

NOW PRE-LEASING

OVER **40%**
PRE-LEASED

**LANDMARK
OPPORTUNITY
TO LEASE BRAND NEW
LAKEVIEW OFFICE SPACE IN
THE HEART OF WESTHILLS**



► CONSTRUCTION UNDERWAY

CLASS A OFFICE SPACE **PERFECTLY SUITED TO HIGH-TECH & PROFESSIONAL SERVICES OCCUPIERS** • STREET-LEVEL RETAIL SPACE WITH HIGH CEILINGS & EXTENSIVE GLAZING, IDEAL FOR CAFÉ & RESTAURANT OPERATORS • LOCATED IN THE NEW HIGHLY DESIRABLE MASTER-PLANNED COMMUNITY OF WESTHILLS, COMBINING AN EXTENSIVE SELECTION OF RESIDENTIAL HOMES, SERVICES, & AMENITIES • **OCCUPANCY SCHEDULED FOR Q4 2022**

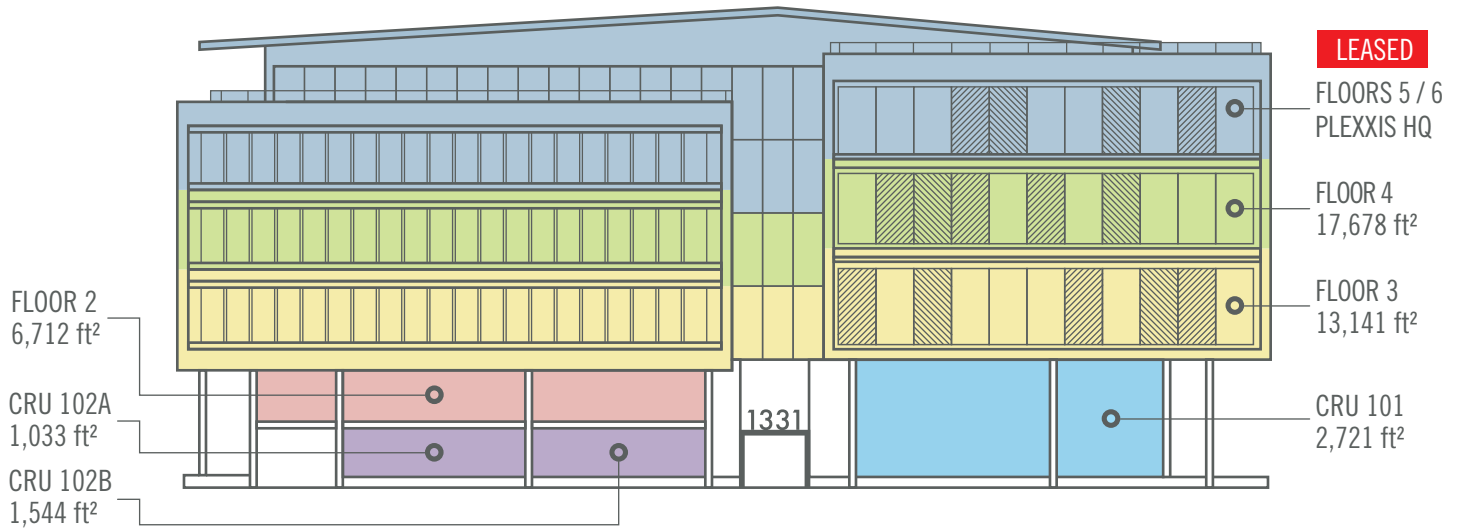


CONTACT US FOR MORE INFORMATION:

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THE OPPORTUNITY



BUILDING AREAS

- FLOORS 5/6 (Office):** 33,426 ft²
Pre-Leased as the new headquarters for Plexxis Software.
- FLOOR 4 (Office):** 17,678 ft²
Full-floor leasing opportunity with stunning views of Langford lake. Demising opportunity.
- FLOOR 3 (Office):** 13,141 ft²
Full-floor leasing opportunity with stunning views of Langford lake. Demising opportunity.
- FLOOR 2 (Office):** 2,829 ft²
Small-format office leasing opportunity perfect for boutique, start-ups, or service-based businesses plus,
- CRU 102A (Café/Restaurant):** 1,033 ft² Street-level retail space with 11'11" ceilings plus, **Patio:** 273 ft².
- CRU 101 (Café/Restaurant)+ Patio:** 2,721 ft² Street-level retail space with 18'5" ceilings plus, **Patio:** 383 ft².
- CRU 103 (Café/Restaurant):** 2,660 ft² space with **Patio A:** 257 ft², **Patio B:** 966 ft².
- CRU 102B (Café/Restaurant):** 1,544 ft² Street-level retail space with 11'11" ceilings plus, **Patio:** 185 ft².

