

# *Modern & Flexible Strata Office Units*

4346 WEST SHORE PARKWAY, LANGFORD

*The* **Offices**  
at WEST SHORE BUSINESS PARK

*For Sale*



**WILLIAM | WRIGHT**  
Commercial Real Estate Services

*The*  
**Offices**  
*at* WEST SHORE BUSINESS PARK





## Opportunity

Introducing an exceptional opportunity to acquire strata office units in Langford, British Columbia. The Offices at West Shore Business Park are comprised of twenty-two strata office units built by Eagle Builders.

This stunning five-story building offers a modern and sleek design, functional layouts, and floor to ceiling glazing in select units that capture breathtaking views of Langford, Colwood, the Strait of Juan de Fuca, and the Olympics Mountains.

This impressive development offers a range of office spaces, each thoughtfully designed to maximize natural light and space. The building's amenities include high-speed internet, ample parking, and a secure entry system. The strata units are suitable for various uses, including professional offices, medical clinics, and other commercial services.



## Property Features

### AMPLE PARKING

LCP stalls sold with each unit

### COMMON AREA WASHROOMS

Two common area washrooms per floor (2-piece)

### CEILING HEIGHT

Floors 1-4: 11' 10"

Floor 5: 11' 10" - 12' 7"

### HVAC

VRF heating and cooling system with one panel installed in each space, additional lines available for zoning

### POWER

100 Amp, 3 phase panels to each Strata Lot

### GLAZING

1" sealed units, 6mm grey tempered on 6mm cleared tempered low, SN68 Argon filled

### WATER

1" water supply to each Strata Lot

### TI BUILDOUT

Vendor can provide units as shell space, partially or fully built-out (turnkey)





## *Benefits to Owning Vs. Leasing*

1

### **BUILD EQUITY**

As you pay down your mortgage, you build equity in the property. This equity can be used as collateral to obtain financing for other investments or to expand your business. Purchasing can also help you build wealth separate from your operating company.

2

### **CREATE LONG TERM VALUE**

A well-financed property purchase can free up working capital by reducing your monthly outlay for rent. The difference can be used to build your business. Leasing, on the other hand, provides no long-term investment potential and does not appreciate in value.

3

### **CONTROL THE FUTURE**

Be in control of your future, have the ability to make changes and improvements to suit your business needs. You can sell the property or lease it out if your business plans change/evolve.

