



Colliers



Profile
location



Parking
on site

For Lease | 435 Trunk Road, Duncan, BC

Office/retail space available **for lease**

Duncan's most prominent office building is located on Trunk Road, in immediate proximity to Highway 1. With $\pm 14,000$ square foot floor plates, the building totals approximately 40,000 square feet. This three-storey office building underwent multi-million dollar upgrades over the last 10 years and features modern services and amenities. The site features easy access from Trunk Road, St. Julian Street and Robertson Road.

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Property Overview

Key Highlights

- Upgraded common facilities including end of trip facilities (secure bike storage and showers)
- On-site surface parking
- Podium signage potential
- Perimeter windows afford abundant natural light into all units, especially corner units
- Tenant inducements provided to qualified tenants
- On-site and nearby amenities include restaurants, shopping, services and fitness

Zoning

Highway Corridor Commercial Zone

Permitted uses include, but are not limited to: community use; education facility; financial institution; office; repair service, general; retail and personal service; restaurant.

Available Units

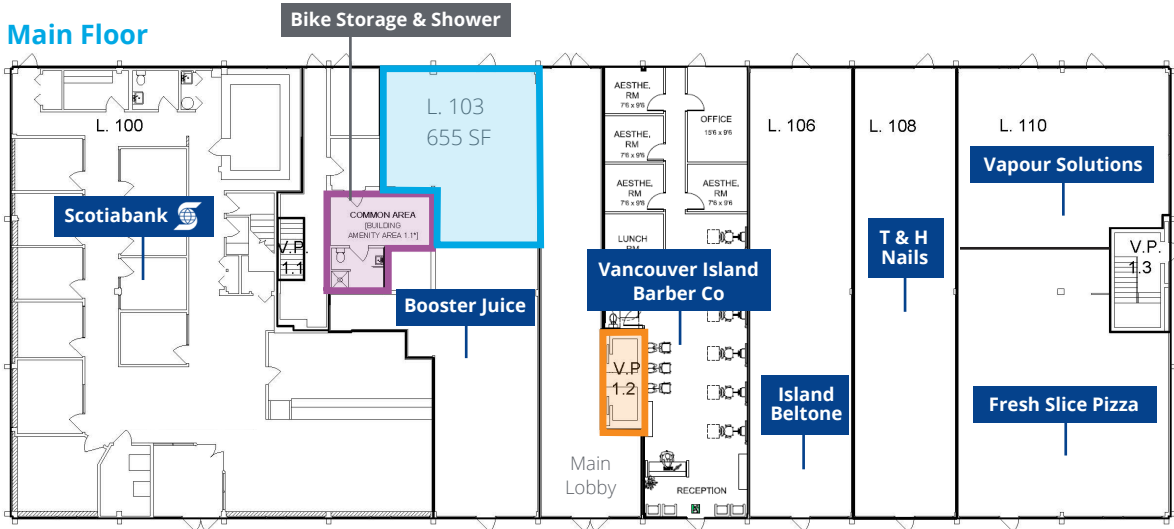
Unit #	Area (SF)	Net Rate	Comments
103	655 SF	\$18.00 PSF	Ground floor unit in shell condition with separate entrance, high ceilings and signage potential.
207	1,539 SF	\$15.00 PSF	North facing, keep.
301	3,614 SF	\$15.00 PSF	North facing corner unit, shell condition with stunning views.