INDIGO ISLAND is pleased to present the opportunity to pre-lease Class A office and restaurant / cafe space with lake and mountain views in **LakePoint Place**. The building will feature large open concept floor plates with demising options, ceiling heights of **11'8" - 18'5"**, extensive glazing with floor to ceiling windows, two high speed elevators and prominent signage opportunities.



Conceptual Rendering

THE BUILDING



Conceptual Rendering

DETAILS

- OCCUPANCY:** Q4, 2022
- PARKING:** 138 parking stalls on-site
- NET RENT:** Contact Listing Representative
- ADDITIONAL RENT:** \$14.00-\$15.00 / ft² (2022 Approx.)



BUILDING HIGHLIGHTS



GLAZING & SOLAR SHADING: Natural lighting is combined with dappled shading to provide comfortable, naturally lit spaces.



TENANT CONTROLLED HVAC: Individually controlled heating and cooling systems.



HIGH SPEED ELEVATORS: High speed elevators ensure efficient movement.



PARKING: 138 underground and surface parking stalls, including 10 charging stations for electric vehicles.

AMENITIES



4 Cafés / Restaurants

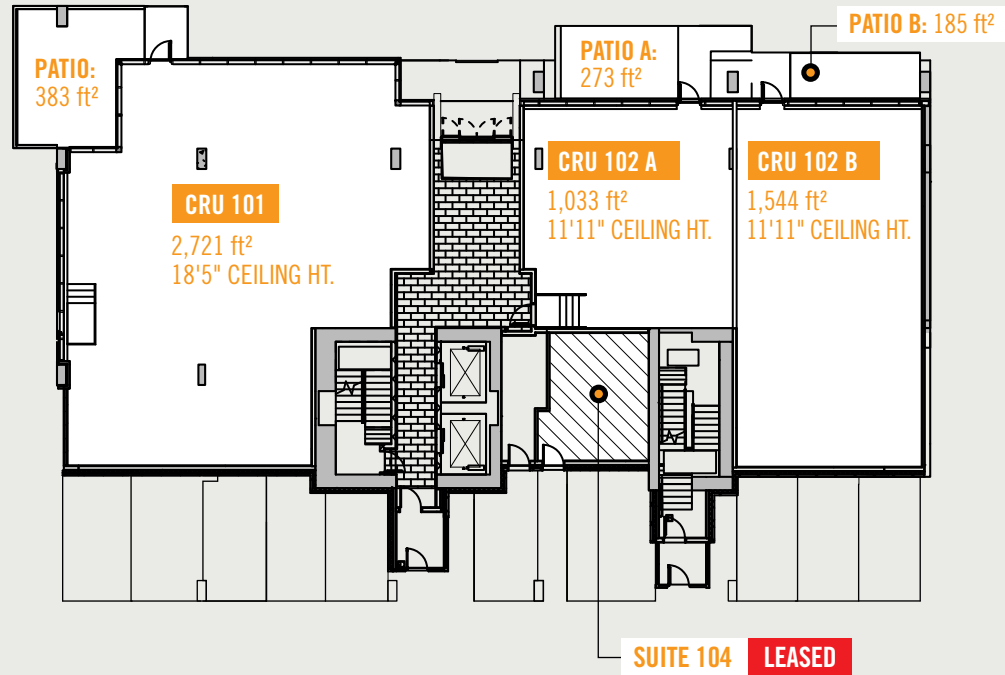


Secure Bike Storage



Tenant Storage Available

CRU 101 SPACE | CRU 102 A+B SPACE



CRU 101 SPACE

- 2,721 ft² - PERFECT FOR CASUAL DINING OR CAFÉ
- 18' 5" CEILING HEIGHT
- 383 FT² OUTDOOR PATIO
- PANORAMIC VIEWS OF LANGFORD LAKE AND THE SURROUNDING MOUNTAINS
- LARGE WINDOWS FOR LOADS OF NATURAL LIGHT

