

For Lease

CBRE



# Turnkey Office/Warehouse with Fenced Yard in Rock Bay

548 David Street | Victoria, BC



# The Opportunity

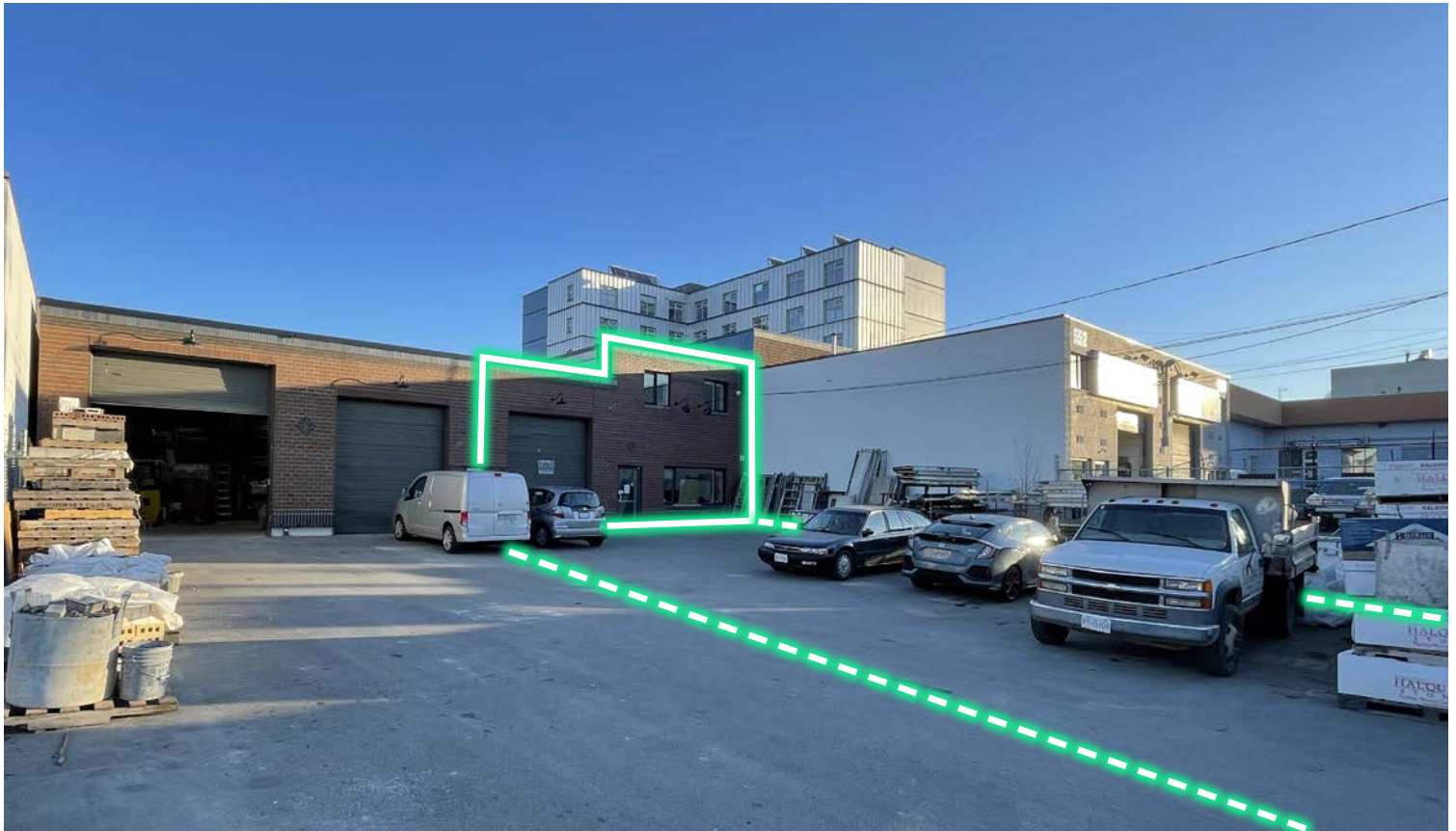
---

CBRE is pleased to present a 1,800-square-foot flexible office + warehouse unit conveniently located in the Rock Bay Industrial District. This unit offers approximately 1,440 sf of turnkey office and approximately 360 sf of warehousing space. In addition, the unit benefits from ample parking and outdoor storage space in front of the premises. The M-2 Light industrial zoning allows for a wide range of uses including assaying of precious metals, bakeries, manufacturing, processing, vehicle sales, washing of vehicles, and much more.

## Property Details

---

<b>Address:</b>	548 David St, Victoria, BC V8T 2C8
<b>Size:</b>	1,800 SF Total (1,440 SF of Turnkey Office   360 SF of Warehouse)
<b>Lease Rate:</b>	Starting at \$4,000 / Month
<b>Adtl. Rent:</b>	\$1,830 / Month
<b>Availability:</b>	June 1st, 2023
<b>Zoning:</b>	M-2 Zone - Light Industrial District
<b>Parking:</b>	Fenced & Paved Outdoor Parking/Storage Area
<b>Loading:</b>	Grade Level Overhead Loading Door (12'x10')



**Turnkey Office/Warehouse with Fenced Yard in Rock Bay**  
548 David Street | Victoria, BC



## Property Highlights

- Fully renovated office space - plug and play
- Warehouse with 12' x 10' grade level door
- Open floorplan on the main + 2 private offices & boardroom upstairs
- Air conditioning
- Fenced yard area for parking or storage
- Podium signage available
- Prime central location in Rock Bay

## M-2 Light Industrial Zone

**Permitted uses include, but are not limited to:**

- Industry
- Wholesale & warehouse distribution
- Carpet cleaning
- Printing and publishing
- Garages
- Electric forging
- Manufacturing
- Retail as an accessory use



**Turnkey Office/Warehouse with Fenced Yard in Rock Bay**  
548 David Street | Victoria, BC

**CBRE**



# Turnkey Office/Warehouse with Fenced Yard in Rock Bay



548 DAVID STREET | VICTORIA, BC

## 548 David Street | Victoria, BC

### Contact Us

#### Chris Rust

Senior Vice President  
Brokerage Services  
250 386 0005  
chris.rust@cbre.com

#### Ross Marshall

Senior Vice President  
Brokerage Services  
250 386 0004  
ross.marshall@cbre.com

#### Cooper Anderson

Sales Associate  
Brokerage Services  
250 386 0276  
cooper.anderson@cbre.com

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"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. 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.

[www.cbrevictoria.com](http://www.cbrevictoria.com) | [www.cbre.ca](http://www.cbre.ca)

**CBRE**