4

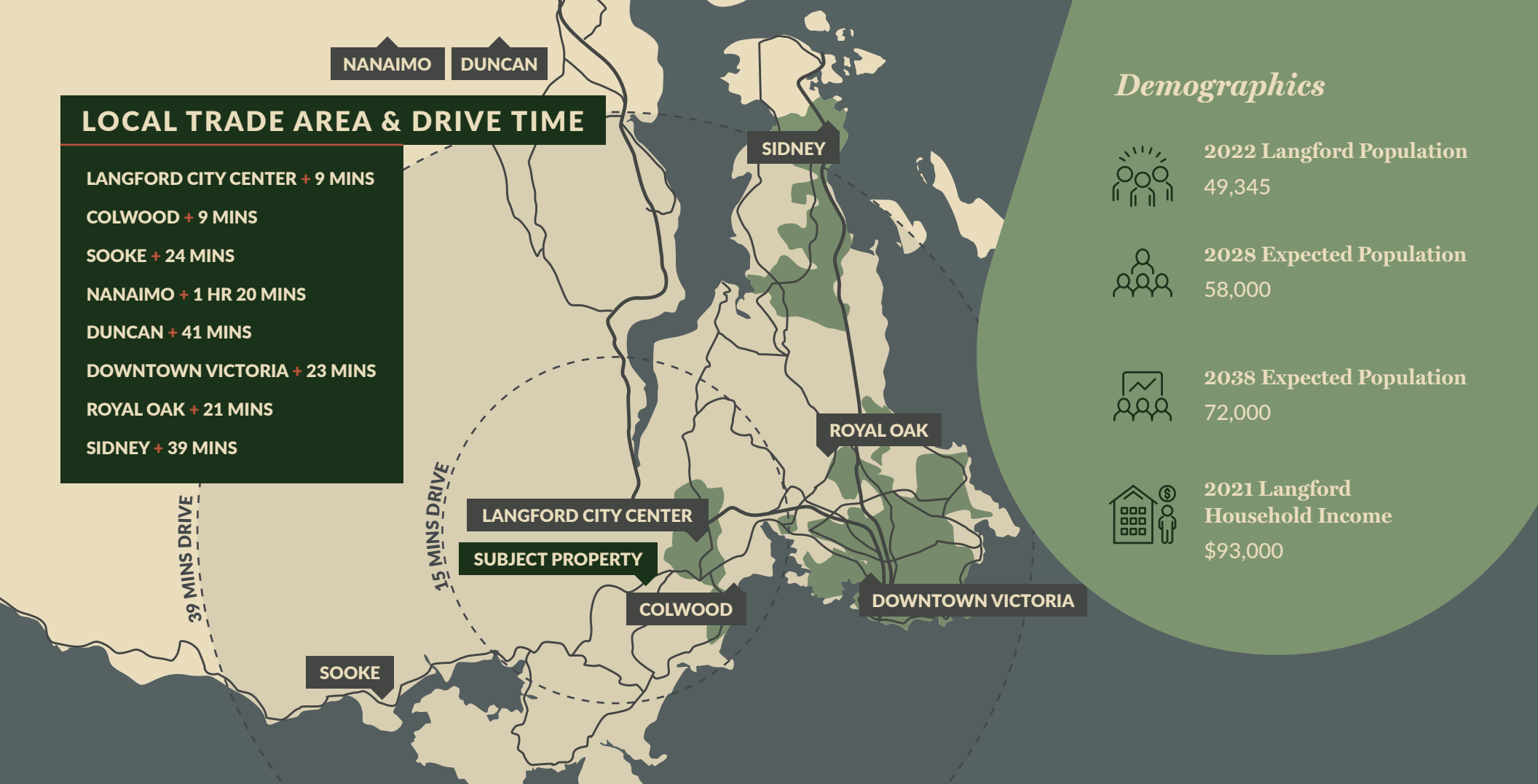
### **AVOID LANDLORD HASSLES**

If running every aspect of your business without potential limits, restrictions and rent increases is important to you, then you might want to buy a commercial space.