CRU 101



CRU 102 A SPACE

- 1,033 ft² - PERFECT FOR CASUAL DINING OR CAFÉ
- 11' 11" CEILING HEIGHT
- 273 FT² OUTDOOR PATIO

CRU 102 B SPACE

- 1,544 ft² - PERFECT FOR CASUAL DINING OR CAFÉ
- 11' 11" CEILING HEIGHT
- 185 FT² OUTDOOR PATIO

- PANORAMIC VIEWS OF LANGFORD LAKE AND THE SURROUNDING MOUNTAINS
- LARGE WINDOWS FOR LOADS OF NATURAL LIGHT

CRU 102



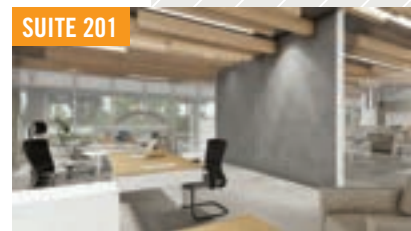
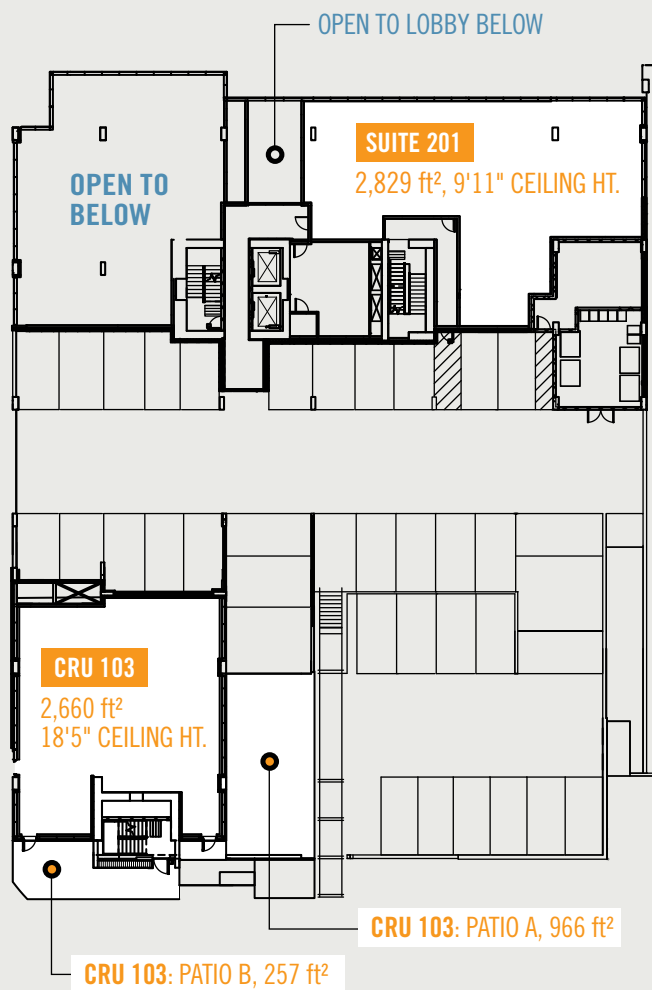
CRU 102



Conceptual Renderings

Click to see more  <https://lakepointplace.ca>

FLOOR 2 OFFICE

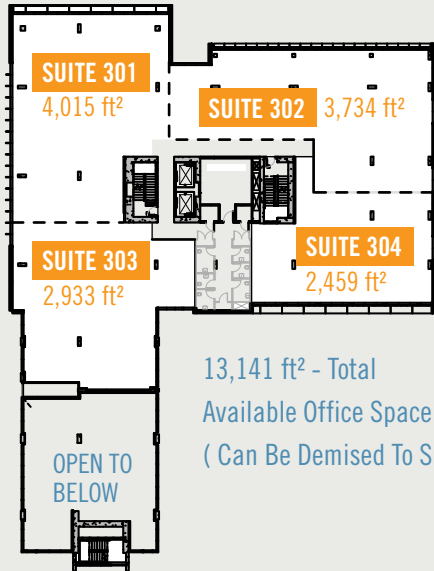


Conceptual Renderings

SUITE 201 OFFERING 2,829 ft² SMALL-FORMAT OFFICE LEASING OPPORTUNITY PERFECT FOR BOUTIQUE, START-UPS, OR SERVICE-BASED BUSINESSES.

