

# Gateway Tech Park

2261 Keating Cross Road  
VICTORIA | BC

FIRST CLASS SUBURBAN OFFICE

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Gateway Tech Park is Victoria's largest and most successful business park, only a 20-minute drive from Downtown Victoria and a 10-minute drive to Victoria International Airport and BC Ferries terminal.

An integral part of the Keating Cross Business District, Gateway Tech Park will be the most sought after office opportunity in the district offering up to 31,000 SF of the total 180,575 SF office space. Designed with the tech industry in mind, Gateway Tech Park is an unbeatable offering in a highly accessible sought after area.

## PROPERTY HIGHLIGHTS |



Three sources of fiber connectivity



Back-up generator for entire facility



Large open floor plates



Secure free on-site parking, 1 stall per 312 SF leased



Separate professional entrance available for each unit



Modern concrete and glass construction



Existing improvements in place



End of trip bicycle storage available



On-site Landlord manager



Impeccably maintained



## OFFICE FEATURES |



Furniture



Kitchen Facilities



Meeting Room



Modern  
Building Design



582 On-site  
Parking Stalls



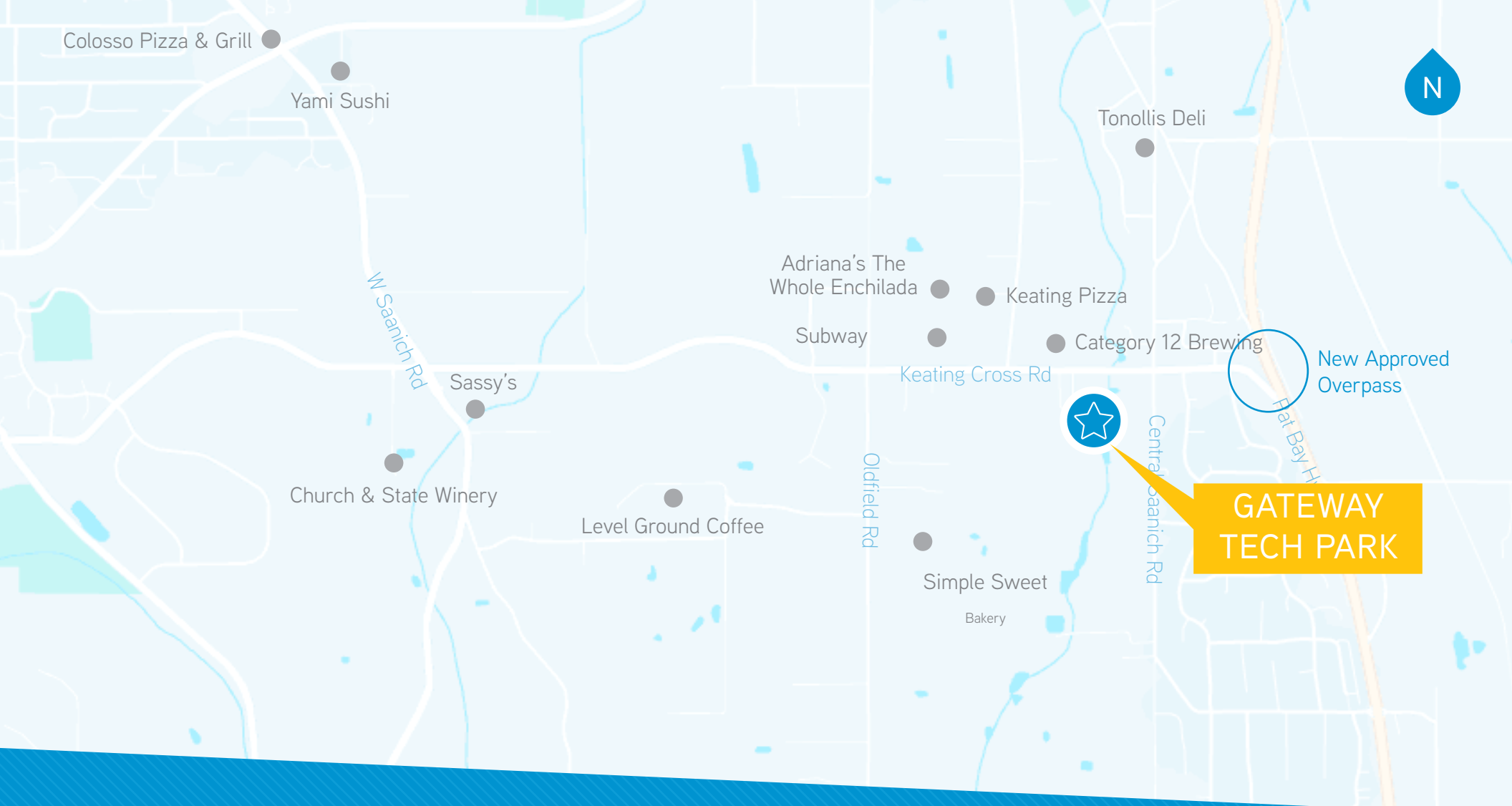
Anytime Fitness  
Located on Site

## AVAILABLE AREA |

Main	8,575 SF
Main	7,333 SF
Lower Main	12,000 SF
Main (former Cafe)	3,630 SF
Total Available	31,538 SF

## RENTAL RATES |

Rates	Contact agents for rental rates
Additional Rent	\$6.29 PSF per annum (est. 2019), excluding utilities
Improvement Allowance	The landlord will provide a tenant improvement allowance for leases with a term of five (5) years or greater for shell space.



