



Be Part of Vancouver Island's Growing Tech Community

FOR LEASE | Marine Technology Centre 9865 West Saanich Road, Victoria | BC

The Marine Technology Center (MTC) is a 40,000-square-foot facility located on 17 acres in North Saanich adjacent to the Victoria International Airport. Owned and operated by UVic since 1994, the MTC provides an integral role in promoting marine technology and other high tech uses within Greater Victoria.

Property Highlights

- Zoned for light industrial, education and research facility uses
- Excellent opportunity for marine, oceanographic, environmental, research and other technology focused tenants
- Affordable and efficient space with one of the most scenic views in the Capital Regional District

Starting from:

\$15.00 /SF/annum (net)

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FOR LEASE | Marine Technology Centre

Location

Overlooking scenic Patricia Bay, the MTC is set amongst the federal government's Institute of Ocean Sciences (IOS) properties and directly adjacent to the Victoria International Airport. Along with immediate service to marine and air transport hubs, the MTC is also a short 5 minute drive to the Pat Bay Highway (Highway 17) which is the main arterial route to downtown Victoria and northern Vancouver Island.

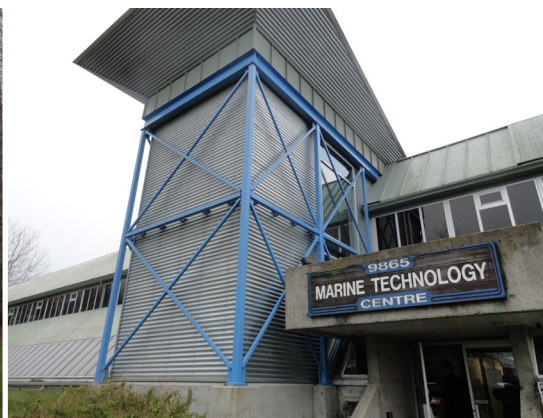
For additional information about the property please visit: www.marinetechcentre.ca

Availability

Suite	Available Space (SF)	Description
212	593	• Second floor office
213	1,878	• Second floor office

Current Tenants Include

- NEPTUNE Canada
- VENUS Canada
- Canadian Scientific Submersible Facility (CSSF)
- ENEFEN
- UVIC Ocean Technology Laboratory (OTL)
- School of Earth and Ocean Sciences (SEOS)



Property Features

- Newly improved office, lab, light industrial and research space
- Excellent tenant mix featuring both public and private entities
- 24/7 security surveillance and patrol
- Both Shaw and Telus offer IP to MTC
- On-site professional management
- Access to IOS wharf and launch sites
- On-site storage capabilities and test tank facility
- Ample on-site parking for tenants and visitors
- On-site shower and change facilities
- Unsurpassed ocean views
- Nearby cafes and eateries

Net Rental Rate:

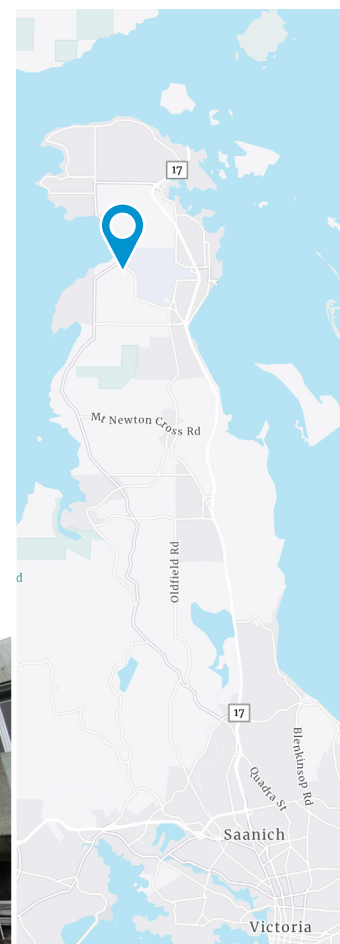
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Operating Costs & Taxes:

\$8.31 /SF (est. 2026)

Tenant Inducements:

Available to qualified tenants on a negotiable basis



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