

FOR LEASE NEW CLASS A OFFICE

Downtown Victoria

Blanshard Street, Victoria, BC



1620

Colliers International - Victoria

1175 Douglas Street • Suite 1110 • Victoria, BC • V8W 2E1
T • 250 • 388 • 6454 F • 250 • 382 • 3564

www.colliers.com/victoria

www.gatewaygreen.ca

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Colliers is proud to introduce, on behalf of the Developer, a stunning 143,000 square foot, 15 storey class A office tower available for lease. The Gateway Green development will be a landmark downtown building, strategically located at the gateway to the downtown core in a prospering commercial business district. Known as Victoria's "Uptown", this area is undergoing a major revitalization with the new Save on Foods Memorial Arena, the Hudson and other development sites adding to the economic and social vitality of this prospering neighbourhood. Designed by renowned architect Charles Kierulf of De Hoog & Kierulf Architects, this contemporary structure incorporates the use of steel and glass panes throughout its perimeter, allowing for a maximum distension of natural light.

Development Profile:

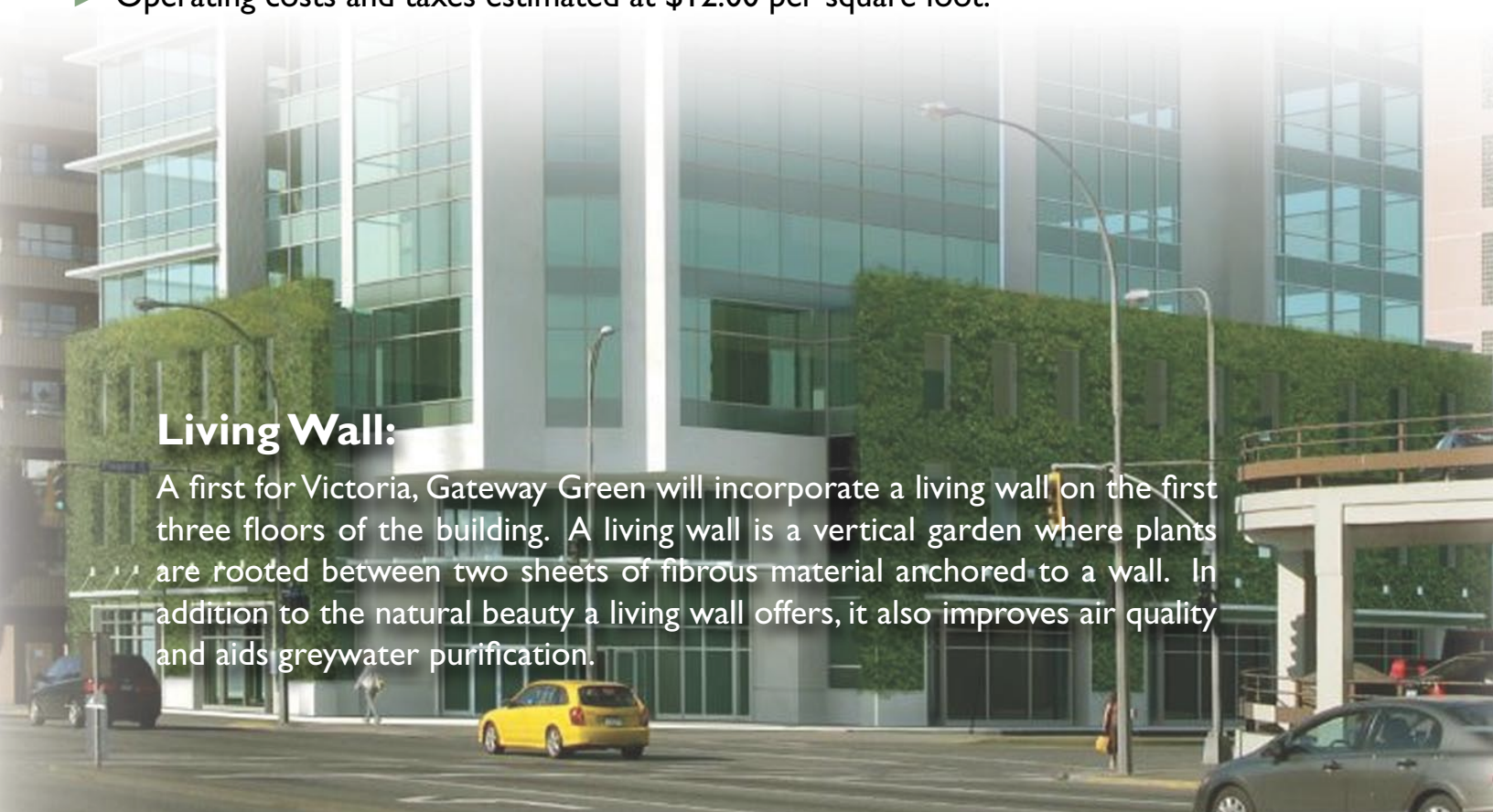
- ▶ 143,000 square foot office building with ground floor commercial.

Lease Availability:

- ▶ 15 storeys.
- ▶ 8,000 - 12,000 square foot floor plates (approximate)
- ▶ Starting at \$35.00 per square foot.
- ▶ Operating costs and taxes estimated at \$12.00 per square foot.