5

### **TAX ADVANTAGES**

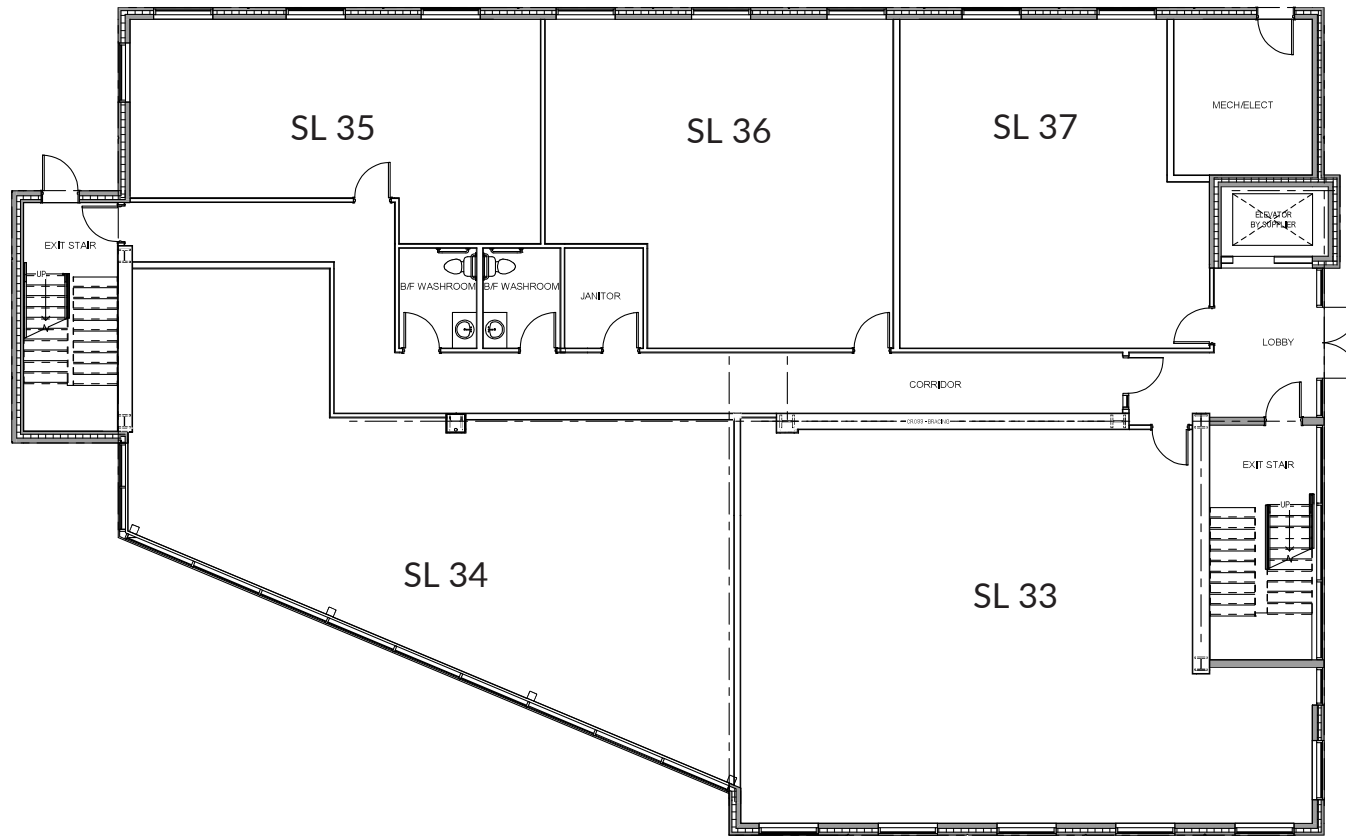
Owning commercial real estate provides several tax advantages, including the ability to deduct property taxes, mortgage interest, and depreciation. Leasing does not offer these tax benefits.



**LANGFORD**

The City of Langford is a bustling community nestled in the foothills of Mount Finlayson and continues to grow with new developments of all different asset classes. Langford is one of several West Shore municipalities and borders the District of Metchosin, the City of Colwood, the Town of View Royal, the District of Highlands, and the Juan de Fuca Electoral Area of the Capital Regional District (CRD). It is the commercial centre of the West Shore and features many of the amenities that neighbouring municipal residents seek. To become West Shore’s business heart, Langford has attracted large retail and wholesale stores, light industrial companies, and dozens of small businesses. With a streamlined re-zoning process and ever-growing consumer market, Langford is the fastest growing city in Canada.

