

FOR
SUB-LEASE

Unit B - 603 Gorge Road E. | Victoria, BC

605 SF Turn-key Medical Space



THE OPPORTUNITY

CBRE is pleased to present the opportunity to lease a 605-square-foot turn-key Medical office on Gorge Road. The space has been recently renovated with T-bar ceilings and florescent lighting. The layout includes a welcoming reception, 2 private exam rooms, a bathroom, and a kitchenette area. The office is conveniently located directly beside a pharmacy, making prescription pick-ups easy.

SALIENT DETAILS

Municipal Address:	Unit B - 603 Gorge Road E. Victoria, BC
Unit Size:	605 SF
Parking:	10 shared surface stalls on-site
Zoning:	C1-S2 Zone, Limited Commercial Service Station
Availability	Immediately
Lease Rate	Starting at \$2,000 / Month (Gross)
Lease Term	Sub-lease until Nov. 29, 2027

HIGHLIGHTS:

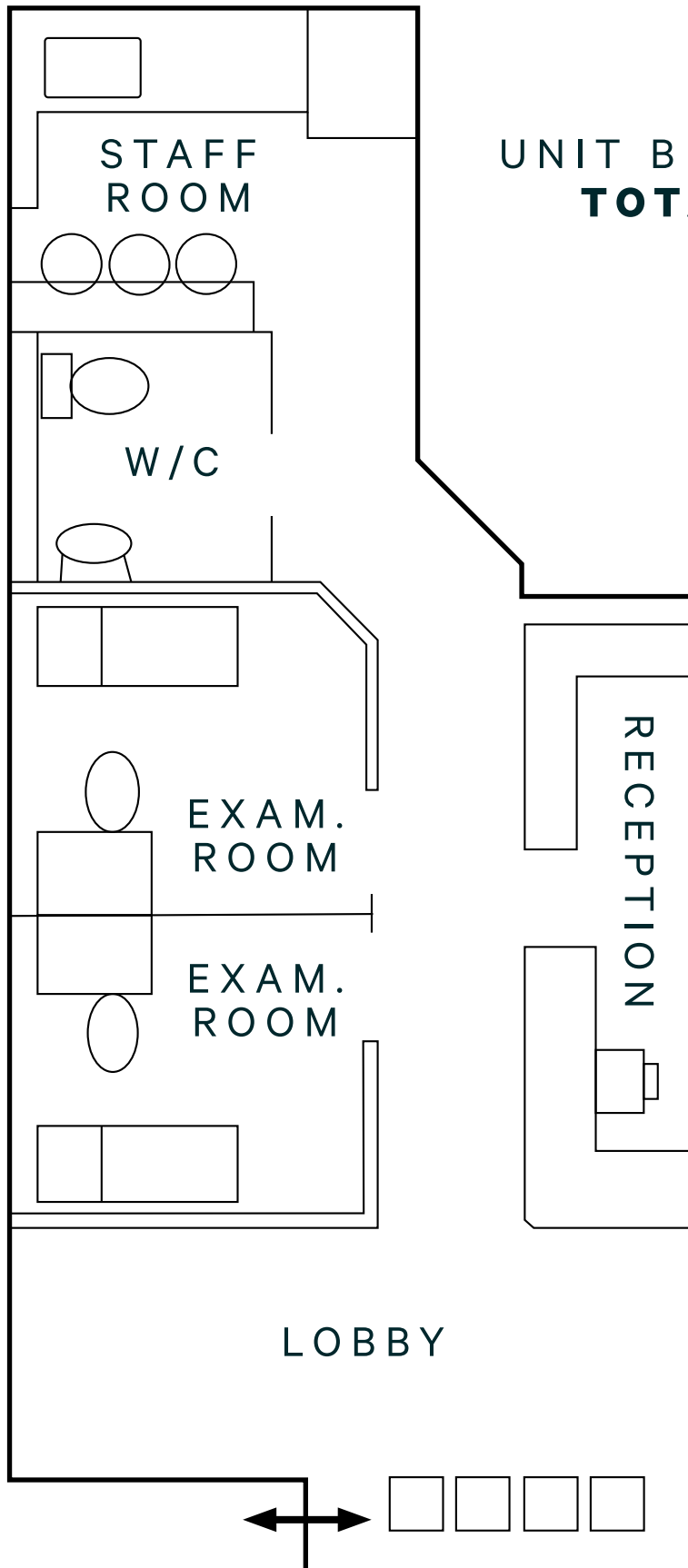
- Modern improvements throughout the space
- Shared Parking directly in front of the building
- Easy access to Downtown Victoria and Hwy 1/17
- Roll down security gates
- Perfect for a small private office

PERMITTED USES:

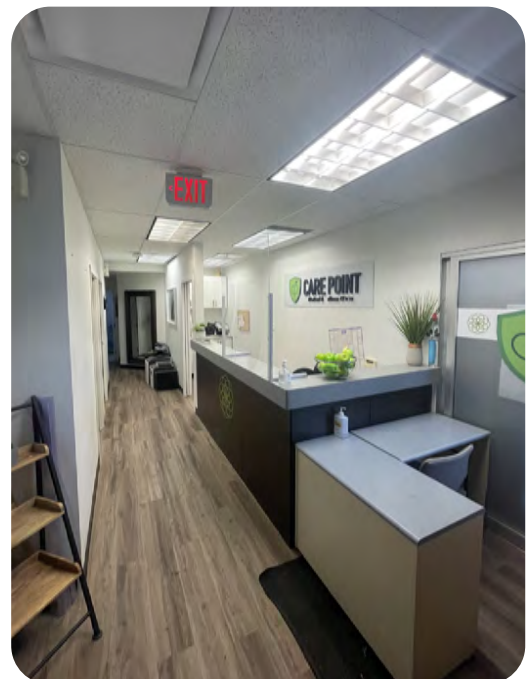
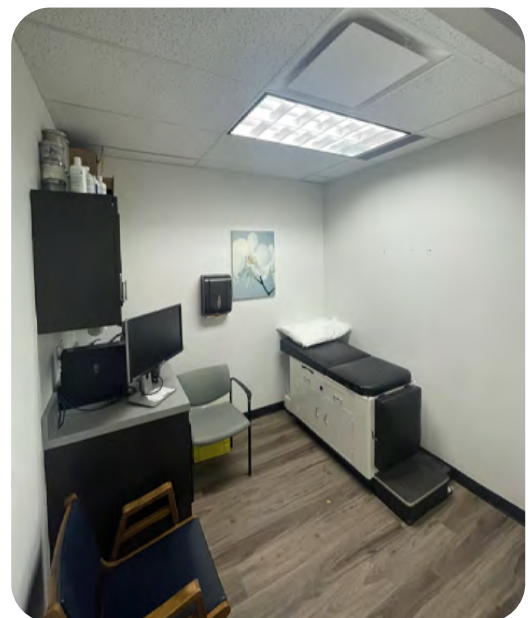
- Professional businesses
- Medical office
- Business offices
- Retail stores
- High tech
- Drycleaning or clothes pressing



FLOOR PLANS



UNIT B - 603 GORGE RD E.
TOTAL SIZE: 605 SF



FOR LEASE



605 SF Turn-key Medical Space - Unit B - 603 Gorge Road E. | Victoria, BC

EXCLUSIVE ADVISORS:

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