Living Wall:

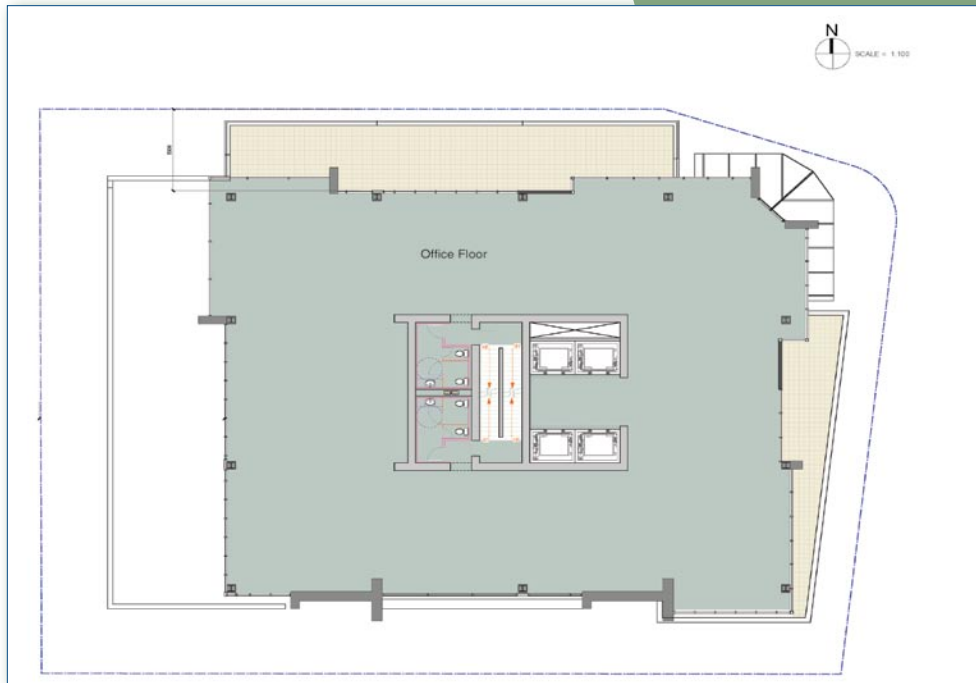
A first for Victoria, Gateway Green will incorporate a living wall on the first three floors of the building. A living wall is a vertical garden where plants are rooted between two sheets of fibrous material anchored to a wall. In addition to the natural beauty a living wall offers, it also improves air quality and aids greywater purification.



Available Spring 2011



Typical Office Floor Plate



Features:

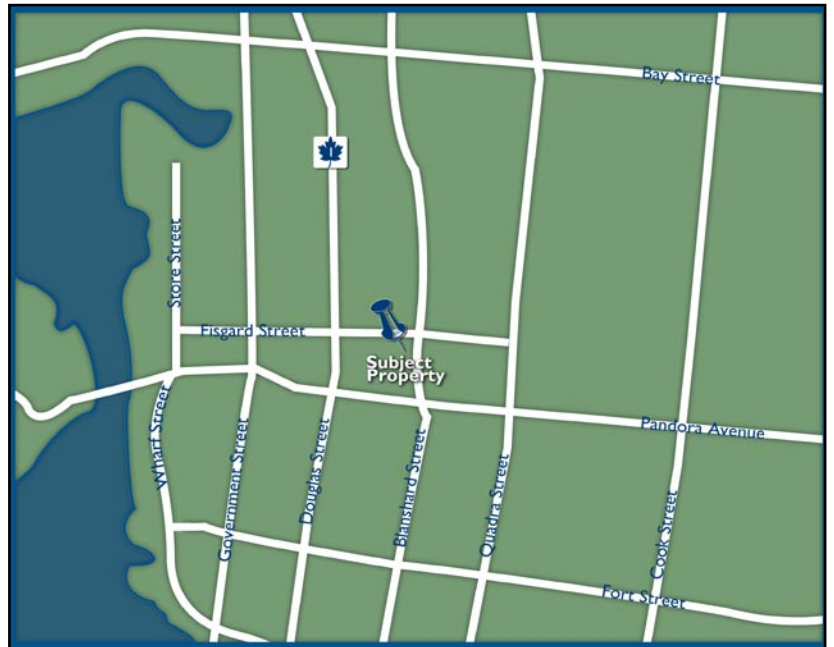
- ▶ LEED Gold building.
- ▶ Fully air conditioned.
- ▶ Stunning views from upper floors.
- ▶ Floor to ceiling glass.
- ▶ Maximum use of natural lighting.
- ▶ Four (4) high speed elevators.
- ▶ Spacious, modular contemporary design.
- ▶ Fibre optic connectivity.
- ▶ +/- 140 secure on-site underground parking stalls.
- ▶ Unique Living wall.
- ▶ "Green" roof.
- ▶ Penthouse suite.
- ▶ Exterior decks.



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For Further Information Please Contact:

Gail Reaney

Email: gail.reaney@colliers.com

Direct: 250.414.8387

Tristan Spark

Email: tristan.spark@colliers.com

Direct: 250.414.8391

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