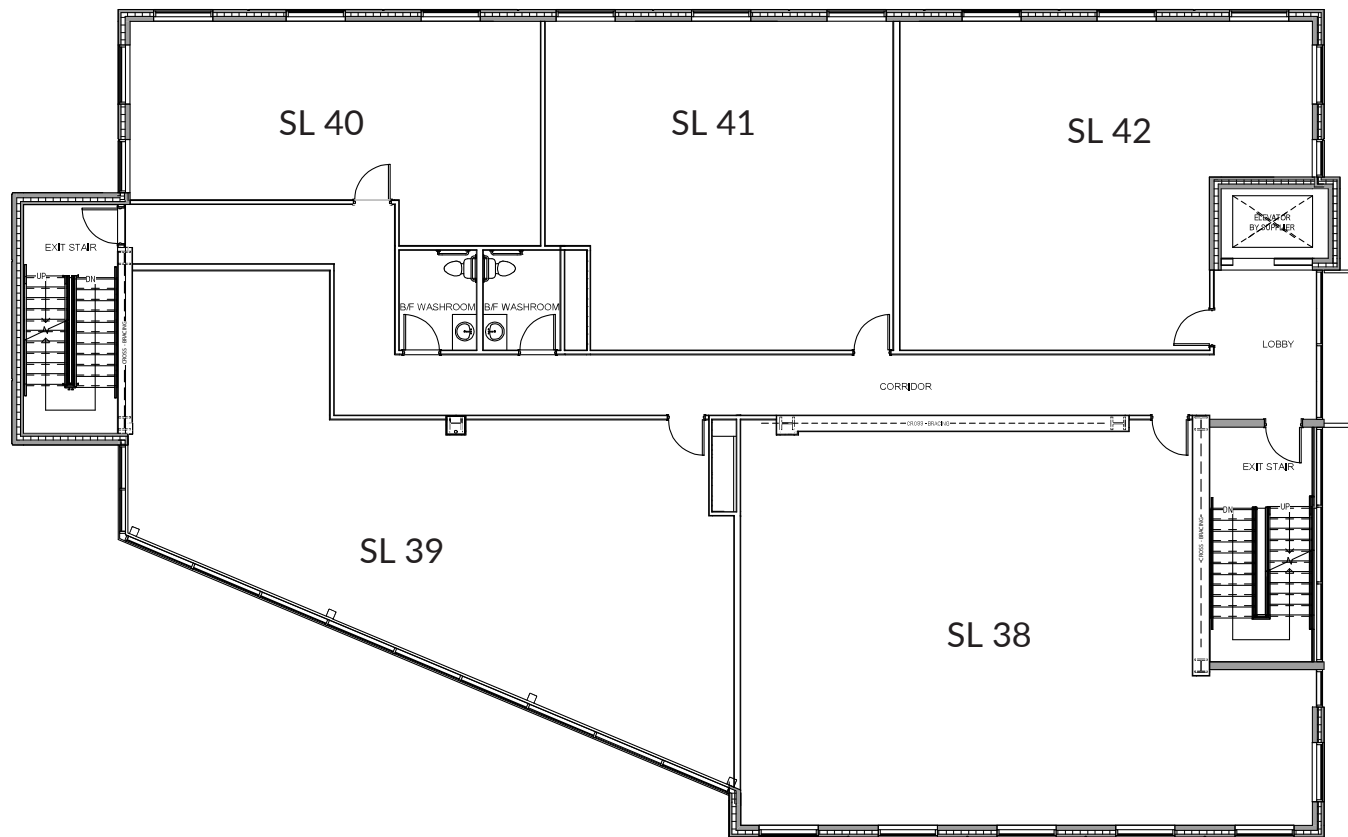




## Level One

Level One Availability				
Strata Lot #	Facing	Attributes	Parking	Unit Area
SL33	NE	Corner Unit	3	1409
SL34	SE	Corner Unit, Exterior Glazing Wall	3	1244
SL35	SW	Corner Unit	1	570
SL36	W	Interior Unit	1	741
SL37	W	Interior	1	678

