

FOR LEASE

# 9828 FOURTH STREET

Sidney, BC



## BRAND NEW RETAIL / OFFICE SPACE

- \ BRAND NEW SPACE
- \ FLOOR TO CEILING GLAZING
- \ AMPLE NATURAL LIGHT THROUGHOUT
- \ SIGNAGE POTENTIAL
- \ AMPLE FRONTAGE WITH NEW GLAZING
- \ IMPROVEMENT PACKAGE AVAILABLE TO QUALIFIED TENANTS
- \ PRIVATE TENANT PARKING NEGOTIABLE

### **NATHANIEL SIMPSON**

Sales Associate  
Brokerage Services  
250 386 0001  
nathaniel.simpson@cbre.com

### **JAMES MURRAY**

Sales Representative  
Brokerage Services  
250 385 1225  
james.murray@cbre.com

**CBRE**

**FOR LEASE**

# 9828 FOURTH STREET

Sidney, BC



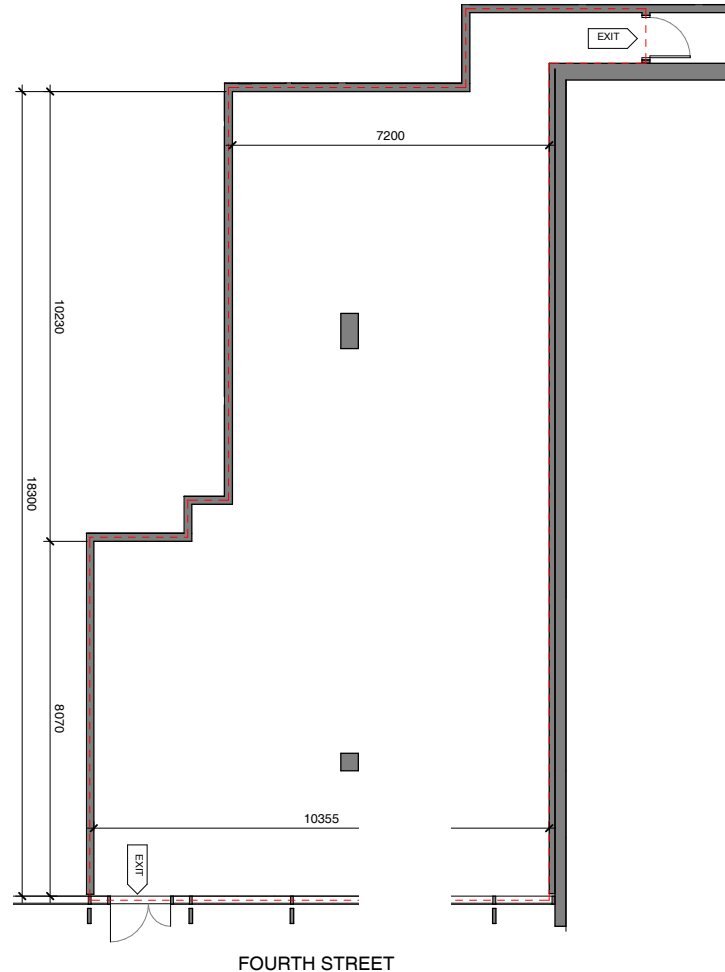
## DETAILS

<b>AVAILABLE SPACE:</b>	1,801 SF
<b>NET RENT:</b>	\$29.00 PSF
<b>ADDITIONAL RENT:</b>	\$10.00 PSF (2020 est.)
<b>AVAILABILITY:</b>	Immediately

## THE OPPORTUNITY

Brand new space at The Aranza, an award-winning apartment building in the heart of Sidney.

The subject property is located in close proximity to numerous flourishing local and national businesses, and benefits from beautiful architecture, floor-to-ceiling glazing, and ample retail frontage.



Not to scale.

For further information call:

**NATHANIEL SIMPSON**  
Sales Associate  
Brokerage Services  
250 386 0001  
nathaniel.simpson@cbre.com

**JAMES MURRAY**  
Sales Representative  
Brokerage Services  
250 385 1225  
james.murray@cbre.com

CBRE Limited | 1026 Fort Street | Victoria, BC V8V 3K4 | [www.cbrevictoria.com](http://www.cbrevictoria.com)



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the information. The recipient of the information should take such steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.

