

2,526 SF Turn-key Office Opportunity in Victoria West

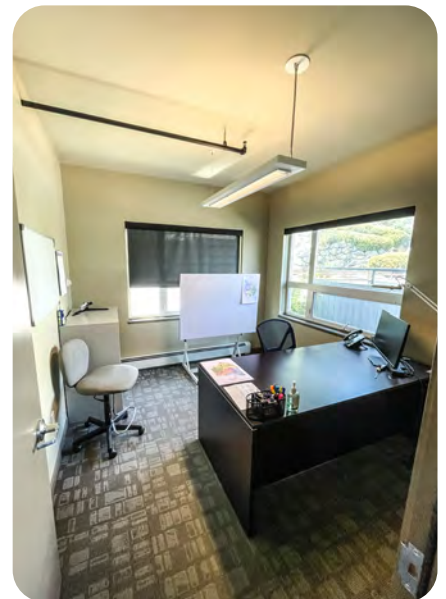


The Opportunity

CBRE is pleased to present the opportunity to lease a 2,526 SF turn-key office in the rapidly developing Victoria West Area. The building was originally constructed in 2008 and features modern improvements, high ceilings, a back patio area and 8 reserved parking stalls. The layout includes a welcoming reception, 8 private offices, a boardroom, a storage room, and two bathrooms. The location allows for easy access to both major highways via The Bay and Johnson Street bridges.

SALIENT DETAILS

Municipal Address:	Unit B - 360 Harbour Rd Victoria, BC
Unit Size:	2,526 SF
Parking:	6 Reserved Surface Stalls
Zoning:	CD-9 Dockside District
Availability	Feb 1, 2024
Lease Rate	\$28.00 PSF
Additional Rent	\$11.78 PSF (Includes Hydro)



Building Features:

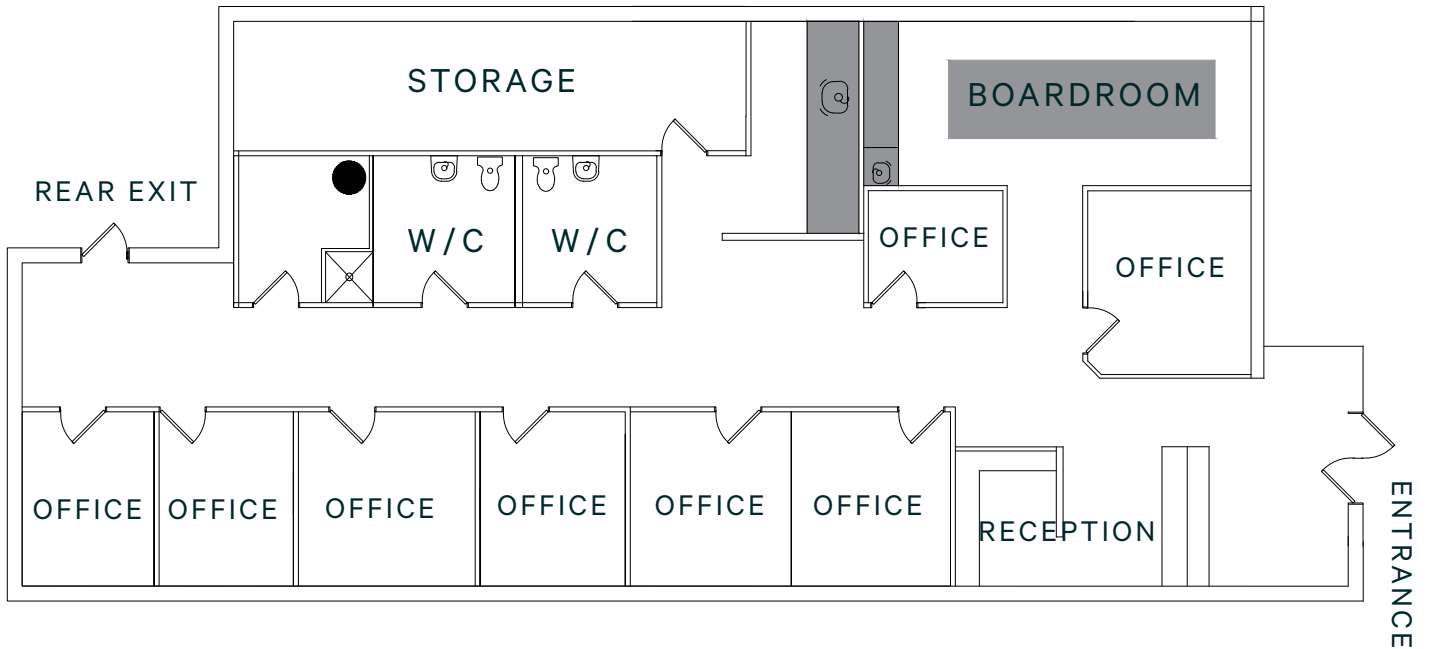
- Modern improvements throughout the space
- 8 private offices, boardroom, reception, storage room, two washrooms, a shower facility, and rear patio space
- 6 reserved surface parking stalls
- Highly visible podium signage opportunity
- Easy access to Downtown Victoria, Highway 1/17 & the Galloping Goose Trail
- Located in the heart of the Dockside Green development

Permitted Uses:

- Office
- High Tech
- Limited light industries
- Printing/publishing
- Professional services
- Veterinary hospitals
- Retail



Floor Plans



UNIT B - 360 HARBOUR RD
TOTAL SIZE: 2,526 SF



FOR LEASE



Turn-key Office Opportunity in Victoria West - 360 Harbour Rd | Victoria, BC

EXCLUSIVE ADVISORS:

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