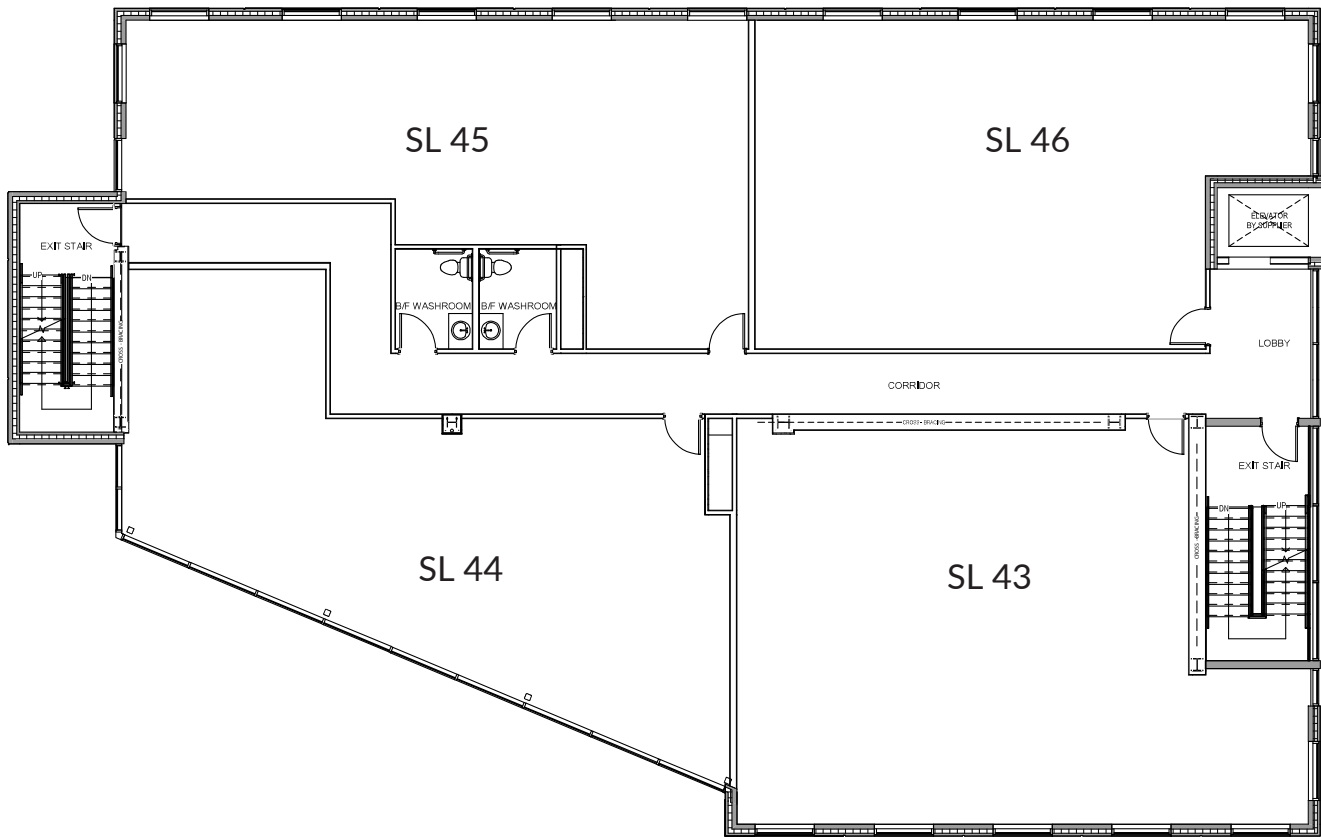
*\*Square footage is subject to a gross up in the event a purchaser is purchasing an entire floor*



## Level Two

Level Two Availability				
Strata Lot #	Facing	Attributes	Parking	Unit Area
SL38	NE	Corner Unit	3	1415
SL39	SE	Corner Unit, Exterior Glazing Wall	3	1231
SL40	SW	Corner Unit	1	570
SL41	W	Interior Unit	1	784
SL42	NW	Corner Unit	2	842

\*Square footage is subject to a gross up in the event a purchaser is purchasing an entire floor

