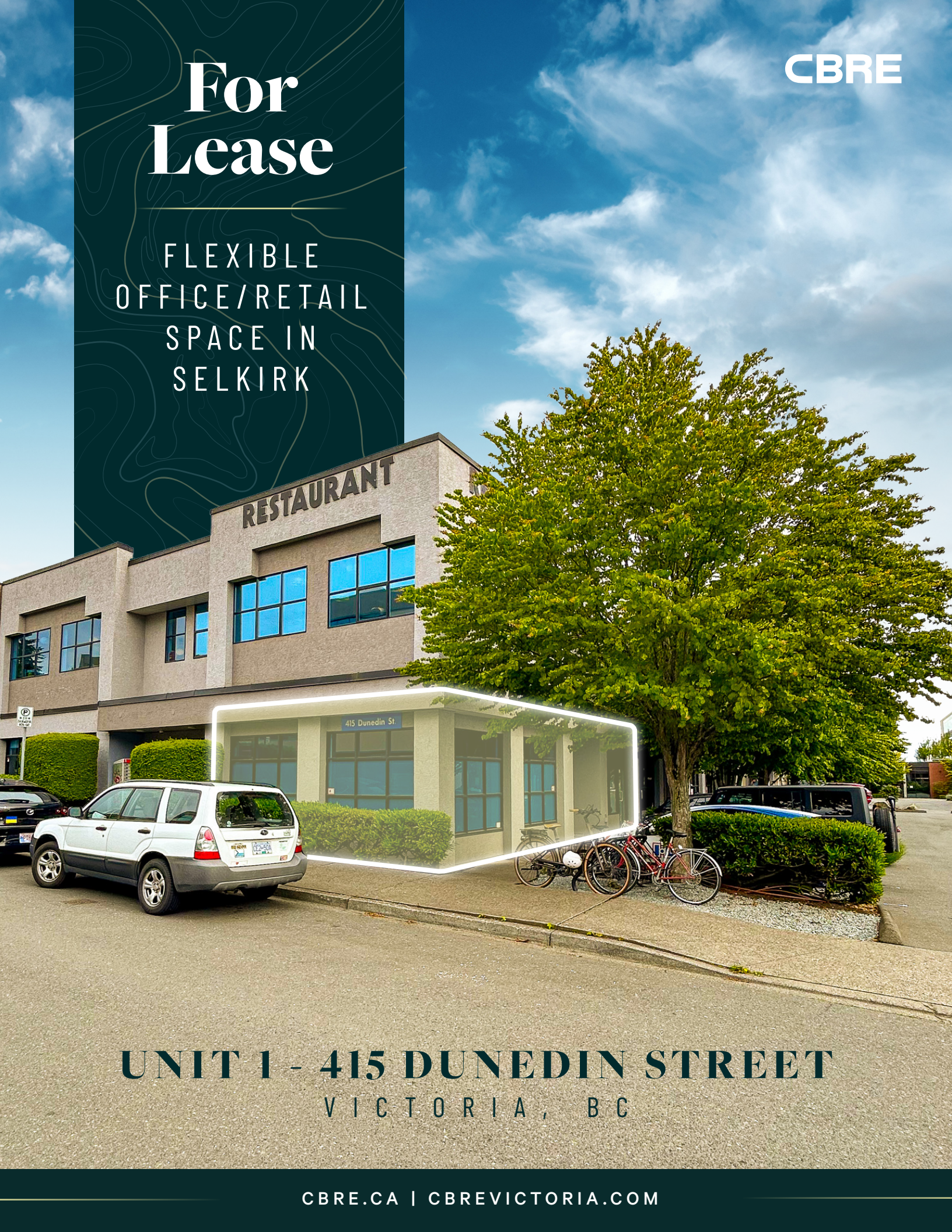


For Lease

FLEXIBLE
OFFICE/RETAIL
SPACE IN
SELKIRK

CBRE



UNIT 1 - 415 DUNEDIN STREET
V I C T O R I A , B C

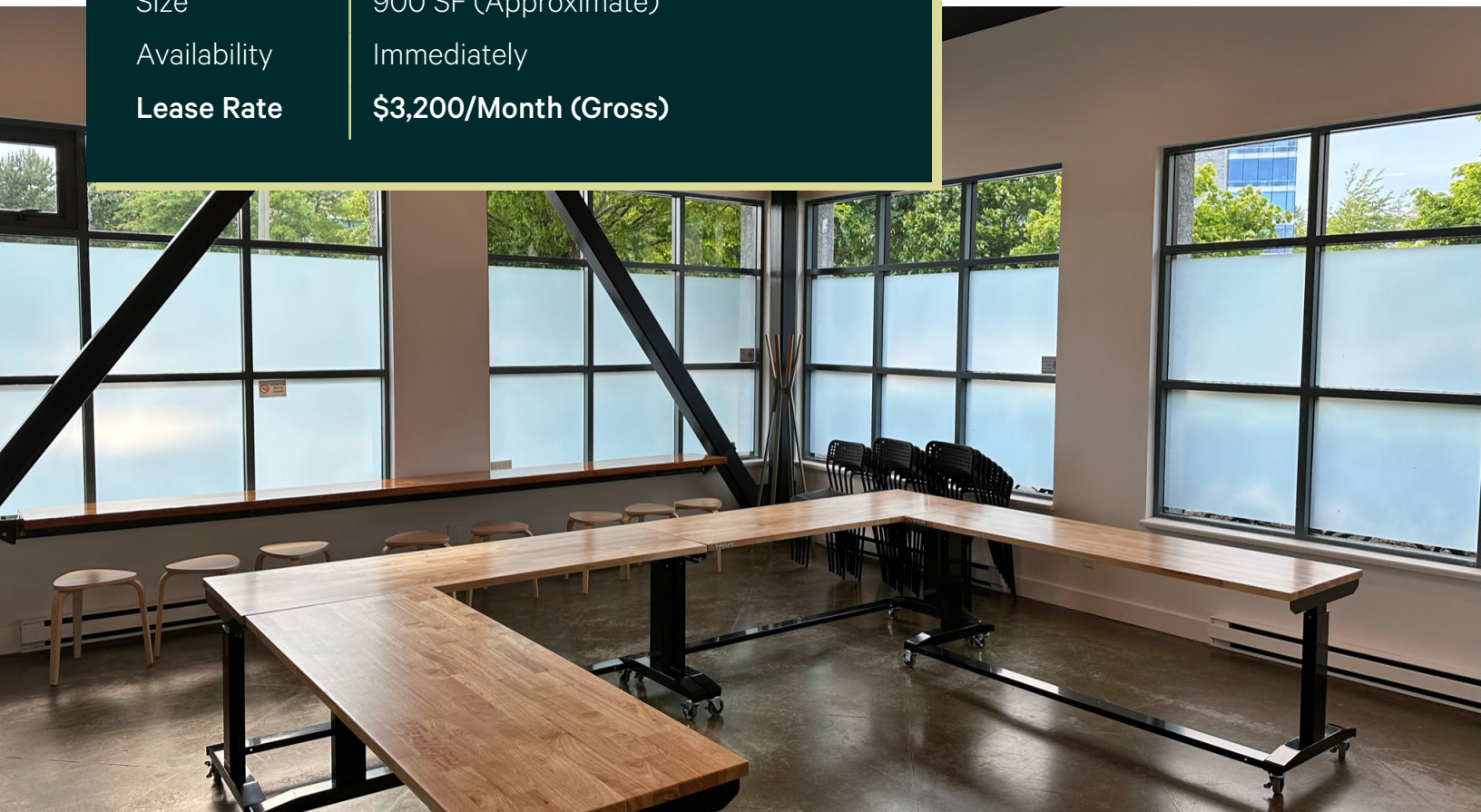
The Opportunity

CBRE is pleased to present a recently renovated ground floor office unit for lease located near the Selkirk waterway. The unit is approximately 900 square feet of open concept office, with one small storage room, a kitchenette and 1 accessible washroom (opportunity to add an additional washroom). The S-8 service district zoning allows for a wide range of uses, including but not limited to office, professional services, bakeries, wholesale and retail sales. The unit is available furnished (as seen in photos) or empty.

