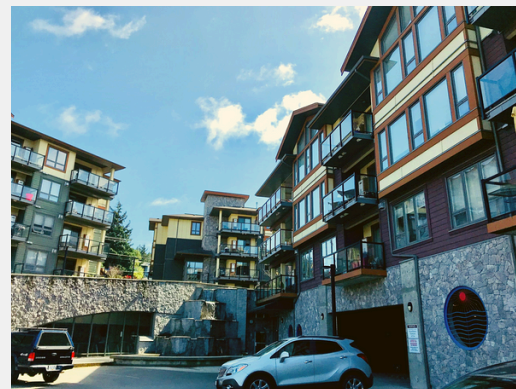




# THE WATERSTONE

## Ground-level Office for Lease

110 - 3212 Jacklin Road, Langford B.C.





## 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 ground-level 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 November 1, 2025.**

## RENTAL RATES

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

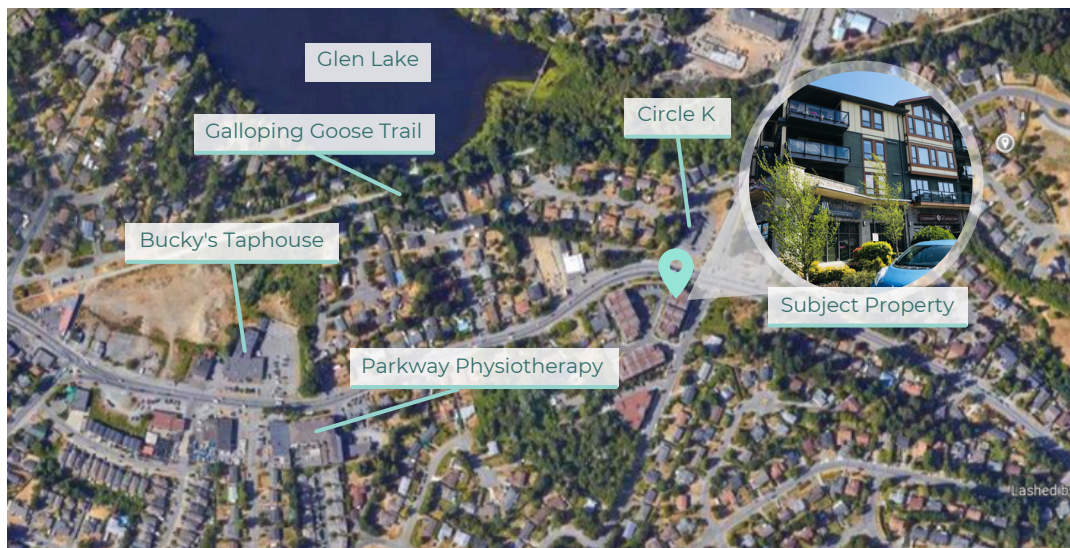
Additional Rent: \$12.64 per sq.ft. per annum

*\*Additional Rent is as estimated for 2024-2025 and includes strata fees and property taxes.*



## ZONING

CD7 Zone (Comprehensive Development 7 - Sooke/Jacklin)



### Features



Fully air conditioned



Parking lot



Newer construction



Private facilities



Private entryway