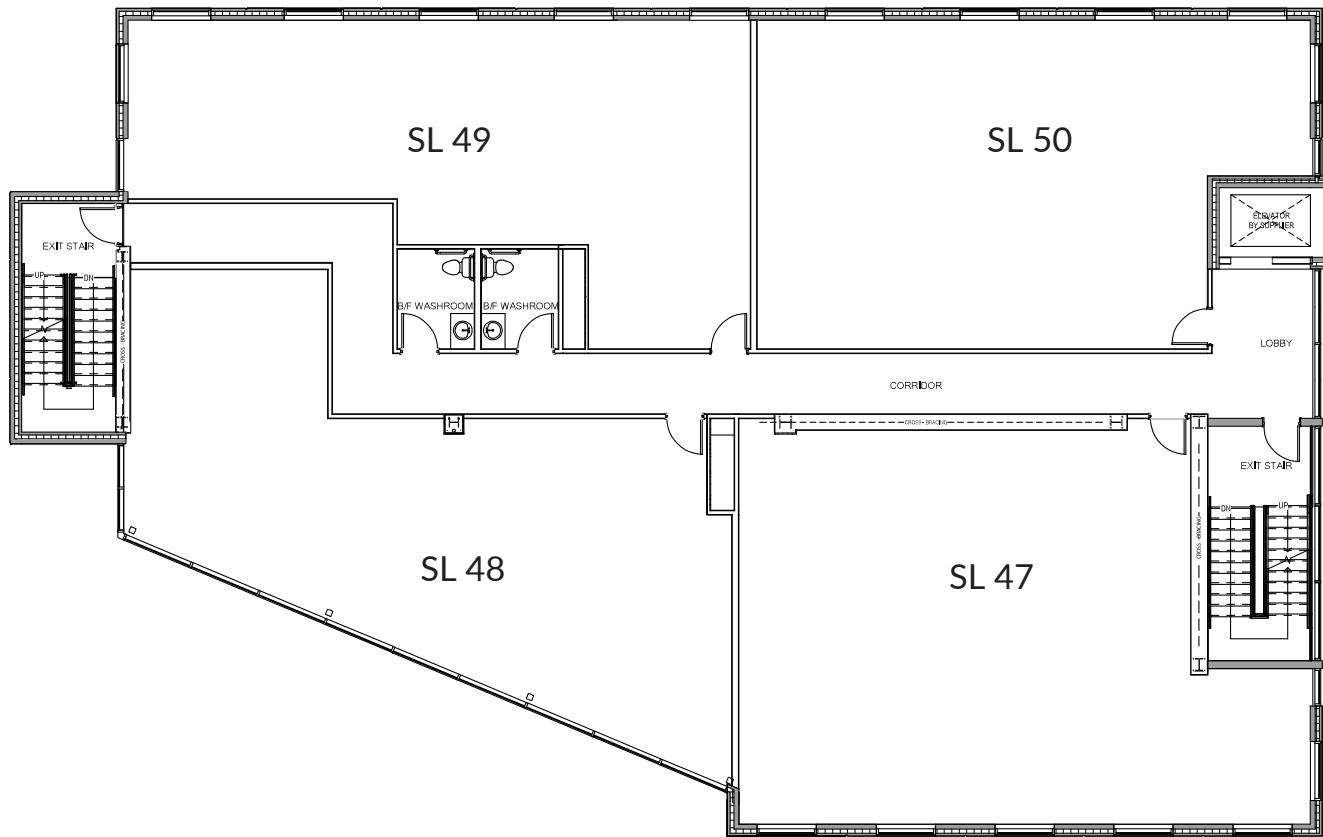


## Level Three

Level Three Availability				
Strata Lot #	Facing	Attributes	Parking	Unit Area
SL43	NE	Corner Unit	3	1414
SL44	SE	Corner Unit, Exterior Glazing Wall	3	1264
SL45	SW	Corner Unit	2	1030
SL46	NW	Corner Unit	2	1173

*\*Square footage is subject to a gross up in the event a purchaser is purchasing an entire floor*