## THE LOCATION |

Ideally located in the Keating Cross Business District, 15 kilometers north of the City of Victoria along the Patricia Bay Highway corridor, providing excellent connectivity to southern Vancouver Island and the Greater Victoria Area. Just minutes to Brentwood Bay and Saanichton offering a variety of commercial and retail amenities. Gateway Tech Park backs onto lush rolling farmland and a natural woodland stream, this property is situated in one of the most pristine settings imaginable.



Bike Score  
100



Transport Score  
65



Walk Score  
90

## NEW APPROVED OVERPASS |

New \$44M overpass coming to Keating Cross Road on Pat Bay Highway. The new overpass at Keating Cross Road will allow drivers who are travelling northbound on the highway to access the popular street without having to turn left across high-speed traffic. The highway upgrade will also include a realigned southbound on-ramp for travellers heading into Victoria from further up the Island.

## DRIVE TIMES |

SAANICH	12 mins
VICTORIA AIRPORT	13 mins
BC FERRIES	14 mins
DOWNTOWN VICTORIA	20 mins
BRENTWOOD BAY & SAANICHTON	6 mins



13 min. drive to Victoria Int'l Airport



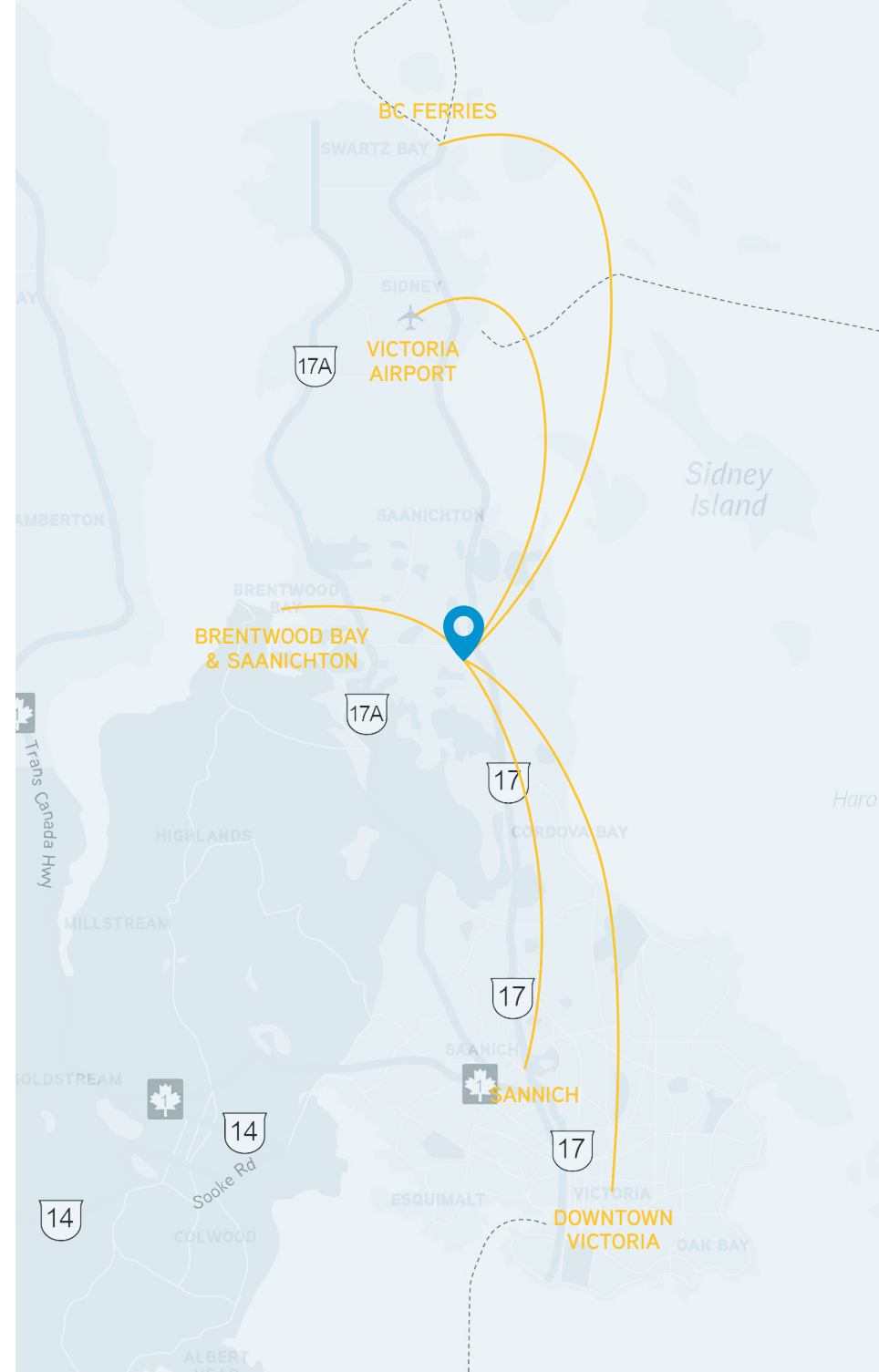
Equal driving time to Downtown Victoria & Langford (20 min.)



Just off the Lochside Trail multi-use bike path



Convenient highway access (new interchange)







## COMMUNITY |

Your office should be more than just a place to work—it should enhance the lifestyle of you and your employees, and contribute to the creation of a culture and community that people love. Build on a larger community already within the Gateway Tech Park and join other successful companies like:





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