



4342 West Shore Pkwy 310 Langford BC

\$2,500

Upstairs mixed-use/flex space available in newly constructed 2024 industrial strata building in Langford's West Shore Parkway corridor. Excellent exposure and access. Ideal for contractors, light industrial users, or professional services. Optional shared use of warehouse/shop space with 23 ft ceiling height. Lease options: \$2,500/month (office only) or \$3,800/month (office with warehouse access). Gross rent excludes utilities. Minimum 3-year lease required. Landlord may contribute \$10,000-\$15,000 toward tenant improvements depending on lease term. Shell condition--customize to suit. Available immediately.

Listing Presented By:



Originally Listed by:
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