

Gateway Tech Park: Energized For Innovation

2261 Keating Cross Road | Saanichton, BC

Contact Us

Jeff Lougheed Vice President 250 386 0001 jeff.lougheed@cbre.com

Andrea Teahen

Senior Associate 250 813 3377 andrea.teahen@cbre.com

Gateway Tech Park: Your Space, Your Way.

2261 Keating Cross Road is located in Victoria's Keating Cross Business District, a growing hub for innovation and commerce on southern Vancouver Island. Gateway Tech Park is a master-planned business and technology campus designed to support high-performance office, industrial, and professional service tenants.

With over 180,000 SF of space across multiple buildings, Gateway Tech Park offers modern infrastructure and amenities including fiber-optic connectivity, backup power systems, and secure on-site parking. Gateway Tech Park is home to a diverse mix of companies ranging from established firms to emerging startups, including BC Emergency Health Services, all benefiting from its proximity to Victoria International Airport, BC Ferries, and the Patricia Bay Highway. Further enhancing accessibility, the newly built Keating Overpass offers easy and convenient access to Gateway Tech Park.

Surrounded by natural landscapes and minutes from Brentwood Bay and Saanichton - Gateway Tech Park combines accessibility, functionality, and a serene work environment - making it one of Vancouver Island's most attractive locations for forward-thinking businesses.

Highlights



Abundance of natural light



Easily accessible via the Keating Overpass plus 3 level on-site parkade (582 stalls) included



Existing back up power supply



Dog friendly with a dog park & walking path adjacent to the property



Flexible commercial zoning with expansive permitted uses



Drive Times



12 MIN to Victoria nternational Airport

20 MIN
to Downtown Victoria





Spaces Designed with Flexibility in Mind

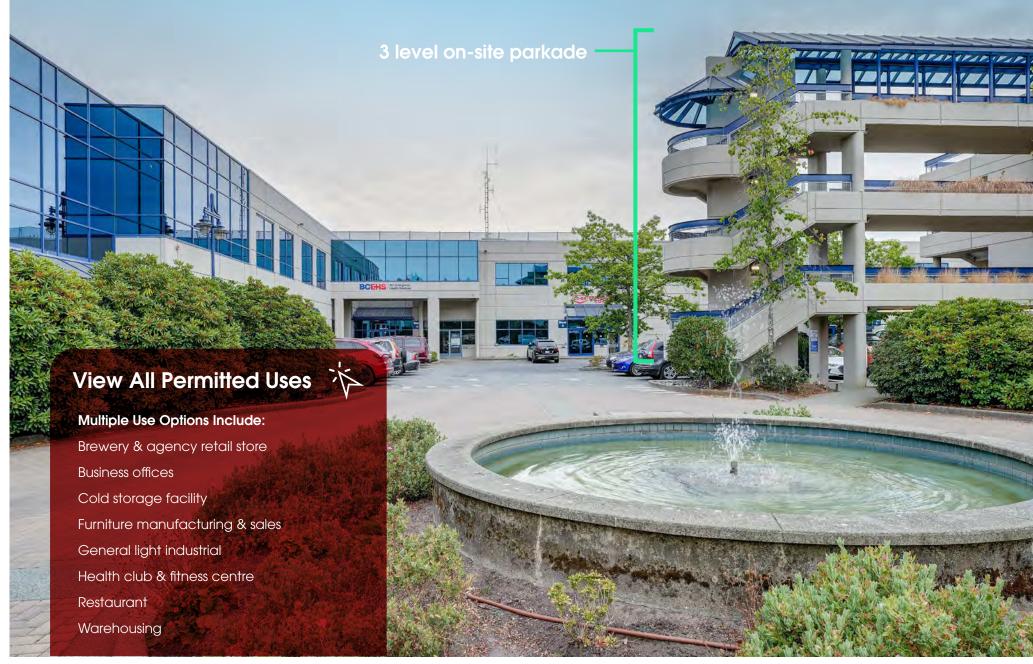
Details

Address	2261 Keating Cross Road
Ground Floor	
Unit 1D002	3,594 SF
Unit 1E001	Flexible sizes up to 11,908 SF
Second Floor	
Unit 2E001	Flexible sizes up to 11,938 SF
Total Available	27,440 SF
Lease Rate	\$20.00 PSF
Additional Rent	\$7.60 PSF
Zoning	CD-1 Comprehensive Development Zone 1

Flexible Unit Sizes: Starting at 3,594 SF

Invest in Your Space: Generous Tenant Improvement Allowances provided by the landlord for leases of five (5) years or more.

