



# Full Office Floor at Eagle Creek Village for lease

29 Helmcken Road | View Royal, BC

Located directly across from Victoria General Hospital, Eagle Creek Village is the new retail, office and residential hub of View Royal.

The village is a destination for surrounding communities, businesses and hospital staff and visitors. This key location serves as the gateway to downtown Victoria and the West Shore.

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# Eagle Creek

*Eagle Creek Village offers almost direct access to the Trans-Canada Highway via Helmcken Road. Residents of and visitors to Eagle Creek Village can be downtown in just a few minutes and have access to the West Shore and points upisland in record time.*

## Features

- Excellent tenant mix
- Free customer parking
- Secure bike storage, showers, and change rooms
- On-site property management
- Anchored by Quality Foods
- Located just 7 km west of downtown Victoria
- Excellent highway access via Helmcken Road
- Galloping Goose regional trail within steps of the village
- 174 rental units on-site, providing built-in demand for services, food and retail

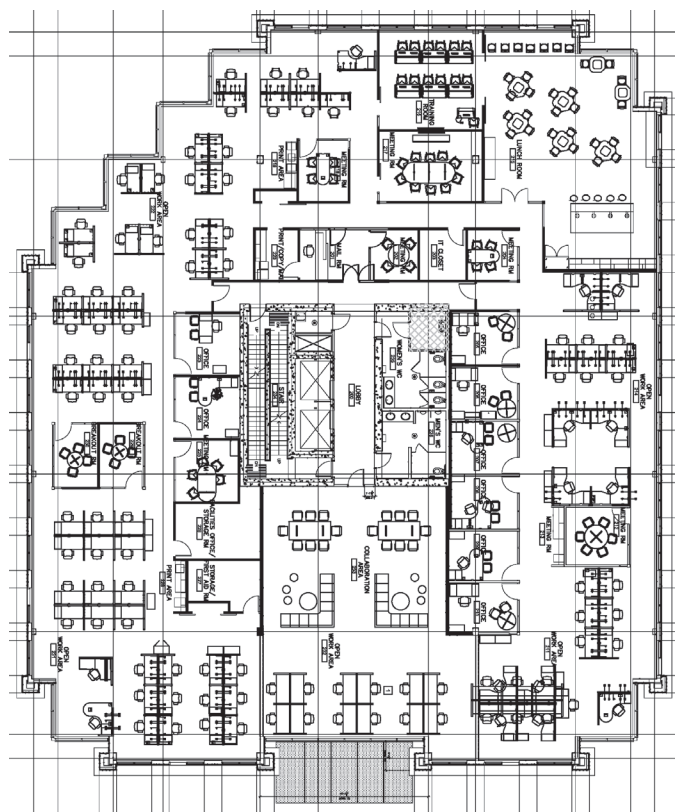


## Full Second Floor

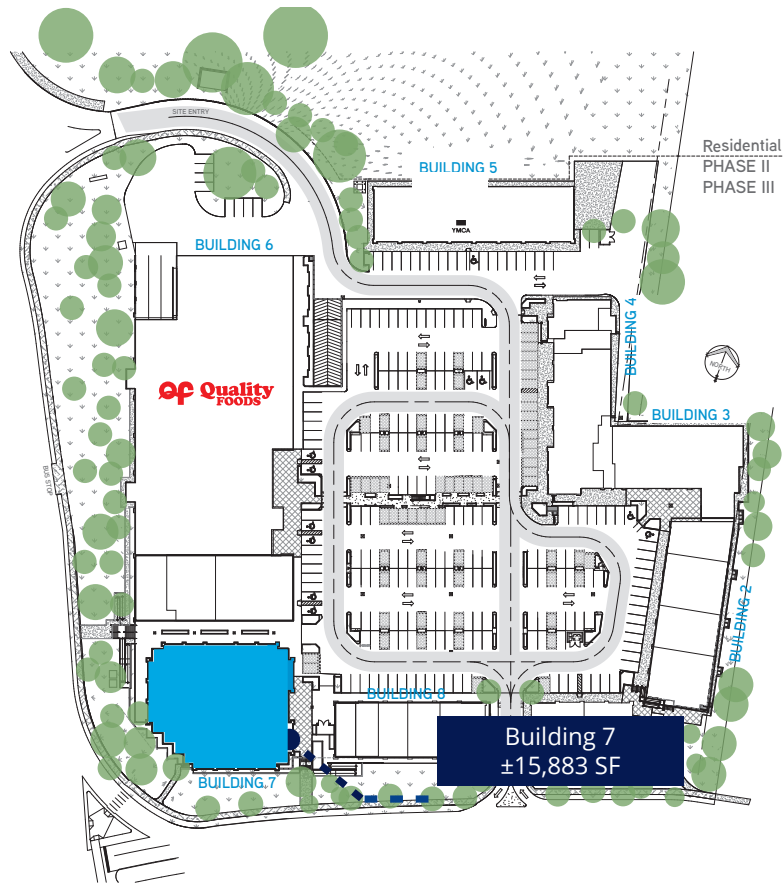
- Existing improvements
- Excellent natural light
- Potential to be demised
- Inducements available for qualified tenants

## Availability

Building	Office Tower
Unit	200
Size	±15,883 SF* <i>*approximate, pending final measurement</i>
Rental Rate	\$30.00 PSF
Additional Rent (2025)	\$22.82* PSF <i>*Includes hydro and janitorial services</i>



# Site Plan



## Meet your neighbours

### Retail Tenants



### Office Tower Tenants (Building 7)





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