

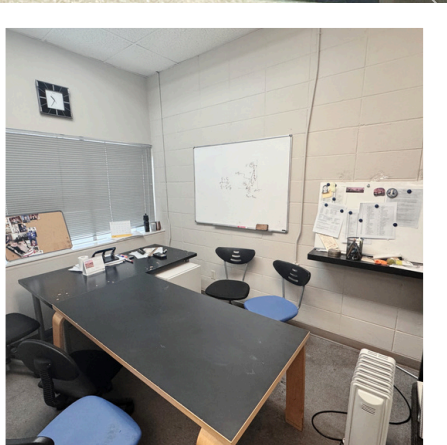
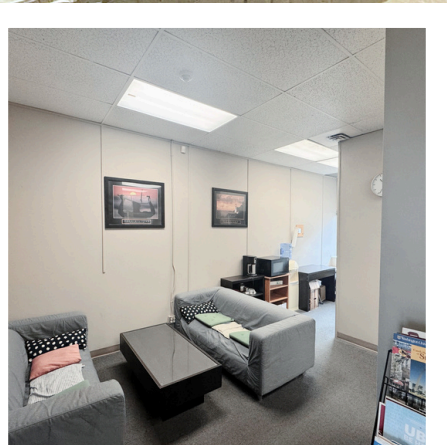
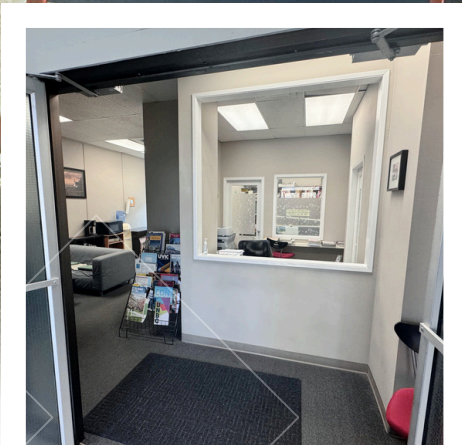


# PEMBERTON HOLMES LTD

PROPERTY MANAGEMENT DIVISION  
RESIDENTIAL • COMMERCIAL • STRATA

# OFFICE UNIT FOR LEASE 953 SQ.FT.

1623 MCKENZIE AVE



Available at:  
**JULY 1, 2026**



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.

## 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 as early as July 1, 2026.

## RENTAL RATES

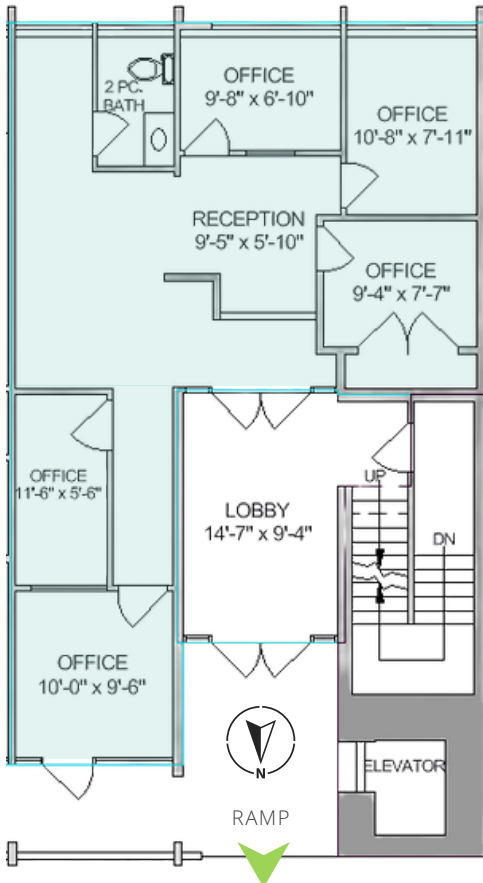
Base Rent	Additional Rent
\$28.00	\$17.14

Prices above are per square foot per annum.

Additional Rent is as estimated for 2025 - 2026 and includes Property Taxes.

## FLOOR PLAN

Measurements approximate.



## NEARBY

Thrifty Foods  
Parkway Physiotherapy  
Rexall Pharmacy  
LOCAL Pizza

Home Depot  
Canadian Tire  
Ash Wood Park 🌳  
Fairway Market

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