



FOR LEASE

A-723 VANALMAN AVE
SAANICH, BC

GROUND FLOOR OFFICE/ CLASSROOM SPACE IN ROYAL OAK

- 986 SF (Approx.) office/classroom space with 12' ceilings
- 2 private offices, storage room and open office/classroom for +/- 20 seats
- Air conditioning & heat pump
- Carpet & tile flooring
- 3 on-site parking stalls directly in front of the unit
- Signage/branding opportunity with street frontage facing Vanalman Ave
- Centrally located next to Hwy 17 providing excellent vehicular access to Downtown Victoria, Saanich Peninsula & the Western Communities

CBRE

| www.cbrevictoria.com

THE OPPORTUNITY

CBRE Victoria is pleased to present the opportunity to lease 986 Sq. Ft. of ground floor office/classroom space on Vanalman Avenue in the Royal Oak Business Park. The unit features 2 private offices, an open office/classroom area, storage, and street frontage on Vanalman Avenue that provides visibility and signage opportunities. Situated in the geographical center of Greater Victoria, the location allows for excellent vehicular access to Hwy 17 Southbound to Downtown Victoria and Northbound to the Victoria International Airport and BC Ferries Swartz Bay Terminal.

UNIT DETAILS

Address A-723 Vanalman Avenue
Saanich, BC V8Z 6N6

Size 986 SF (Approx.)

Zoning [M-3 Industrial Park](#)

Parking 3 Stalls In Front of Unit

Ceiling Height 12'

Gross Rent \$2,350/Month



CONTACT US

Ross Marshall

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

Chris Rust

Personal Real Estate Corporation
Senior Vice President
Brokerage Services
250 386 0005
chris.rust@cbre.com

www.cbrevictoria.com | CBRE Limited | 1026 Fort Street, Victoria, BC V8V 3K4 | 250 386 0000

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, DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth.

CBRE

www.cbrevictoria.com