- **Additional Rent: \$13.30 per SF (est. 2025, excludes hydro)**



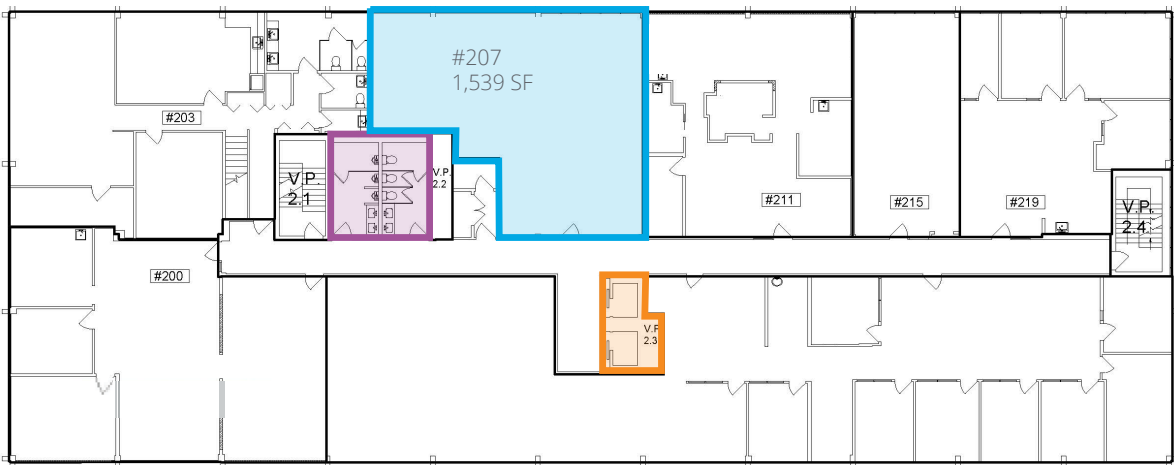
Floor Plans

Main Floor



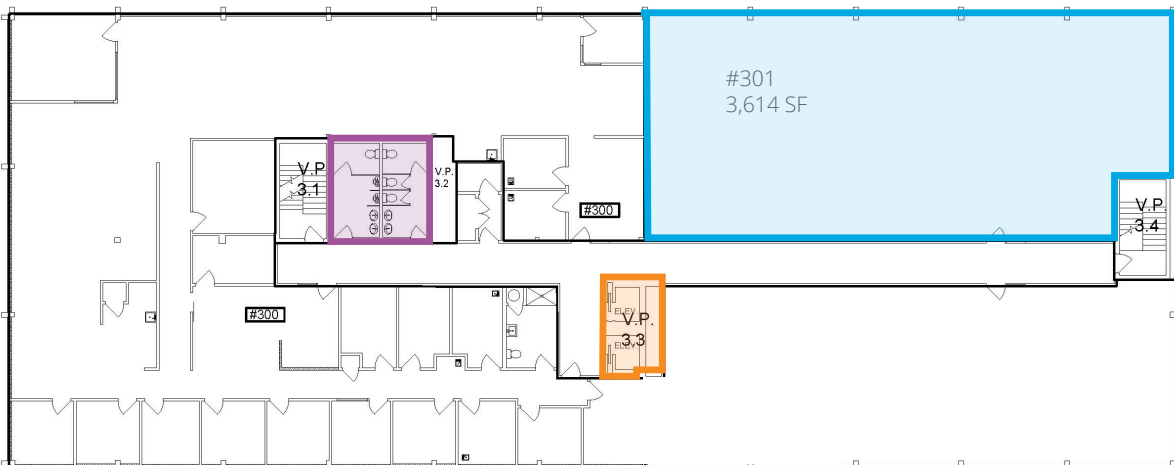
Trunk Road

Second Floor



Trunk Road

Third Floor



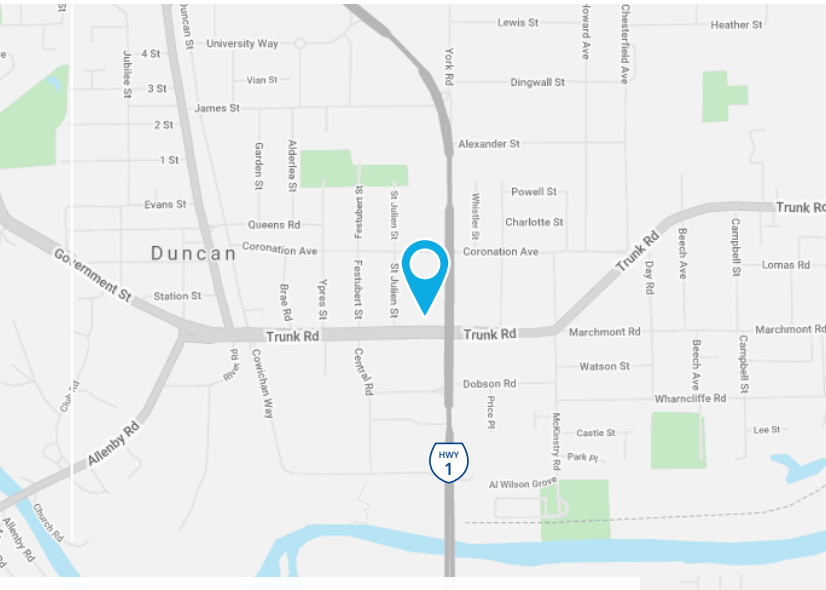
Trunk Road



Elevators



Common Washroom Facilities



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