

FOR LEASE

**FULLY FURNISHED MODERN OFFICE SPACE
WITH 11 ON-SITE FREE PARKING STALLS**



UNIT 205 - 2657 WILFERT ROAD | COLWOOD, BC



CBRE

HIGHLIGHTS

- ▶ High end modern improvements, with option to lease fully furnished
- ▶ Open plan with multiple workstations
- ▶ 4 private offices and a boardroom
- ▶ Full kitchen and lounge for staff and clients
- ▶ 2 two piece washrooms and a shower
- ▶ 13'9" ceiling heights
- ▶ Drive in overhead door
- ▶ Baseboard heating and rooftop HVAC unit in office
- ▶ Overhead gas fired heater in warehouse
- ▶ 200 amp 3 phase power
- ▶ 11 designated parking stalls
- ▶ Fully sprinklered

THE DETAILS

Leaseable Area	3,467 Sq. Ft.
Rental Rate	\$19.00 per Sq. Ft.
Operating Costs & Taxes	\$6.50 per Sq. Ft. 2021 Approx.
Availability	1 Month Notice
Parking	11 Designated Stalls

THE ZONING

C7 - Mixed Commercial/Residential Zone

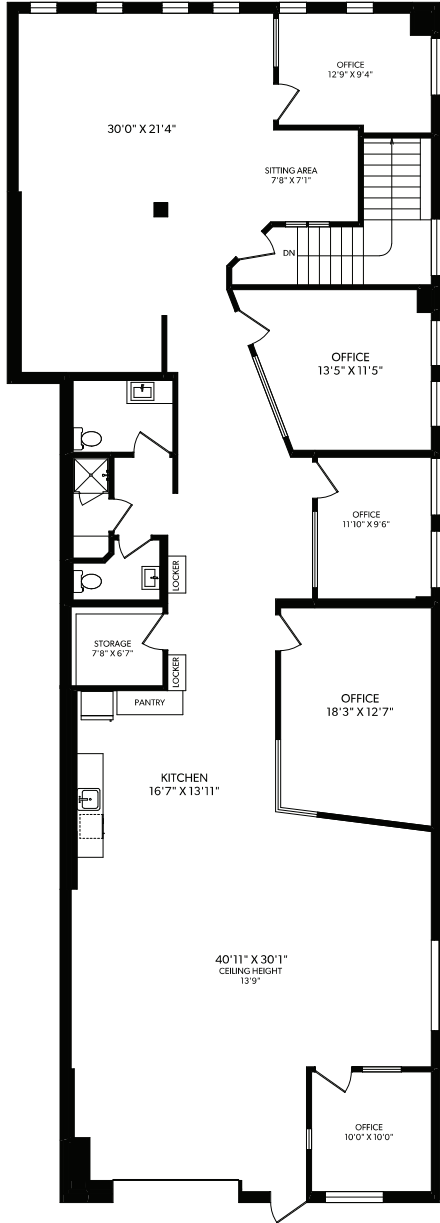
Uses permitted but not limited to:

- ▶ Bakeries
- ▶ Indoor Sports and Recreation Facilities
- ▶ Offices
- ▶ Personal Service
- ▶ Restaurants
- ▶ Retail Stores
- ▶ Scientific or Technological research facilities
- ▶ Light manufacturing

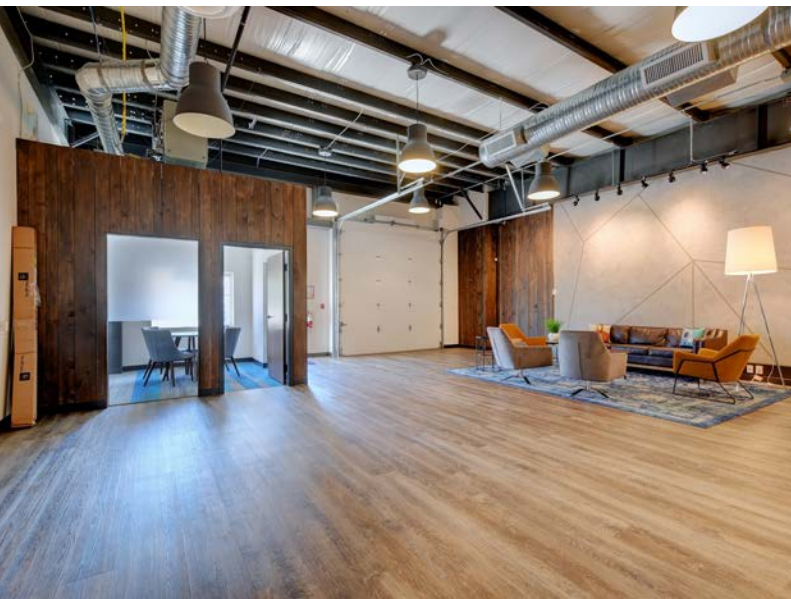
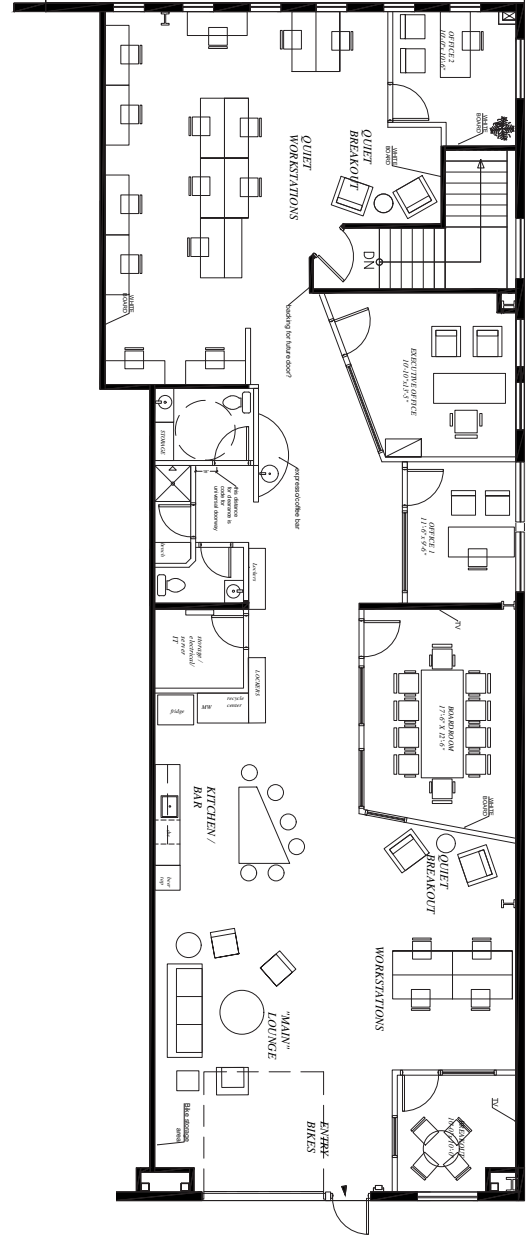


THE FLOOR PLAN

Total Area: 3,467 Sq. Ft.



Current Space Plan





The subject property is conveniently located just off of the Island Highway, a major transportation route that is known for its high traffic volumes, mixed-use commercial strip, and is used as a thoroughfare for Victoria and surrounding municipalities. Situated in Colwood's commercial/ industrial hub, the property is near a variety of retail stores, grocery stores, restaurants, banks and residential neighbourhoods. The Island Highway connects to the Trans-Canada Highway providing a straightforward 20 minute commute to Downtown Victoria.

CONTACT US

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