



The Raven Building

At Tri-Eagle Plaza



FINAL SPACE AVAILABLE
PRIME RETAIL OR OFFICE





Grow your business in a thriving community.

The Raven Building at Tri-Eagle Plaza is the first privately-developed, LEED™ Gold designated building in the municipality of Saanich. This new three storey, environmentally-sound building is centrally located in Royal Oak — one of the highest growth neighbourhoods in Saanich — and, as such, offers an ideal location for a company looking to capitalize on a prime location.



BUILDING FEATURES

- LEED™ Target Gold
- Green Roof
- Showers and Change Room
- Access to Gym (adjacent office building)
- Located on Centennial Trail (which connects to Galloping Goose and Lochside Trail)
- Concrete Building
- Interior and Exterior Bike Storage
- Located on Major Bus Routes
- Walking Distance to Royal Oak Mall
- Storage in Basement
- Abundant Parking

FINAL SPACE AVAILABLE

GROUND FLOOR - 1,655 SQ.FT.
PRIME RETAIL OR OFFICE SPACE



BENEFITS OF A GREEN BUILDING

ENVIRONMENTAL BENEFITS

- Enhance and protect ecosystems and biodiversity
- Improve air and water quality
- Reduce solid waste
- Conserve natural resources

ECONOMIC BENEFITS

- Reduce operating costs
- Enhance asset value and profits
- Improve employee productivity and satisfaction
- Optimize life-cycle economic performance

HEALTH AND COMMUNITY BENEFITS

- Improve air, thermal, and acoustic environments
- Enhance occupant comfort and health
- Minimize strain on local infrastructure
- Contribute to overall quality of life

LEADERSHIP IN ENVIRONMENTAL ENERGY & DESIGN

LEED™ is the nationally accepted benchmark for the design, construction and operation of high performance green buildings. LEED™ gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED™ promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health:

- Sustainable Site Development
- Water Savings
- Energy Efficiency
- Materials Selection
- Indoor Environment Quality



LEED™ certification is an established, tested, verifiable, and industry-accepted means of measuring and achieving higher standards of energy efficiency and environmental sensitivity on building projects.

The LEED™ standard is a very occupant-oriented approach to energy and environmental efficiency and, as a result, many of the direct benefits of LEED™ certification accrue to the tenant/ occupant of a space. Energy savings on the building systems accrue to the tenant through lower 'triple-net' costs; and reduced loads on municipal services translate into lower unit rates for water and sewer.

The Raven Building at Tri-Eagle Plaza is a landmark building that has set the bar for development in the area. It is the result of a collaboration of three established and reputable companies.

» Tri -Eagle Development Corporation

Tri-Eagle Development Corporation has been building quality developments, homes and office spaces for over 25 years. Tri-Eagle is a family-owned and operated real estate development company operating in the Greater Victoria area. Over the years Tri-Eagle have received several awards that speak to their commitment to quality and professionalism including CARE, Georgie and Victoria Real Estate Board Awards.



» de Hoog & Kierulf Architects

de Hoog & Kierulf architects, a partnership between Peter de Hoog MAIBC MRAC and Charles Kierulf MAIBC MRAC, is a full service architectural practice with a well established reputation in the Victoria area for the design of numerous award winning projects including commercial, institutional, and residential buildings.

