PEMBERTON HOLMES LTD. PROPERTY MANAGEMENT DIVISION



THE WATERSTONE Ground-level Office for Lease 110 - 3212 Jacklin Road, Langford B.C.





Gail McClymont Pemberton Holmes Ltd. (250) 478 - 9141 gailm@phpm.ca

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PROPERTY & LOCALE

The subject property, known as The Waterstone, is located on the corner of Jacklin Road and Sooke Road in the City of Langford, just outside of the growing Happy Valley area and close by to the newly-developed Belmont market and two new developments along Sooke Road, walking distance from the subject property. Other notable nearby locales include the Galloping Goose Trail, the beautiful Glen Lake, and Colwood Creek Park. This is an opportunity to become a part of a rapidly growing area.

The subject property is a strata comprised of groundlevel commercial space, and upper-level residential. Other tenants in the building include WA Architects, Select Mortgage Corp., Sarpino's Pizzeria, and Stillpoint Community Acupuncture, among others.

AVAILABLE UNIT

Unit 110-3212 Jacklin 1,910 sq. ft.

Includes a kitchenette, two private washrooms, a storage closet, a large conference room, and approx. 8 offices.

Available April 1st, 2023.

RENTAL RATES

Base Rent:\$26.00 per sq.ft. per annumAdditional Rent:\$10.98 per sq.ft. per annum

*Additional Rent is as estimated for 2022 and includes strata fees and property taxes.

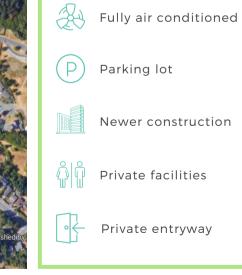
ZONING

CD7 Zone (Comprehensive Development 7 - Sooke/Jacklin)





Features







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