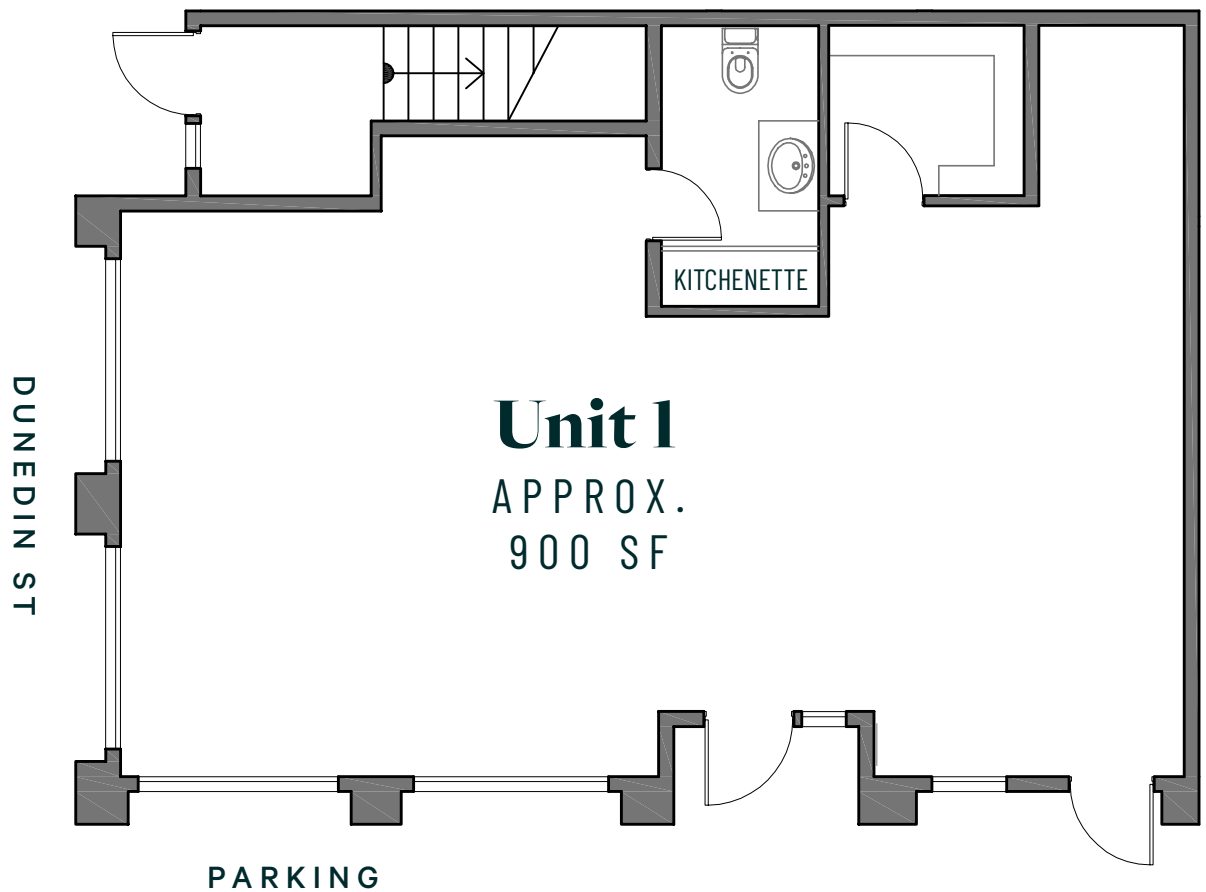
- ✓ Corner unit with great exposure
- ✓ Approximately 900 SF of open space
- ✓ Recently renovated to include a kitchenette with a dishwasher
- ✓ High ceiling heights (12' plus)
- ✓ 1 reserved parking stall, with the ability to lease more on a monthly basis
- ✓ Heat pumps providing heating and AC
- ✓ Ample plumbing
- ✓ Available furnished (as seen in photos) or empty
- ✓ Excellent proximity to Downtown Victoria, Hwy 1 & 17, local amenities

Property Details

Civic Address	Unit 1 - 415 Dunedin Street Victoria, BC
Zoning	S-8 Limited Service District
Size	900 SF (Approximate)
Availability	Immediately
Lease Rate	\$3,200/Month (Gross)



Floor Plan



Zoning

S-8 Limited Service District

Uses permitted but not limited to:

- ✓ Office
- ✓ Wholesale or Retail Sales
- ✓ Professional Services
- ✓ Bakeries
- ✓ Printing & Publishing
- ✓ Servicing & Repair of Goods
- ✓ Call Centre





For Lease

MIDTOWN

DOWNTOWN

ROCK BAY DISTRICT

SUBJECT PROPERTY

SELKIRK COMMUNITY

Flexible Office/Retail Space in Selkirk

EXCLUSIVE ADVISORS:

Cooper Anderson

Sales Associate

250 386 0276

cooper.anderson@cbre.com

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GLOBAL KNOWLEDGE. LOCAL EXPERTISE.

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