

FOR LEASE

VANCOUVER ISLAND TECH PARK

4464 Markham Street, Victoria, BC

TY WHITTAKER | Personal Real Estate Corporation

TRISTAN SPARK





Opportunity

Established in 2002, the Vancouver Island Technology Park (VITP) is the Capital Regional District's largest major centre for technology activity. Owned and operated by the University of Victoria, VITP boasts more than 190,000 square feet of rentable area with future development potential that has the capability of adding an additional 250,000 square feet. With a unique combination of both public and private sector tenants, VITP is well positioned to cater to a multitude of tenancies.

Tenant Inducement

Inducements to qualified tenants are negotiable.

Current Tenants

VITP is home to a number of world class tenants, including but not limited to:



Net Rent

Contact the listing agents for rental rates.

Additional Costs

\$13.65 per square foot (2019 estimate)

Location

Located in Victoria, BC, the province's second largest technology market, VITP is easily accessible to a number of major technology based hubs. With direct flights from Vancouver, Seattle, Portland, San Francisco, and soon Los Angeles, Victoria is quickly becoming a known hot spot for tech-based entities. VITP is located 10.0 Km (6.0 Mi) from Victoria's downtown core, set within tranquil Layritz Park, and adjacent to Camosun College's Interurban Campus.

Available Units

Unit	Area (SF)	Comments
Innov8 Hub	Up to 12,000	Collaborative work area.
2301	2,173	Currently occupied by Charter Telecom.
2304	1,958	Currently occupied by Charter Telecom.
2307	3,717	Currently occupied

Development Opportunities at VITP

In addition to the existing buildings, the University of Victoria has the ability to provide build-to-suit premises on the abundant lands surrounding the park. Buildings of up to +80,000 SF are possible for a wide range of uses including office, warehouse and light manufacturing facilities. Please contact the listing agents for further information regarding these opportunities.

Features

IT Infrastructure

- › Powered by BCNET high capacity fibre optic 10 GB, 72 wavelength network
- › Dedicated POP rooms for Shaw, Bell, Telus and BCNET
- › Secure LAN infrastructure
- › Bandwidth of 10/100MB
- › Encrypted remote access/VPN access to the VITP network
- › Public wireless access
- › On-demand conference centre for large hosting capabilities
- › Modern 900kWh backup generator

Security

- › On-site duty officers monitoring scheduled visitor access
- › 24/7 interior and exterior security patrols with full facility CCTV monitoring
- › Late night vehicle/transit security escort available

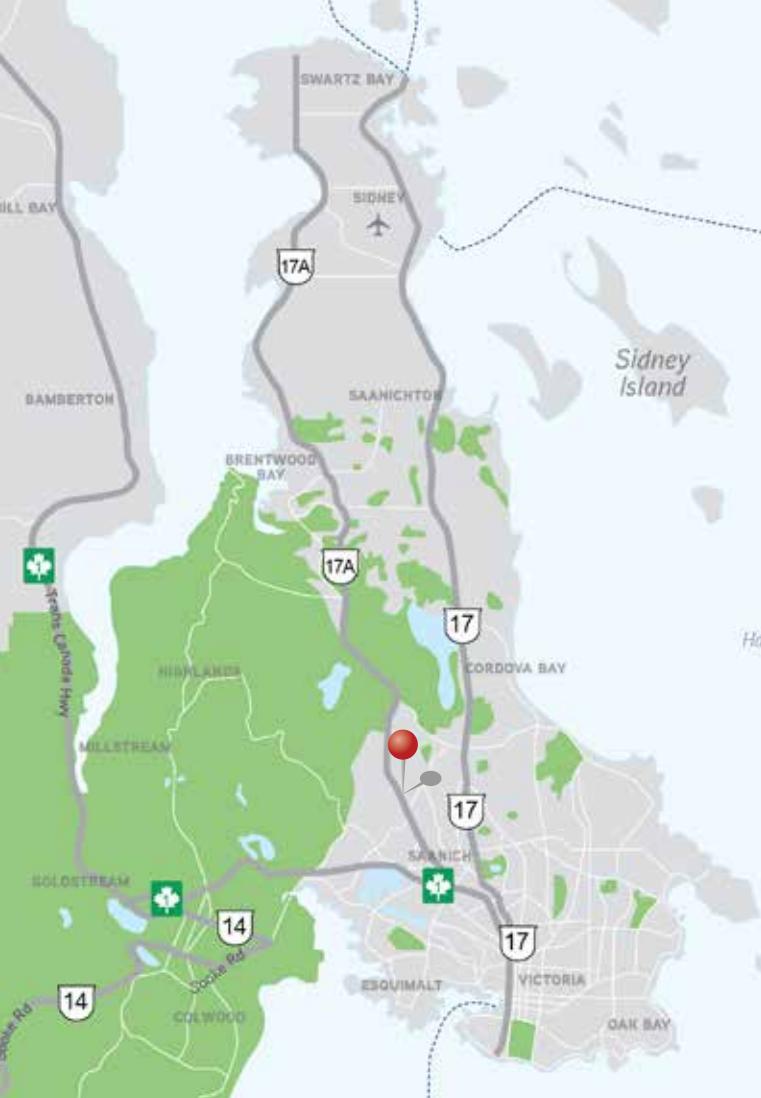
Amenities

- › On-site café and catering company dedicated to working with sustainable, organic and local products
- › 35-acre property providing multi-use trails connected to the Centennial Trail Loop
- › Basketball and volleyball courts on site; with a baseball diamond and FIFA regulation size soccer field adjacent to VITP
- › Well equipped fitness centre is available 24/7 to all VITP employees
- › Showers, change rooms, lockers and secure bicycle storage all available on site

General

- › LEED® Gold certification
- › 1,285 parking stalls
- › Flexible floor plans for start-ups, established tech companies, bioscience/lab requirements, R&D needs and other general office uses
- › Recipient of BOMA Earth Award





History

In August 2000, the BC government approved an \$11.9 million re-development of VITP. The re-development of the site was granted in an effort to help foster and further enhance the tech sector within the greater Victoria region.

Through the extensive upgrades, VITP was transformed from its former institutional use to a LEED® Gold certified park for its cutting edge environmental and energy conscious design. Five years after VITP officially opened its doors, the Provincial Government approved the sale of the park from their real estate services arm to the now current owners, the University of Victoria.

VITP Today

Today, at more than 190,000 square feet of current rentable area, VITP, a University of Victoria enterprise, is the largest centre of its kind on Vancouver Island. The ownership of VITP enables the park to benefit from unique partnerships that links provincial, national and international resources with emerging or growing companies within VITP. The facility has also been an integral part in seeing the technology sector overtake tourism as Greater Victoria's largest private sector industry.

To ensure this continued growth within the region, VITP is focused on enhancing the creativity and productivity of its tenants by clustering fuel cell, new media, wireless, life science/biotech, ocean technology and ICT companies while also providing first class tenant amenities.

Victoria's High Tech Industry

#1

Industry in Victoria
is Technology



\$3.15B annual revenue
\$4B economic impact



884+ tech
companies and
growing!



23,000 employees



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