

CBRE

INDUSTRIAL SPACE IN THE
HEART OF ROCK BAY



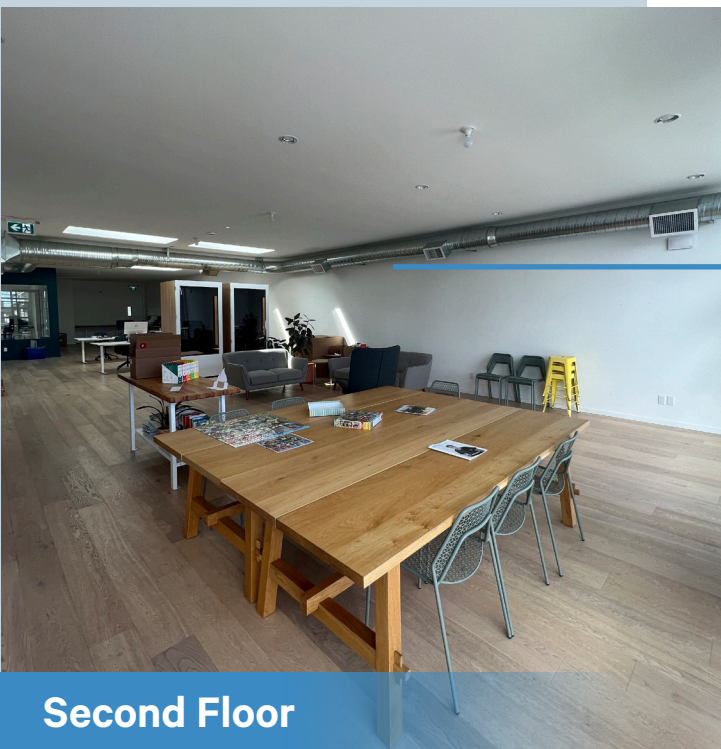
FOR LEASE

2716 Rock Bay Avenue

VICTORIA BC



First Floor



Second Floor



Second Floor

Opportunity

CBRE Limited is pleased to present an excellent opportunity to lease a fully renovated standalone building, with superior finishes and thoughtful layout. Prime location with on-site parking and high visibility signage. The ground level features smooth concrete topped floors, high ceiling with exposed beams, coffee bar/kitchen area, and glass partitioned loading bay door. The second floor is bathed in light from the floor to ceiling windows front east façade, as well as six interior skylights. Both floors feature a two and three piece washroom with excellent fixtures, floor to ceiling tiles. Brand new building systems including 400 Amp, 3 Phase electrical service, new plumbing and two rooftop HVAC units. 2716 has been fully revitalized.

Details

Basement:	400 SF
First Floor:	2,600 SF
Second Floor:	<u>2,600 SF</u>
Total Surface Area:	5,600 SF
Lease Rate:	\$21.00 PSF (Basement \$10.00 PSF)
Additional Rent:	\$8.50 PSF
Availability:	July 1st, 2023
Zoning:	M-2 Light Industrial



Basement



Location

Rock Bay, located East of the Bay Street Bridge and Northwest of Downtown Victoria is one of the Capital Regional District's core commercial nodes. Mostly consisting of industrial users, contractors, distributors, artisans and breweries Rock Bay is one of the most rapidly evolving neighbourhoods. The central location provides excellent access to Esquimalt, the Westshore, downtown Victoria and the rest of the Capital Regional District.

Contact Us

Andrea Teahen
Senior Associate
250 813 3377
andrea.teahen@cbre.com

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

CBRE

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.