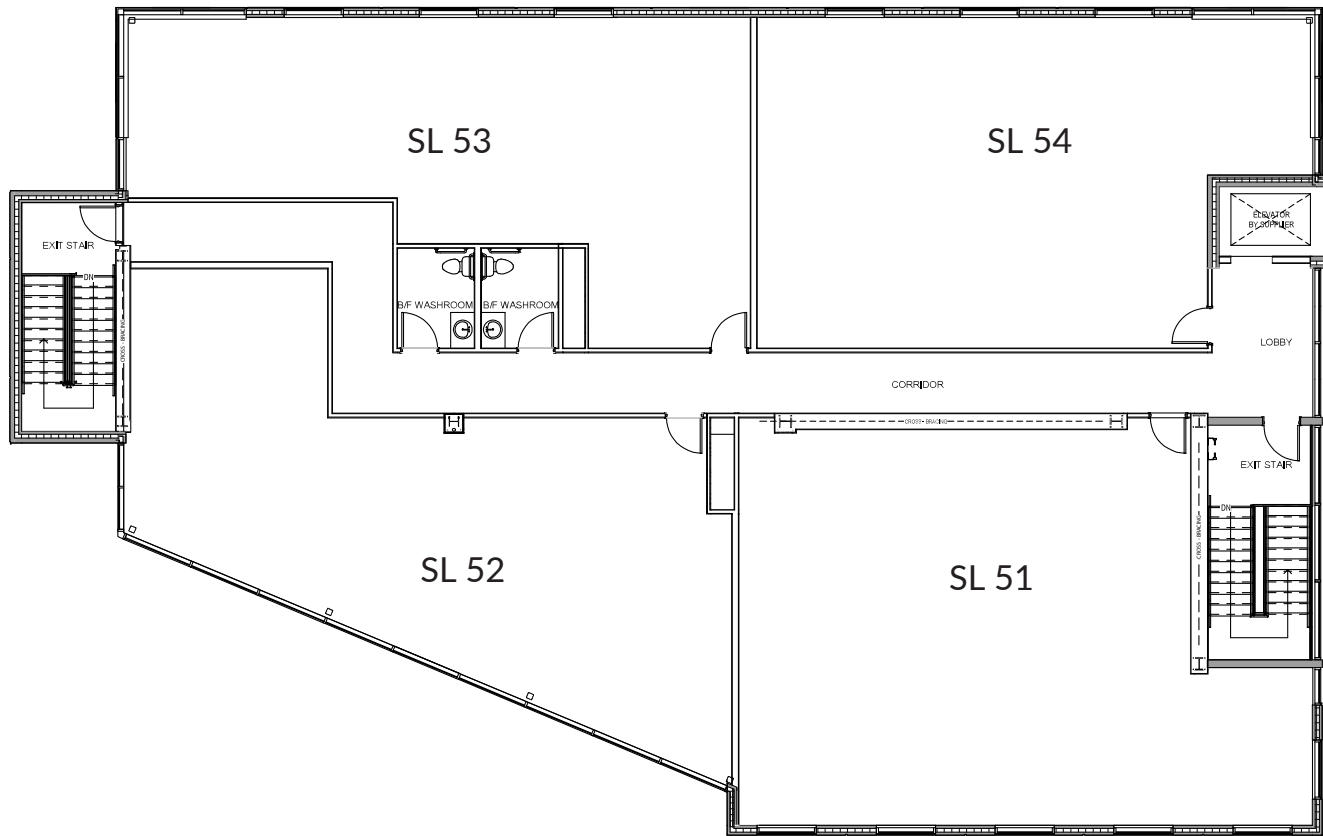




## Level Four

Level Four Availability				
Strata Lot #	Facing	Attributes	Parking	Unit Area
SL47	NE	Corner Unit	3	1414
SL48	SE	Corner Unit, Exterior Glazing Wall	3	1264
SL49	SW	Corner Unit	2	1030
SL50	NW	Corner Unit	2	1173

