

**FOR LEASE**



## STANDALONE OFFICE WITH YARD SPACE IN CENTRAL LOCATION

825 Viewfield Road  
Victoria, BC

- ▶ Recently improved office space
- ▶ Central location in Greater Victoria
- ▶ Excellent natural light throughout
- ▶ Ample secure storage space on-site
- ▶ 4 private offices and large reception area
- ▶ Bonus workshop space at rear of building



**CBRE**

# The Details

Size	1,190 Sq. Ft.
Gross Rent	Starting at \$4,000 Monthly Plus GST *Utilities Not Included
Available	Immediately
Zoning	L-1 Light Industrial

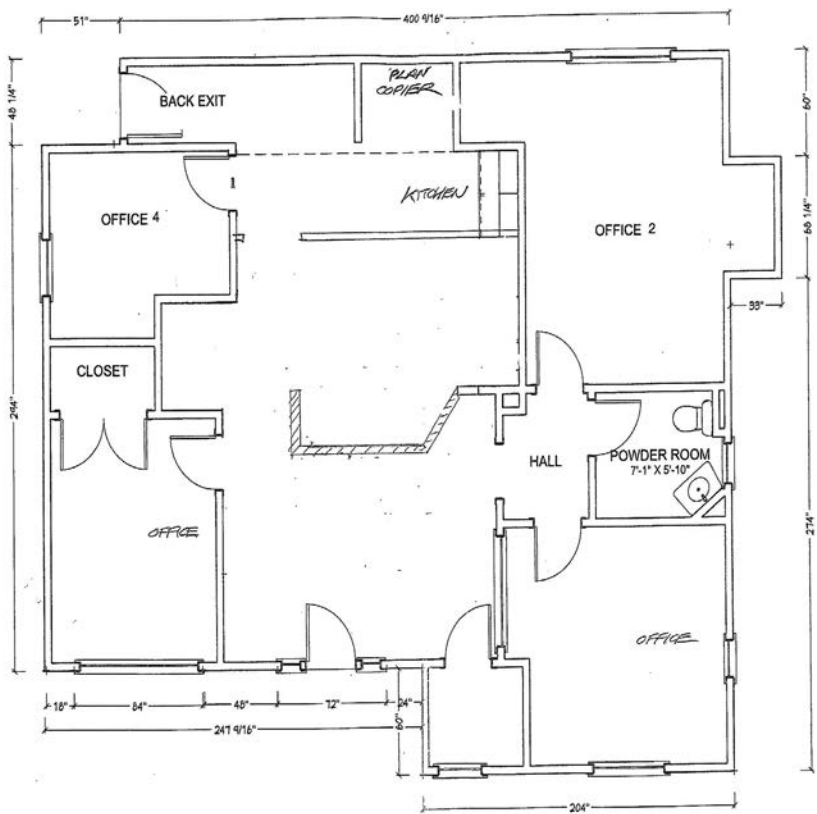


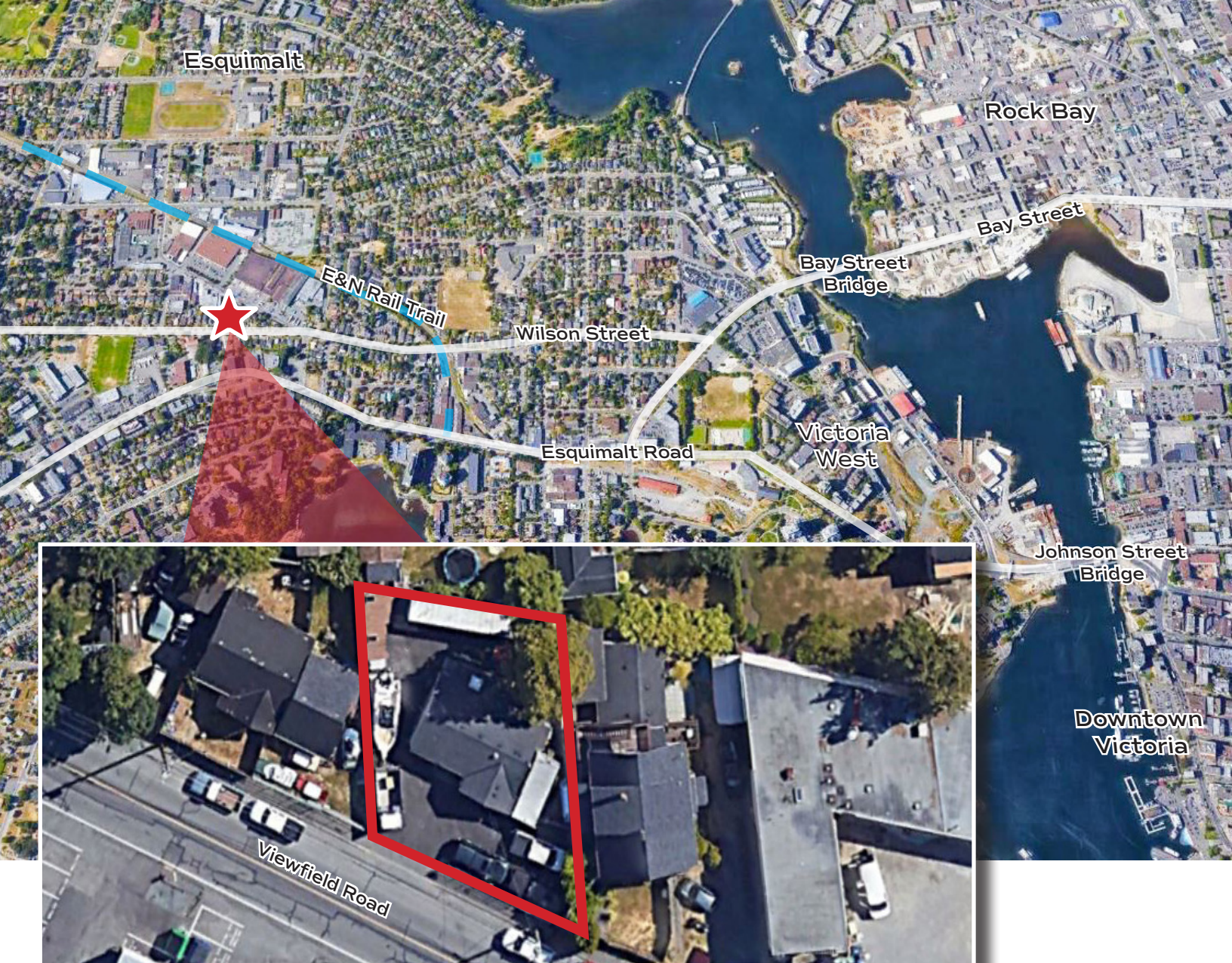
# The Opportunity

Rare chance to lease office and yard space in the middle of Greater Victoria, providing easy access to all municipalities within the Capital Regional District. Included in the lease is a standalone office building, a small workshop, ample storage via two large shipping containers, and yard space at both the front and rear of the building.



# The Floor Plan





## The Location

Esquimalt is located near the center of Greater Victoria and provides easy access to numerous municipalities including Victoria, Saanich, Langford, and View Royal. This central location makes the subject property an excellent choice for any operation servicing multiple areas within the Capital Regional District.

## Contact Us

### Chris Rust

Personal Real Estate Corporation  
Senior Vice President  
Brokerage Services  
250 385 0005  
chris.rust@cbre.com

### Ross Marshall

Personal Real Estate Corporation  
Senior Vice President  
Brokerage Services  
250 386 0004  
ross.marshall@cbre.com

**CBRE**

[www.cbrevictoria.com](http://www.cbrevictoria.com) | CBRE Limited | 250 386 0000 | 1026 Fort Street, Victoria, BC V8V 3K4

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); DMIT Spatial, Environics Analytics, Microsoft Bing, Google Earth.