

# The Offices @Uptown



## Rates and Details

**Net Rental Rates**  
*(Unimproved Space)*

Years 1-5	\$28.00 per square foot
Years 6-10	\$30.00 per square foot

**Net Rental Rates**  
*(Improved Space)*

Unit E217B	\$34.00 per square foot
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**Parking Rates**

\$160 per stall per month (Reserved)
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**Parking Rates**

\$135 per stall per month (Unreserved)
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**Operating Costs & Taxes**

\$18.71 per square foot per annum (2025), inclusive of hydro
Optional janitorial service at an additional cost

**Condition of Premises**  
*(Unimproved Space)*

Premises delivered in warm shell condition, with demising walls ready for finishing, front entrance doors, floors ready for finishing, HVAC with controls, energized electrical panel, sprinkler system to open plan.

**Tenant Improvement Allowance**  
*(Unimproved Space)*

5 year term	\$25 per square foot
10 year term	\$40 per square foot

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**Grant Evans**  
Senior Vice President | PREC  
+1 250 414 8373  
grant.evans@colliers.com

**Graham Smith**  
Senior Vice President | PREC  
+1 250 414 8390  
graham.smith@colliers.com



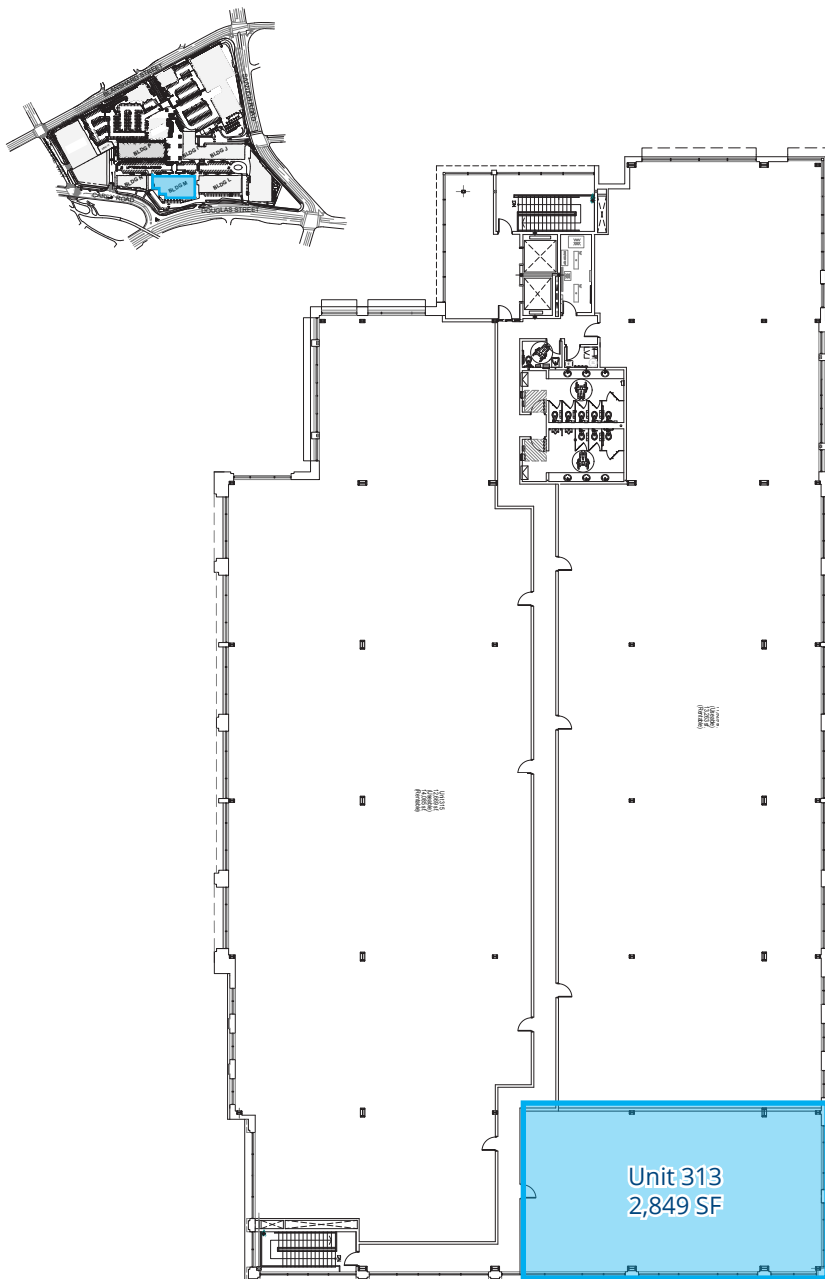
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# Building M

## Third Floor | 3600 Uptown Boulevard

- Third floor overlooking Sooke Hills to the west
- Douglas Street and Uptown Boulevard signage opportunities
- Two elevators servicing the P1 parking level
- Operable windows



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graham.smith@colliers.com

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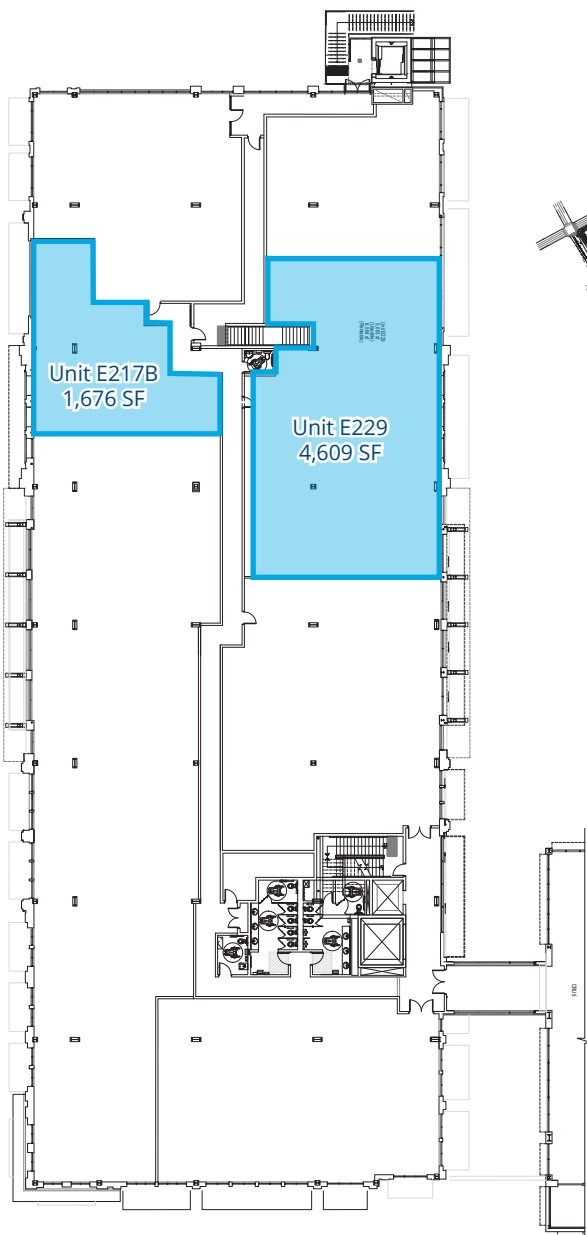
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# Building P

## Uptown | 3561 Blanshard Street

- Floor space as small as 1,676 SF
- Other tenants include Rebalance MD, West Coast Medical Imaging, and Victoria Retina
- Exterior signage opportunities
- Accessible washrooms on the north and south ends of the floor



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+1 250 414 8390  
graham.smith@colliers.com

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