

FOR
LEASE

OFFICE/RETAIL SPACE ON OAK BAY AVENUE

#103 - 1625 OAK BAY AVENUE

VICTORIA, BC



Opportunity to lease prime ground-level commercial space on Oak Bay Avenue. The subject space is situated next to Oak Bay Junction and benefits from proximity to numerous high-quality amenities and excellent exposure along Oak Bay Avenue. The space is in shell condition, ready to be built out to tenant specifications and is well-suited for a number of office, medical, and retail uses.

FOR MORE INFORMATION, CONTACT:

JAMES MURRAY

SALES REPRESENTATIVE

BROKERAGE SERVICES

250 385 1225

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ROSS MARSHALL

PERSONAL REAL ESTATE CORPORATION

SENIOR VICE PRESIDENT | BROKERAGE SERVICES

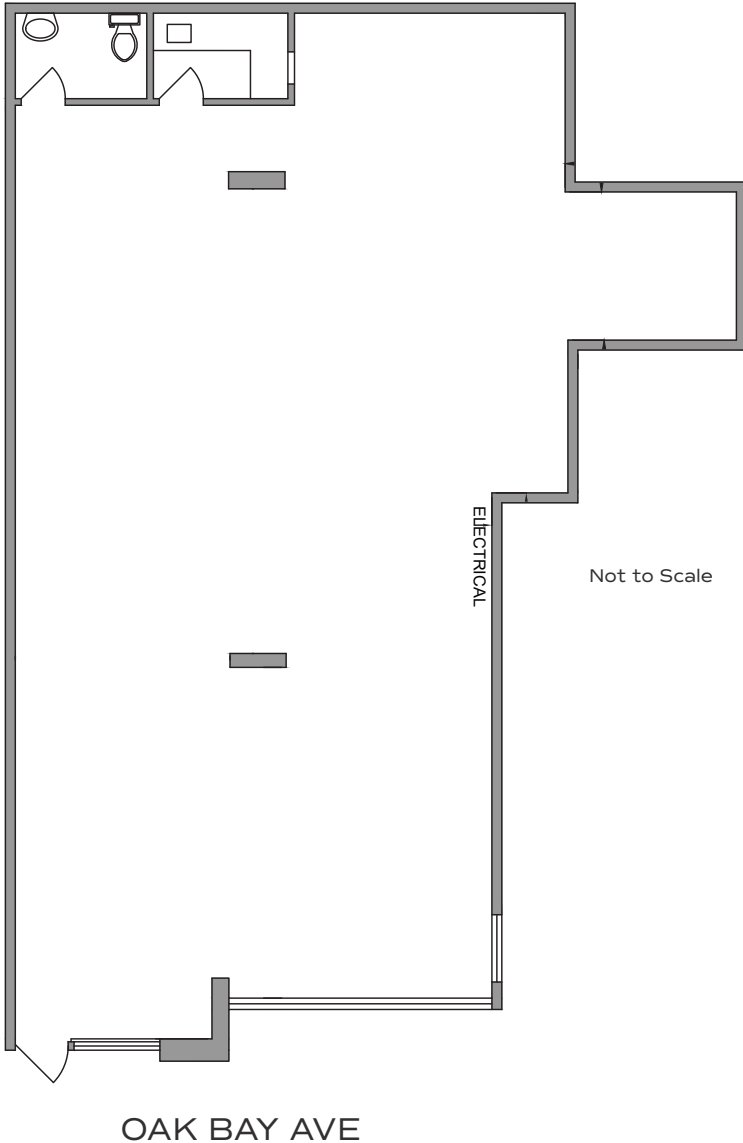
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CBRE

#103 - 1625 OAK BAY AVENUE

VICTORIA, BC



HIGHLIGHTS

- EASY ACCESS OFF OAK BAY AVENUE
- SIGNAGE OPPORTUNITIES
- AMPLE NATURAL LIGHT
- CENTRAL LOCATION
- FULLY AIR-CONDITIONED
- WELL-MAINTAINED BUILDING
- IMPROVEMENT ALLOWANCE NEGOTIABLE

