

**FOR LEASE**

**UNIT 7A  
601 BOLESKINE ROAD**

VICTORIA, BC



**MOVE-IN READY OFFICE  
AT UPTOWN BUSINESS PARK**

- \ CENTRAL LOCATION NEAR UPTOWN SHOPPING CENTRE
- \ HIGH-QUALITY IMPROVEMENTS THROUGHOUT
- \ AMPLE PARKING ON-SITE FOR STAFF AND CLIENTS
- \ EASILY ACCESSIBLE FROM ALL MUNICIPALITIES WITHIN GREATER VICTORIA
- \ NATURAL LIGHT VIA SOUTH-FACING WINDOWS
- \ TWO WASHROOMS WITHIN PREMISES
- \ COMBINATION OF PRIVATE OFFICES AND OPEN-CONCEPT WORKSPACE
- \ PROXIMITY TO NUMEROUS POPULAR FOOD + BEVERAGE LOCATIONS

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**CBRE**

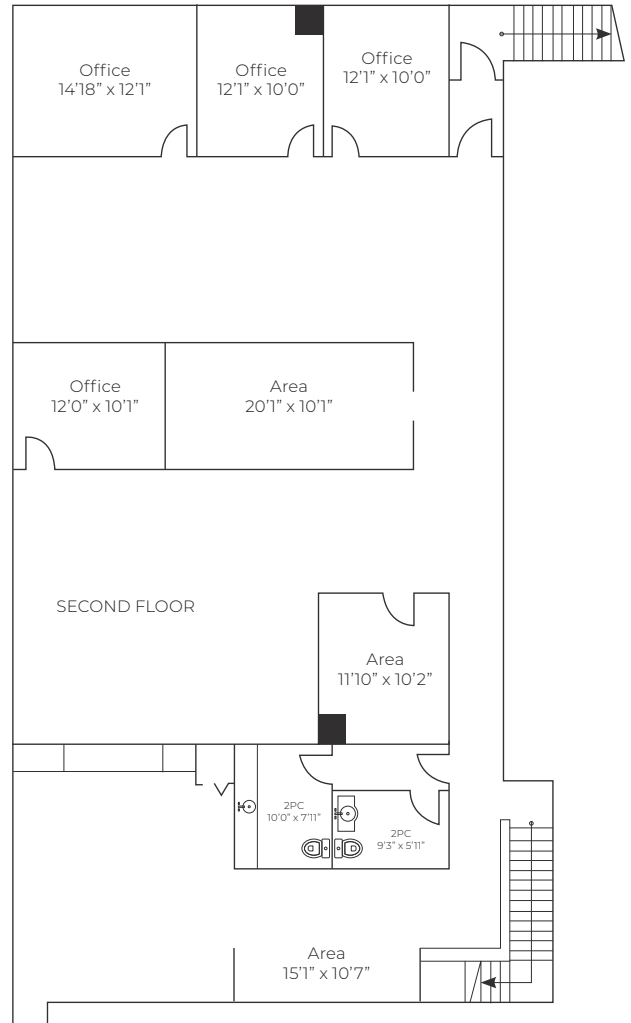
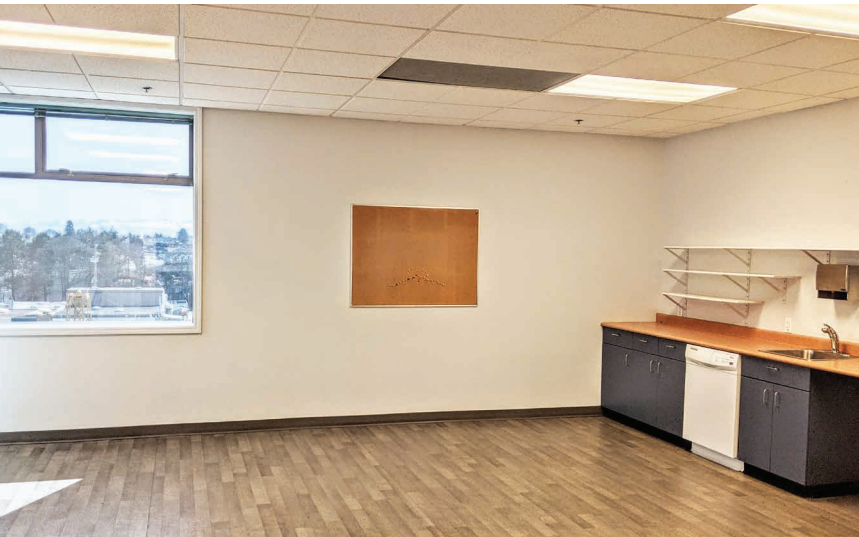
# FOR LEASE

## UNIT 7A - 601 BOLESKINE RD VICTORIA, BC

### THE OPPORTUNITY

<b>SIZE:</b>	3,336 SF
<b>NET RENT:</b>	\$16.00 PSF
<b>ADDITIONAL RENT:</b>	\$6.00 PSF (2021 est.)
<b>AVAILABLE:</b>	Immediately
<b>PARKING:</b>	Up to 5 dedicated stalls

Unique chance to lease turn-key office space in a central location near Uptown Shopping Centre. The subject premises is situated near Highways 1 and 17, providing easy access to all of Greater Victoria's various municipalities. The combination of centrality and ample parking makes this an ideal leasing opportunity to a wide variety of office occupiers.



Not to scale.



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