

FOR LEASE

UNIT 207A 2187 OAK BAY AVE

Victoria, BC



ATHLONE COURT

BOUTIQUE OFFICE SPACE IN THE HEART OF OAK BAY

- \ CENTRAL LOCATION WITHIN OAK BAY VILLAGE
- \ CLOSE TO NUMEROUS POPULAR RESTAURANTS/PUBS, CAFES, AND RETAILERS
- \ IMPROVEMENT PACKAGE AVAILABLE TO QUALIFIED TENANTS
- \ ELEVATOR ACCESS TO SUITE
- \ ACCESS TO SHARED WASHROOM AND KITCHEN AREA
- \ AMPLE PARKING ON-SITE FOR TENANTS AND VISITORS

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UNIT 207A, 2187 OAK BAY AVE

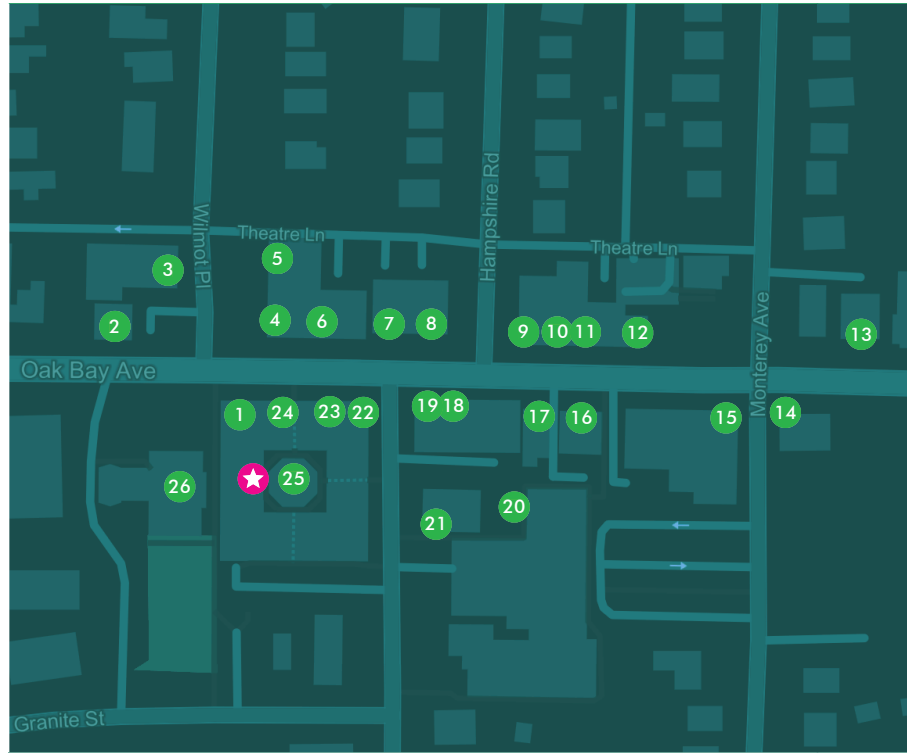
VICTORIA, BC

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SIZE:	979 SF
NET RENT:	\$25.00 PSF
ADDITIONAL RENT:	\$12.50 PSF (2021 est.)
AVAILABILITY:	Immediately

THE OPPORTUNITY

Fantastic opportunity to lease boutique office space in one of Greater Victoria's most sought-after locations: Oak Bay Village. Situated near a variety of thriving local businesses, the subject premises benefits from a quiet professional atmosphere as well as potential for an improvement package to rework the layout of the space, as needed.



AMENITIES

- | | | | |
|------------------------|---------------------------|---------------------------|-----------------------------------|
| 1 FAIRWAY MARKET | 8 PHARMASAVE | 14 FINN & IZZY | 20 BON SUSHI |
| 2 BOSLEY'S BY PET VALU | 9 CIBC | 15 RBC ROYAL BANK | 21 FRESH HAIR DESIGN |
| 3 COBS BREAD | 10 PENNY FARTHING PUB | 16 SHABBY RABBIT CLOTHING | 22 TD CANADA TRUST |
| 4 STARBUCKS | 11 WALK-IN COMFORT | 17 BMO BANK OF MONTREAL | 23 BARCLAY'S FINE JEWELLERS |
| 5 A LA MODE BOUTIQUE | 12 12 THE OAKS RESTAURANT | 18 HIDE + SEEK COFFEE | 24 OAK BAY FLOWER SHOP |
| 6 SCOTIABANK | 13 OTTAVIO ITALIAN BAKERY | 19 CATS ARTS STUDIO | 25 CORK & BARREL SPIRIT MERCHANTS |
| 7 CANADA POST | | | 26 OAK BAY MUNICIPAL HALL |

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