



## PACIFIC RIDGE BUSINESS CENTRE

**FOR SALE OR LEASE**

Brand new, Beedie-built, dock and grade  
industrial strata in Langford, BC

### ENVISION YOUR PRE BUILT OFFICE SPACE

The show suites at Pacific Ridge Business Centre offer expansive open floor plans designed to meet the unique requirements of each client. These layouts feature a pre-built kitchen, washroom, and designated meeting spaces, creating a purpose-driven configuration ideal for establishing your fully customizable workspace.

Explore market tenant improvement options included within the purchase price, valued at up to \$291,000, allowing for a seamless transition into a modern facility to elevate your workspace.

One caretaker suite per business is permitted.

See brochure for more details.



### SALES UPDATE

**We are pleased to announce Unit 107 in Building B is now sold!**

Pacific Ridge Business Centre features best-in-class Beedie specifications, 28' ceiling clearance, and multiple loading configurations. Buildings A and B are move-in ready, starting at \$415 PSF.

**Take advantage of this exclusive opportunity at  
Pacific Ridge Business Centre.**

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Developed by

**Beedie/**

Marketed by

**Colliers**