**FOR LEASE**

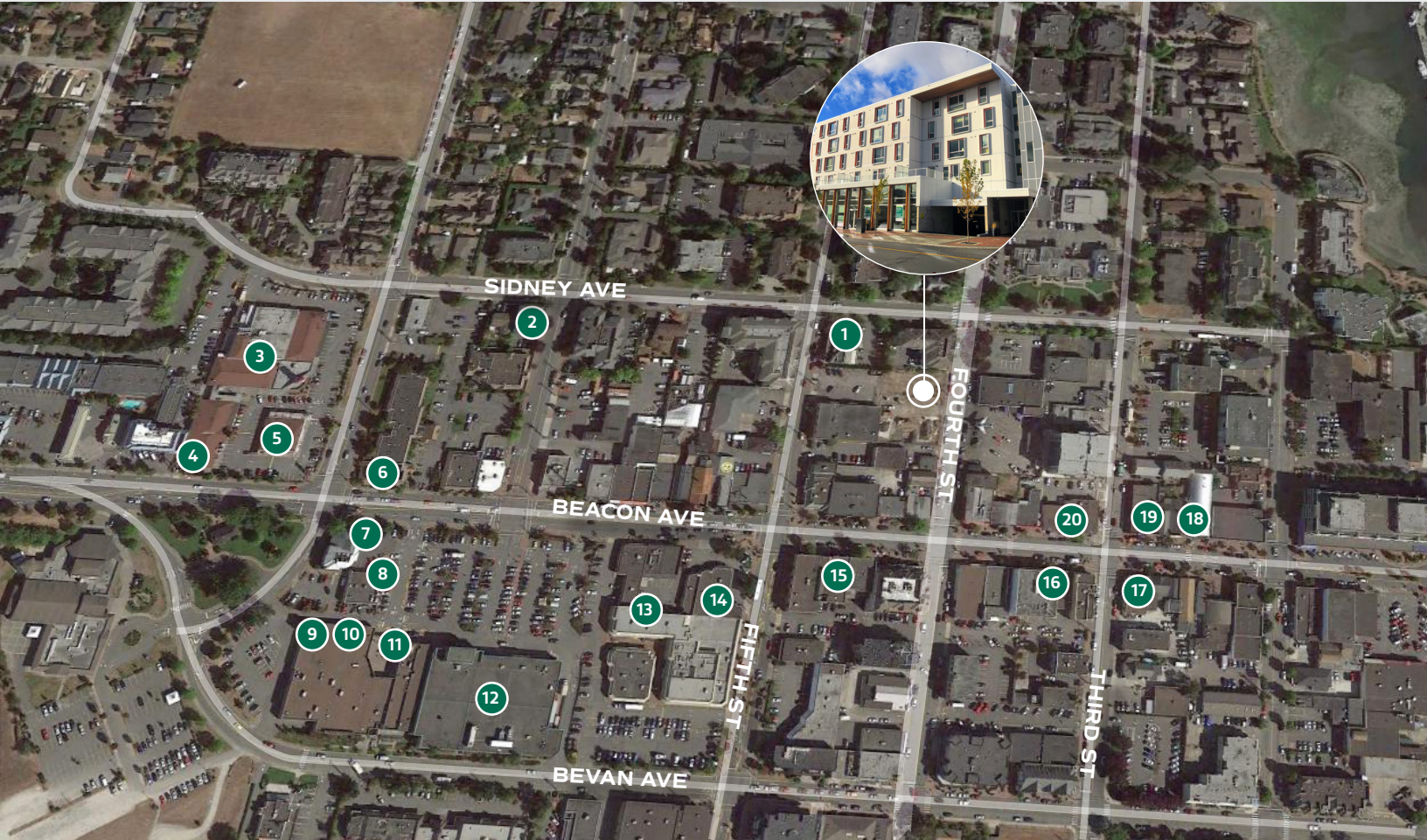
**BRAND NEW RETAIL / OFFICE SPACE**

# 9828 FOURTH STREET

Sidney, BC

## AMENITIES NEARBY

- |                         |                                |                                 |                                       |
|-------------------------|--------------------------------|---------------------------------|---------------------------------------|
| <b>1</b> Monk Office    | <b>6</b> Smitty's              | <b>11</b> Tim Hortons           | <b>16</b> Bank of Montreal            |
| <b>2</b> Taste of Tokyo | <b>7</b> Coast Capital Savings | <b>12</b> Save-On Foods         | <b>17</b> Starbucks                   |
| <b>3</b> Thrifty Foods  | <b>8</b> The Five & Dime Diner | <b>13</b> Capital Iron          | <b>18</b> Great Canadian Dollar Store |
| <b>4</b> Pharmasave     | <b>9</b> Shopper's Drug Mart   | <b>14</b> Mark's                | <b>19</b> 3rd Street Café             |
| <b>5</b> Subway         | <b>10</b> BC Liquor            | <b>15</b> Serious Coffee Sidney | <b>20</b> RBC Royal Bank              |



### **NATHANIEL SIMPSON**

Sales Associate  
Brokerage Services

250 386 0001

nathaniel.simpson@cbre.com

### **JAMES MURRAY**

Sales Representative  
Brokerage Services

250 385 1225

james.murray@cbre.com

CBRE Limited | 1026 Fort Street | Victoria, BC V8V 3K4 | [www.cbrevictoria.com](http://www.cbrevictoria.com)



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the information. The recipient of the information should take such steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the information. The information may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.