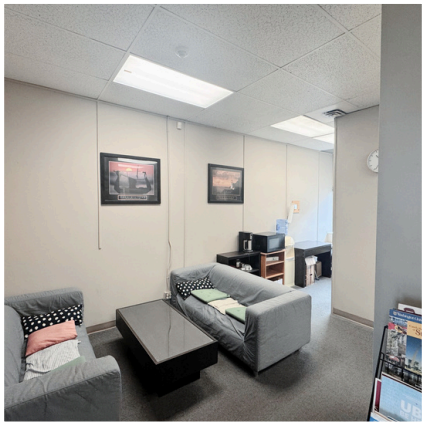
PEMBERTON HOLMES LTD
PROPERTY MANAGEMENT DIVISION
RESIDENTIAL • COMMERCIAL • STRATA

# OFFICE UNIT FOR LEASE

## 953 SQ.FT.

1623 MCKENZIE AVE







Available at:

## AVAILABLE NOW

- Parking options onsite
- Accessibility ramp
- Bike storage onsite

**85**
Walk Score

**90**
Biker's Score

**C-4**
Zoning

## SUMMARY

Good-sized office unit located just on the corner of McKenzie Avenue and Shelbourne Street, in the University Professional Centre, a multi-tenant complex across the street from Tuscany Village Shopping District.

The subject unit offers good opportunity to secure commercial space within a highly desirable and centrally located Saanich corridor. With strong exposure and good transportation access, as well as proximity to major retail and residential anchors, and a stable surrounding population base, the subject property is well suited to support a variety of uses.

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

## PROPERTY & LOCALE

1623 McKenzie Avenue is well-positioned within one of Greater Victoria's most accessible and high-visibility commercial areas. Located in Saanich, The property benefits from strong daily traffic volumes, good connectivity, and proximity to some of the neighbourhood's most popular hubs, including Tuscany Village Shopping District, 'The Shelley', Shelbourne's new mixed-use student hub development, and the University of Victoria campus, contributing to continued strong demand for surrounding commercial uses and amenities.

## AVAILABLE UNIT

Unit A 953 sq. ft.

**Available now.**

## RENTAL RATES

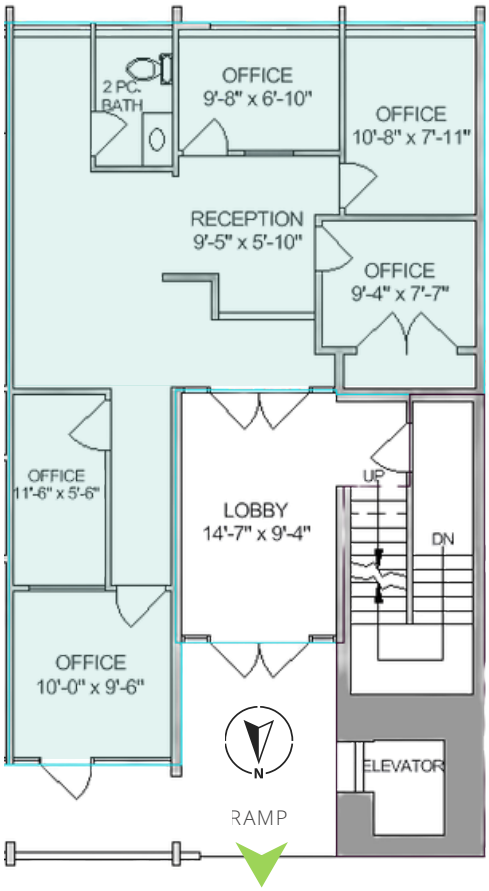
| Base Rent | Additional Rent |
|---|---|
| $28.00 | $19.40 |

**Prices above are per square foot per annum.**

Additional Rent is as estimated for 2026 - 2027 and includes Property Taxes.

## FLOOR PLAN

Measurements approximate.







Tuscany Village Shopping District


University of Victoria Campus

## NEARBY

- Thrifty Foods
- Parkway Physiotherapy
- Rexall Pharmacy
- LOCAL Pizza
- Home Depot
- Canadian Tire
- Ash Wood Park
- Fairway Market

*The information contained herein is obtained from sources believed to be accurate; however, Pemberton Holmes Ltd. and its agents assume no liability for its accuracy and all parties are advised to verify all information to their own satisfaction. Prices and terms are subject to change without notice. All measurements are approximate. Copyright Gail McClymont & Pemberton Holmes Ltd. 2026.*

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