

FOR LEASE

# High Traffic Mid-Town Retail Opportunity

Unit 4 - 2500 Douglas Street  
Victoria, BC





# THE OPPORTUNITY

CBRE is pleased to present the opportunity to lease Unit 4 at 2500 Douglas Street, also known as the L'el'and building. The building is situated on the corner of Douglas Street and Bay Street, providing excellent frontage and exposure to high traffic counts. Unit 4 offers 1,807 SF of main floor space with an additional 941 SF of bonus lower storage space. Neighboring tenants include Popeye's Supplements, Working Culture Bread, Rain Coast Printing, and Fifty Fifty Arts Collective. The C1-N zoning allows for many uses, including but not limited to retail, office, professional businesses, clubs, and bakeries.

## 2500 DOUGLAS ST - SALIENT DETAILS

### UNIT 4

<b>Size:</b>	1,807 SF (Bonus 941 SF of Lower Storage Also Included)
<b>Zoning:</b>	C1-N - Neighbourhood Shopping District
<b>Lease Rate:</b>	\$28.00 PSF
<b>Additional Rent:</b>	\$9.54 PSF
<b>Availability:</b>	With Notice

\*Units are currently tenanted, please do not approach staff regarding this opportunity



## HIGHLIGHTS

- Located on high-traffic transit corridor (20,000+ vehicles daily)
- Highly visible signage opportunity
- Street parking and ample paid parking adjacent to the building
- Bonus storage space in the basement
- High ceiling heights
- Directly on major transit route
- Central and easily accessible location to all of Greater Victoria

## ZONING

### C1-N NEIGHBOURHOOD SHOPPING DISTRICT

Permitted uses include,  
but are not limited to:

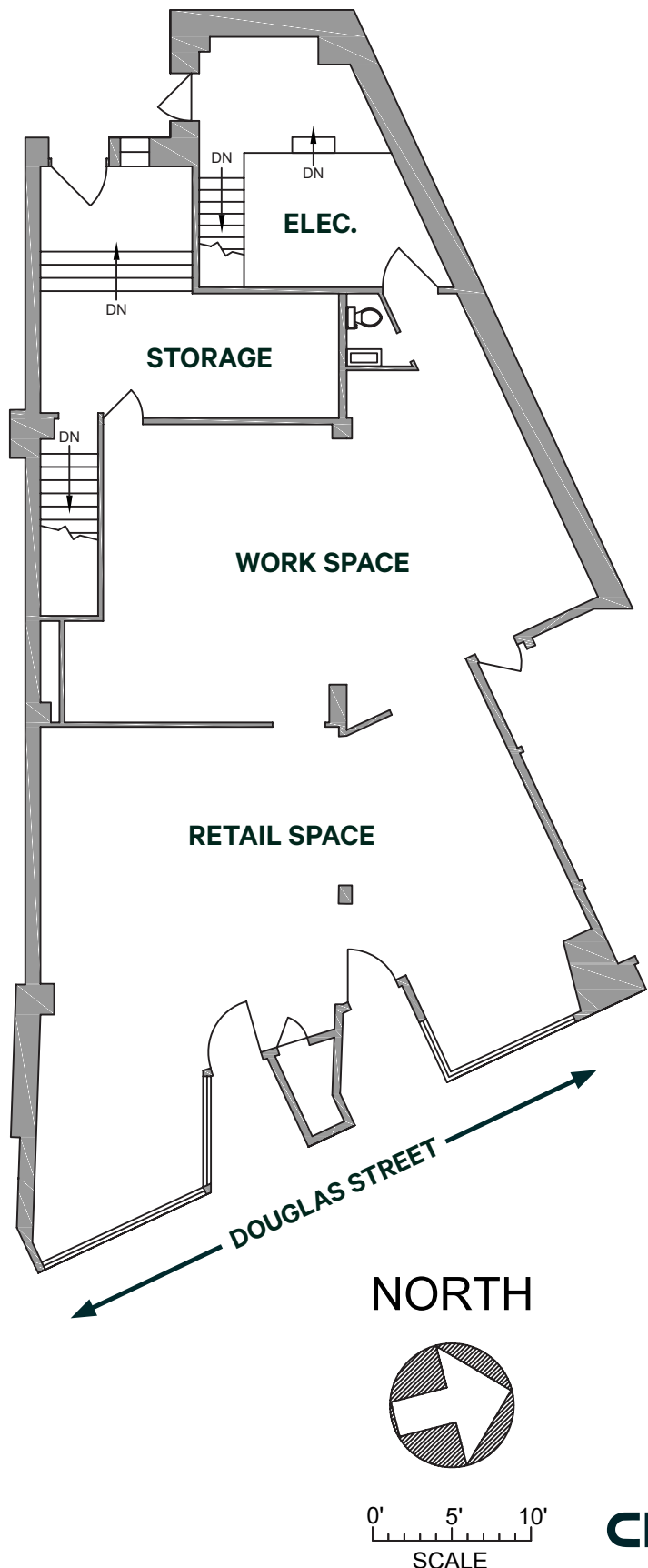
- Retail
- Business Offices
- Professional Businesses
- Social / Recreational Clubs
- Bakeries
- High Tech
- Call Centre

## FLOOR PLAN: UNIT 4

\*Proposed floorplan once demising walls have been removed

1,807 SF (Main Floor)

941 SF (Bonus Lower Storage)





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## Contact Us

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