

FOR LEASE



UNIT 111 - 1057 LANGFORD PARKWAY | LANGFORD, BC 3,574 SF TURN-KEY OFFICE & WAREHOUSE

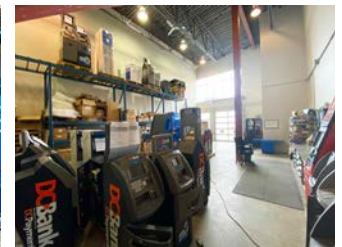
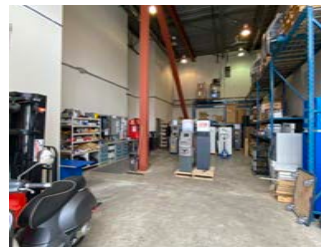
OFFICE - 2,273 SF

- ▶ High quality office improvements
- ▶ Furnishings negotiable
- ▶ 3 private offices
- ▶ Kitchenette and staff area
- ▶ Boardroom with 8 seats
- ▶ Open ceiling in shared work area with drop t-bar ceiling
- ▶ Potential office expansion in mezzanine



WAREHOUSE - 1,301 SF

- ▶ 9'4" high X 8' wide grade level loading
- ▶ 22' clear height ceilings
- ▶ Overhead gas heater
- ▶ Halide lights
- ▶ Sprinklers
- ▶ Racking, work benches, and electric forklift also available



THE OPPORTUNITY

Located in the heart of Langford's commercial core in Hull's Business Park, the office/warehouse is fully improved with high end furnishings negotiable. The office is fully built out with three private offices, eight workstations, eight seat boardroom, and staff kitchenette. The warehouse includes an overhead gas heater, halide lights and an 9'4"x 8' grade level loading door. The unit is suitable for a wide range of uses including office, industrial, wholesale and warehousing.

THE DETAILS

Leaseable Area

Office: 2,273 Sq. Ft.
Warehouse: 1,301 Sq. Ft.
Total: 3,574 Sq. Ft.

Rental Rate

\$21.00 per Sq. Ft.

Operating Costs & Taxes

\$6.70 per Sq. Ft. 2021 Approx.

Availability

1 Month Notice

Parking

5 Stalls + Visitor Parking

THE ZONING

CD-2 - Comprehensive Development

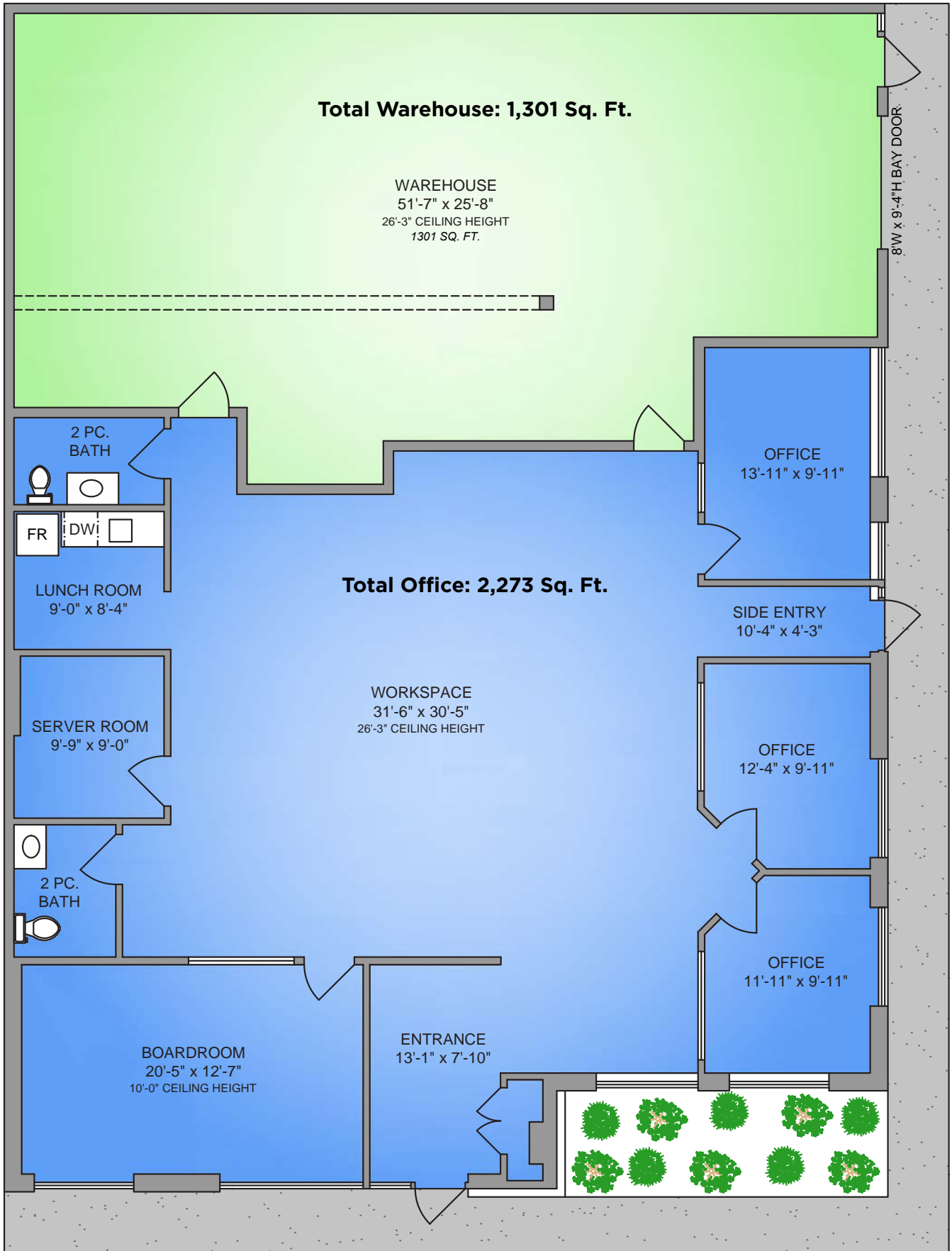
Uses permitted but not limited to:

- ▶ Light Industrial
- ▶ Office
- ▶ Wholesale
- ▶ Warehousing
- ▶ Retail as accessory
- ▶ Business and colleges and trade schools



THE FLOOR PLAN

3,574 Sq. Ft.





Glen Lake

Langford Lake

★ SUBJECT PROPERTY

Belmont Market

Capital Iron

Quality Foods

Westshore Town Centre

Cineplex

Canadian Tire

Walmart

Superstore

Lowe's

Veterans Memorial Pkwy

Langford Pkwy

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