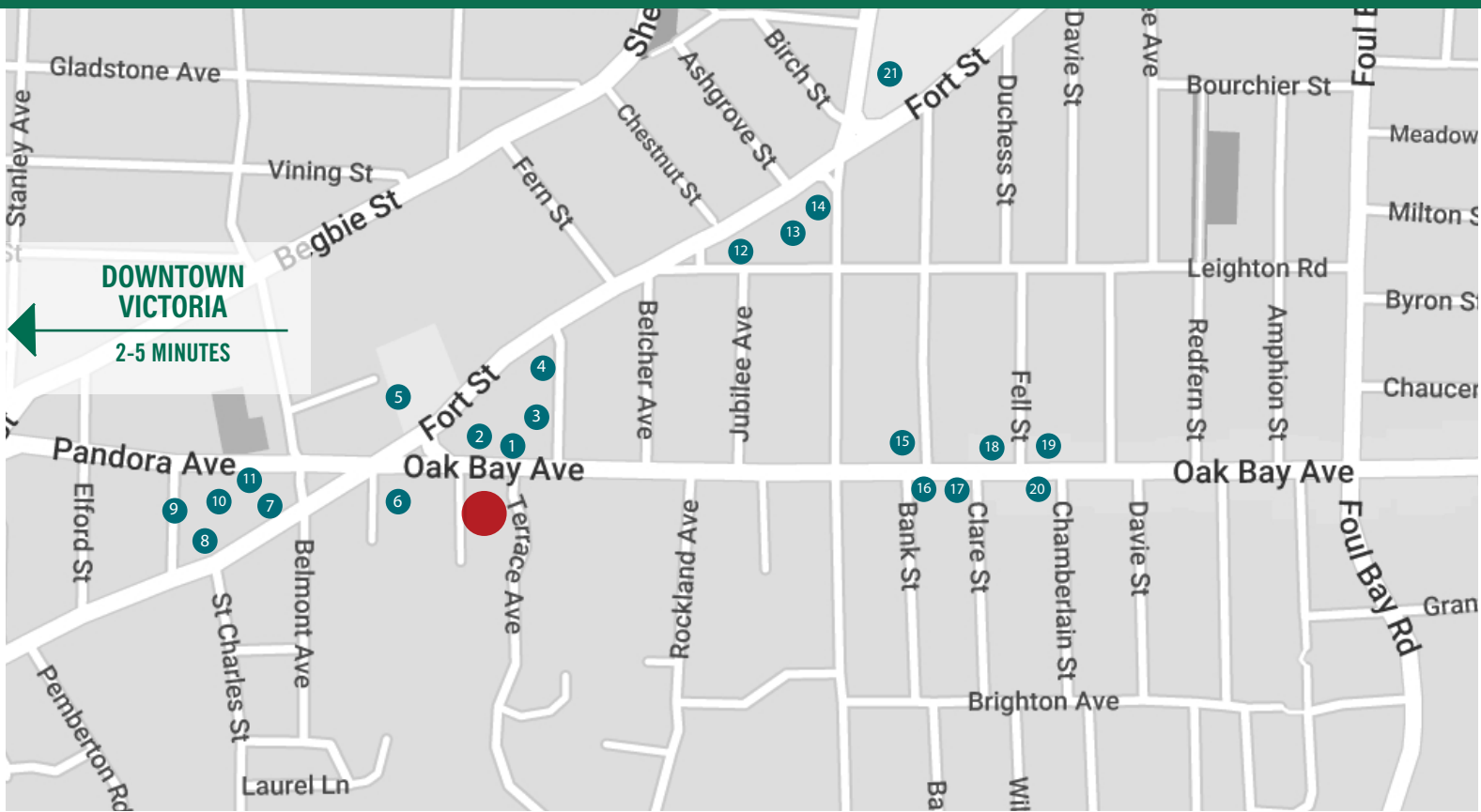
DETAILS

SIZE:	1,798 sq. ft.
NET RENT:	\$17.00 per sq. ft.
ADDITIONAL RENT:	\$10.00 per sq. ft.
AVAILABLE:	Immediately

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|--------------------------|------------------------|----------------------------|
| 1 Vessel Liquor Store | 8 Shine Café | 15 Oak Bay Pet Clinic |
| 2 Dragon Gate Restaurant | 9 The Tartan Toque | 16 Harry's Flowers |
| 3 Shopper's Drug Mart | 10 Origin Bakery | 17 HSBC |
| 4 Esso | 11 Cosmo's Pizza | 18 The UPS Store |
| 5 Sound Hounds | 12 Christie's Pub | 19 Turnabout Luxury Retail |
| 6 Freddie's Market | 13 Moka House | 20 Good Things Consignment |
| 7 Subway | 14 Forbes IDA Pharmacy | 21 Royal Jubilee Hospital |

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