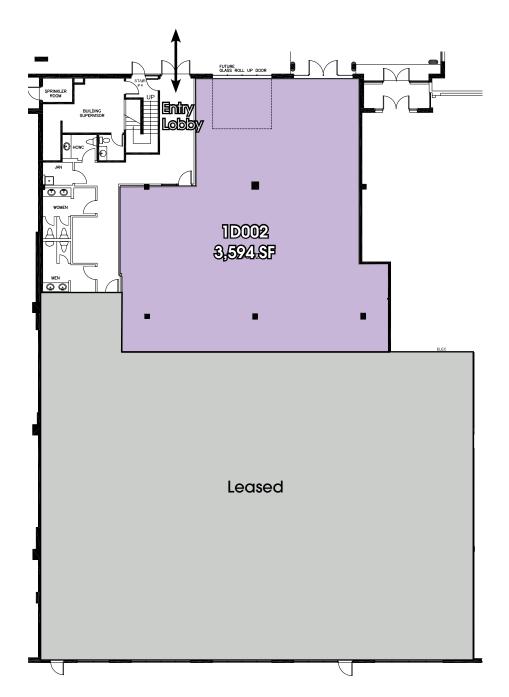
Customize Your Space: Build to suite - the landlord can provide turnkey construction services









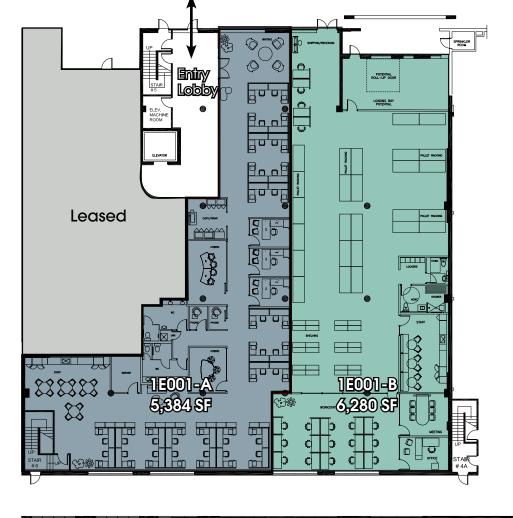


Building D

GROUND FLOOR UNIT 1D002

TOTAL AVAILABLE 3,594 SF

- 1D002
 - Shared common washrooms
 - Versatile floor layouts available to suit tenant needs



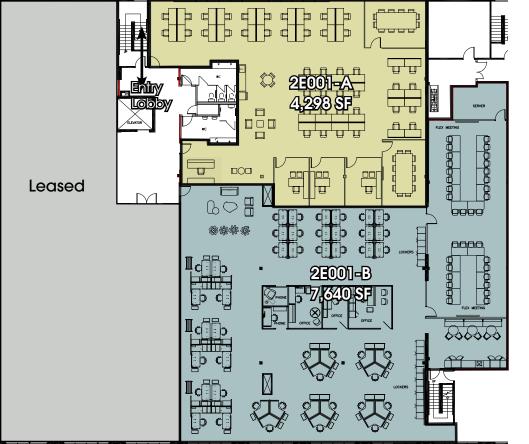
Building E

Demise Options

GROUND FLOOR UNIT 1E001

FLEXIBLE SIZES UP TO 11,908 SF

- 1E001-A 5,384 SF
- 1E001-B 6,280 SF



2ND FLOOR 2E001

FLEXIBLE SIZES UP TO 11,938 SF

- 2E001-A 4,298 SF
- 2E001-B 7,640 SF





In the Heart of the Peninsula

5 Minute Walk



Anytime Fitness



RockCoast Confections
Category 12 Brewing
Keating Pizza
Adriana's The Whole Enchilada
Subway
Keating Coffee
Greek n Go



For Pet's Sake
Rebellion Barbershop
Cridge Family Pharmacy
Peninsula Co-op Food Centre
Bud's Cannabis
Foggy's Vapor









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CBRE Limited | www.cbrevictoria.com | 110-800 Yates Street, Victoria BC, V8W 1L8 | 250 386 0000



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