown | 568 Burnside Road East



Bus stop



Highway

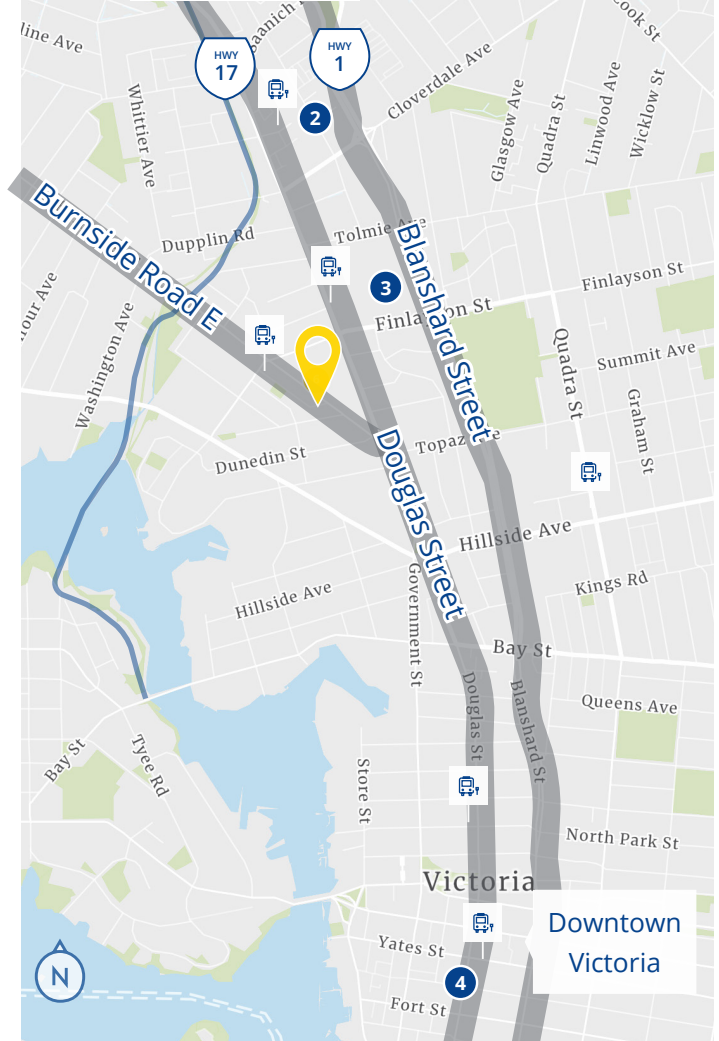


Main Arterial / Highway

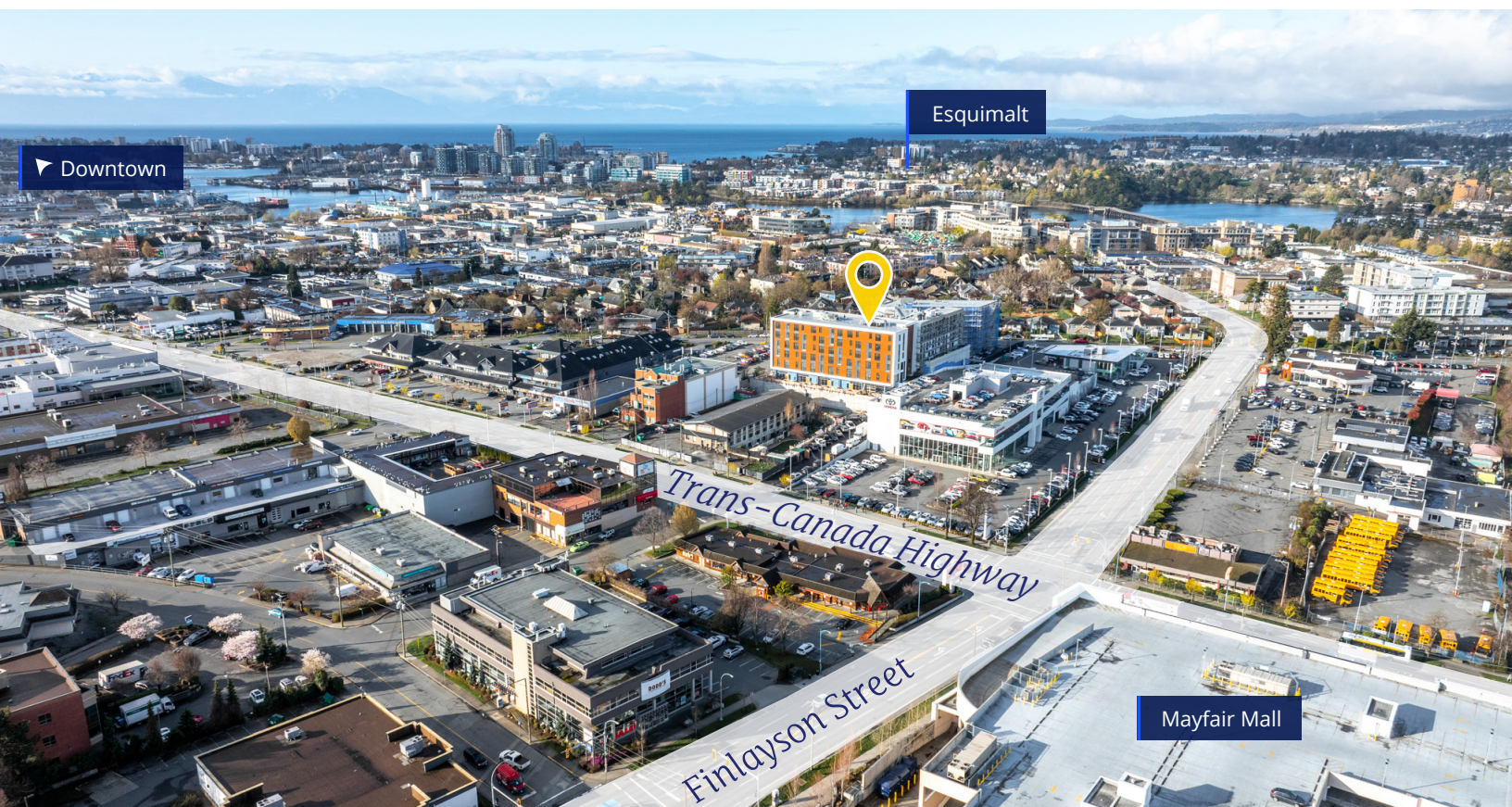


Galloping Goose Trail

1	Tillicum Shopping Centre	5 min 2.5 km
2	Uptown Shopping Centre	7 min 2.2 km
3	Mayfair Mall	2 min 500 m
4	Downtown Victoria	6 min 2.2 km



Crosstown is ideally situated in the heart of Greater Victoria, flanked by two major commuter routes – Douglas Street and Burnside Road East. This central location provides ease of accessibility to pedestrians, cyclists, transit riders, and drivers alike.





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