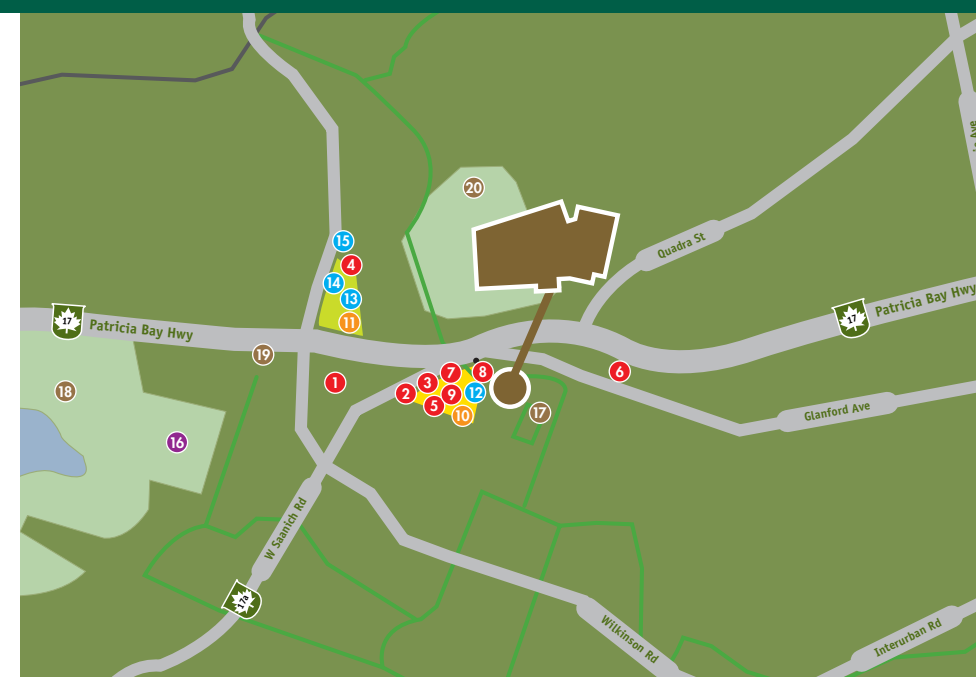
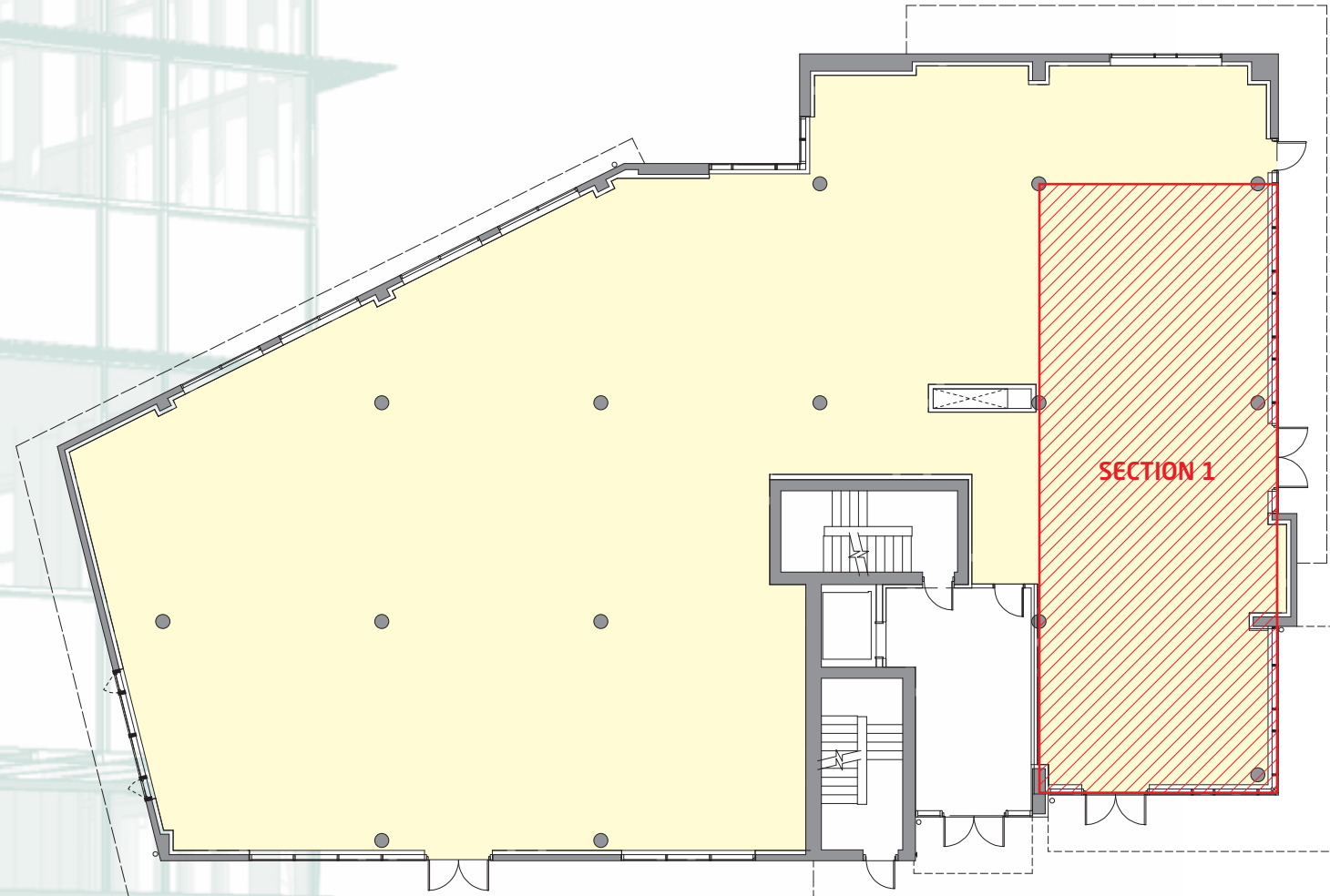


» LADR Landscape Architects

LADR Landscape Architects is an award winning, Victoria based landscape architecture firm with a particular interest in creative and sustainable planning, design and development. Current projects range from urban space renewal and mixed-use residential and commercial development, to park design, stream restoration and master planning.



FLOORPLAN



Amenities

RESTAURANTS & CAFES

- 1 Fireside Grill
- 2 Med Grill Royal Oak
- 3 Olive Grove
- 4 Starbucks
- 5 Tim Hortons
- 6 The Bird of Paradise
- 7 Subway
- 8 McDonald's
- 9 Coffee Shop

SHOPPING

- 10 Country Grocer
- 11 Thrifty Foods

BANKS

- 12 BMO Bank of Montreal
- 13 Coast Capital Savings
- 14 Royal Bank
- 15 TD Bank

GOLF

- 16 Royal Oak Golf Course

PARKS & RECREATION

- 17 Brydon Park
- 18 Elk/Beaver Lake Recreational Park
- 19 Saanich Commonwealth Pool
- 20 Rithet's Bog

- Centennial Trail
- Lochside Trail



SPECIFICATIONS

Ground Level
Section 1 (Available)
Commercial: 1,655 sq. ft.

FEATURES

Air Conditioned
Natural Lighting
Outdoor Patio Seating



Royal Oak offers a wide variety of amenities including numerous restaurants and cafes, shopping centres, banks, golf courses, parks and walking trails.





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