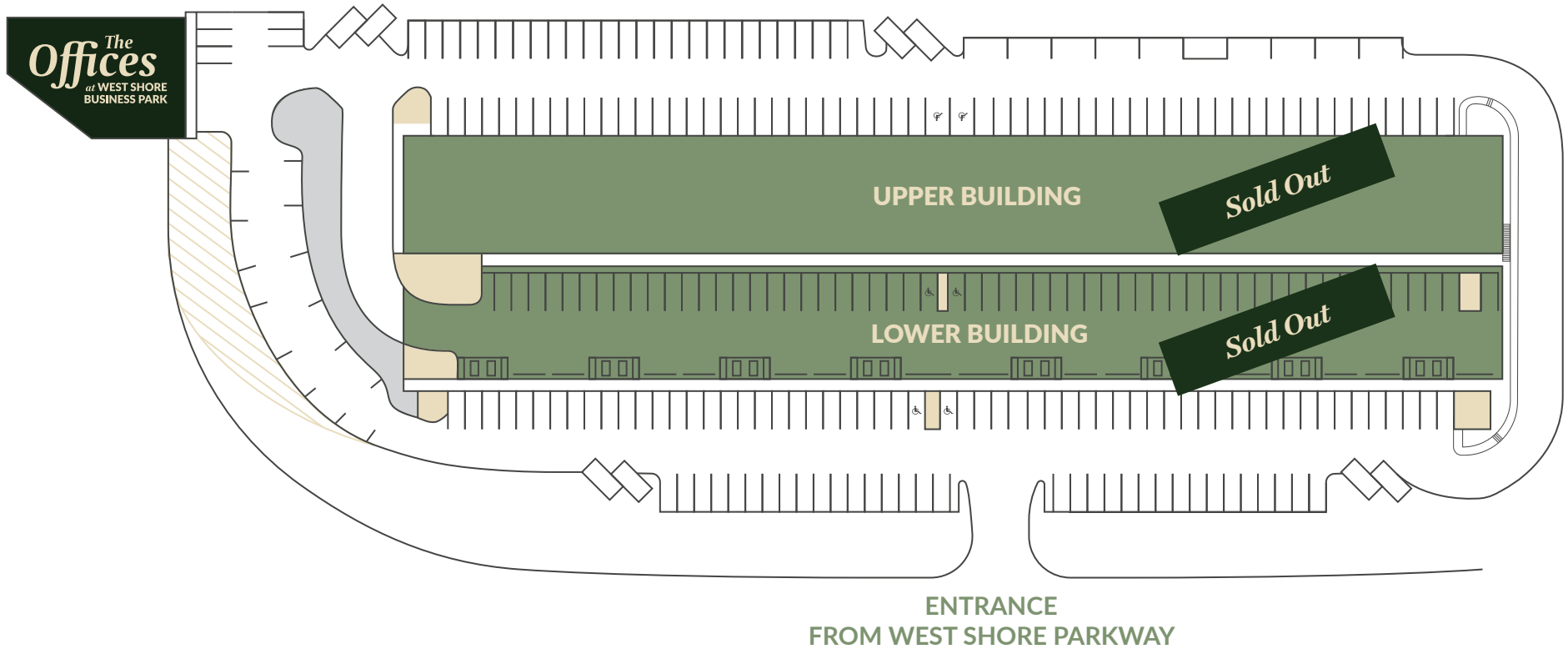
*\*Square footage is subject to a gross up in the event a purchaser is purchasing an entire floor*



## Level Five

Level Five Availability				
Strata Lot #	Facing	Attributes	Parking	Unit Area
SL51	NE	Corner Unit	3	1424
SL52	SE	Corner Unit, Exterior Glazing Wall	3	1233
SL53	SW	Corner Unit	2	1042
SL54	NW	Corner Unit	2	1181

*\*Square footage is subject to a gross up in the event a purchaser is purchasing an entire floor*



## Zoning and Permitted Uses

The following uses and no others are permitted in the BP2A Zone:

- Animal hospital, in enclosed buildings
- Business support service
- Catering
- Contractor service
- Film production studio
- Financial institution
- Fitness centre
- Group daycare
- Industrial use, general
- Medical Clinics and accessory related commercial use
- Office
- Research and development facility
- Restaurant
- Retail store, limited to a maximum of 25% of the gross floor area of the building which it is located
- Veterinary practice, in enclosed buildings

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