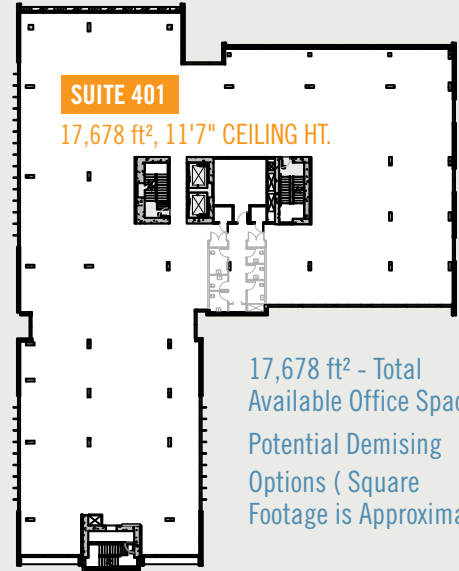
SUITE 103 OFFERING 2,660 ft² + FOOD SERVICE / CAFE SPACES -257 ft² **CRU 103A** PATIO AND 966 ft² **CRU 103B** PATIO.

FLOOR 3 OFFICE



- 13,141 ft² OF OFFICE SPACE
- FLEXIBLE DEMISING OPTIONS TO ACCOMMODATE SMALLER REQUIREMENTS
- PANORAMIC VIEWS OF LANGFORD LAKE AND THE SURROUNDING MOUNTAINS
- IDEAL FOR OFFICE OCCUPIERS PLANNING A RELOCATION OR EXPANSION TO THE WESTERN COMMUNITIES
- 11'8" CEILINGS THROUGHOUT
- AMPLE NATURAL LIGHT VIA LARGE WINDOWS ON ALL SIDES

FLOOR 4 OFFICE



- 17,678 ft² OF OFFICE SPACE
- FLEXIBLE DEMISING OPTIONS TO ACCOMMODATE SMALLER REQUIREMENTS
- FLOOR TO CEILING WINDOWS
- IDEAL FOR OFFICE OCCUPIERS PLANNING A RELOCATION OR EXPANSION TO THE WESTERN COMMUNITIES
- 11'8" CEILINGS THROUGHOUT
- AMPLE NATURAL LIGHT VIA LARGE WINDOWS ON ALL SIDES



Conceptual Renderings

WHY LANGFORD?

38

AVERAGE AGE
(10% LOWER THEN
BC AVERAGE)

#1

COMMUNITY IN BC
(MACLEAN'S
MAGAZINE)

\$87,587

MEDIAN HOUSEHOLD
INCOME (2021)*

THE CITY OF LANGFORD is one of the fastest-growing cities in Canada. With a young, motivated, hard-working and diverse population, Langford has been recognized nationally with some prestigious awards, including being named the BEST COMMUNITY IN BC and #18 in Canada by Maclean's Magazine. Langford is a dynamic City worthy of your business and investment.



WHERE INNOVATION HAPPENS

* \$9,124 OVER CANADIAN AVERAGE

WHY LANGFORD?



PROACTIVE ADMINISTRATION

The **CITY OF LANGFORD** takes a hands-on, collaborative approach to supporting our business community – **we want you to thrive, not just survive!** From marketing campaigns, one-on-one business coaching, professional development seminars and cooperative advertising opportunities, the City is here to ensure your success. After all, a successful and thriving business community is important to the entire community.



SUPPORTING BUSINESSES & COMMUNITY LANDMARKS

Starlight Stadium (2 minute drive) • City Centre Park (2 minute drive) • Westhills YMCA-YWCA (Next door)
Langford Public Library (Next door) • The Q Centre (14 minute drive) • Bear Mountain Recreation Centre (10 min drive) • Langford Lake (2 minute drive)

LAKEPOINT PLACE

LOCATED WITHIN THE MASTER-PLANNED
COMMUNITY OF WESTHILLS!



Conceptual Rendering

- ▶ 500 acre master planned community, one of Langford's largest, most impressive projects.
- ▶ Planned to include **6,000 NEW RESIDENTIAL UNITS** and **30 ACRES** dedicate to commercial, civic and educational facilities.
- ▶ Next to the E&N Rail corridor with a train station scheduled to be built to accommodate the future light rail transit to & from Victoria.
- ▶ Recently welcomed the YMCA / YWCA, Greater Victoria Public Library, Victoria Conservatory of Music, Canadian Premier League Pacific FC, and Belmont Secondary School.

This long term development brings significant growth to LANGFORD offering reliable, sustainable, and adaptable solutions, paving the way for continued development.

ACCESSIBILITY +

2
MINUTE WALK
TO BUS
TRANSIT



ABOUT PLEXXIS

Plexxis Software, a full-service technology development company, will be occupying the entire 5th and 6th floors of LakePoint Place tower. Formerly headquartered in Brampton, Ontario, Plexxis is excited to be moving its base of operations to Langford, BC.



30
MINUTE DRIVE
TO BC
FERRIES



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