

# Unit 23

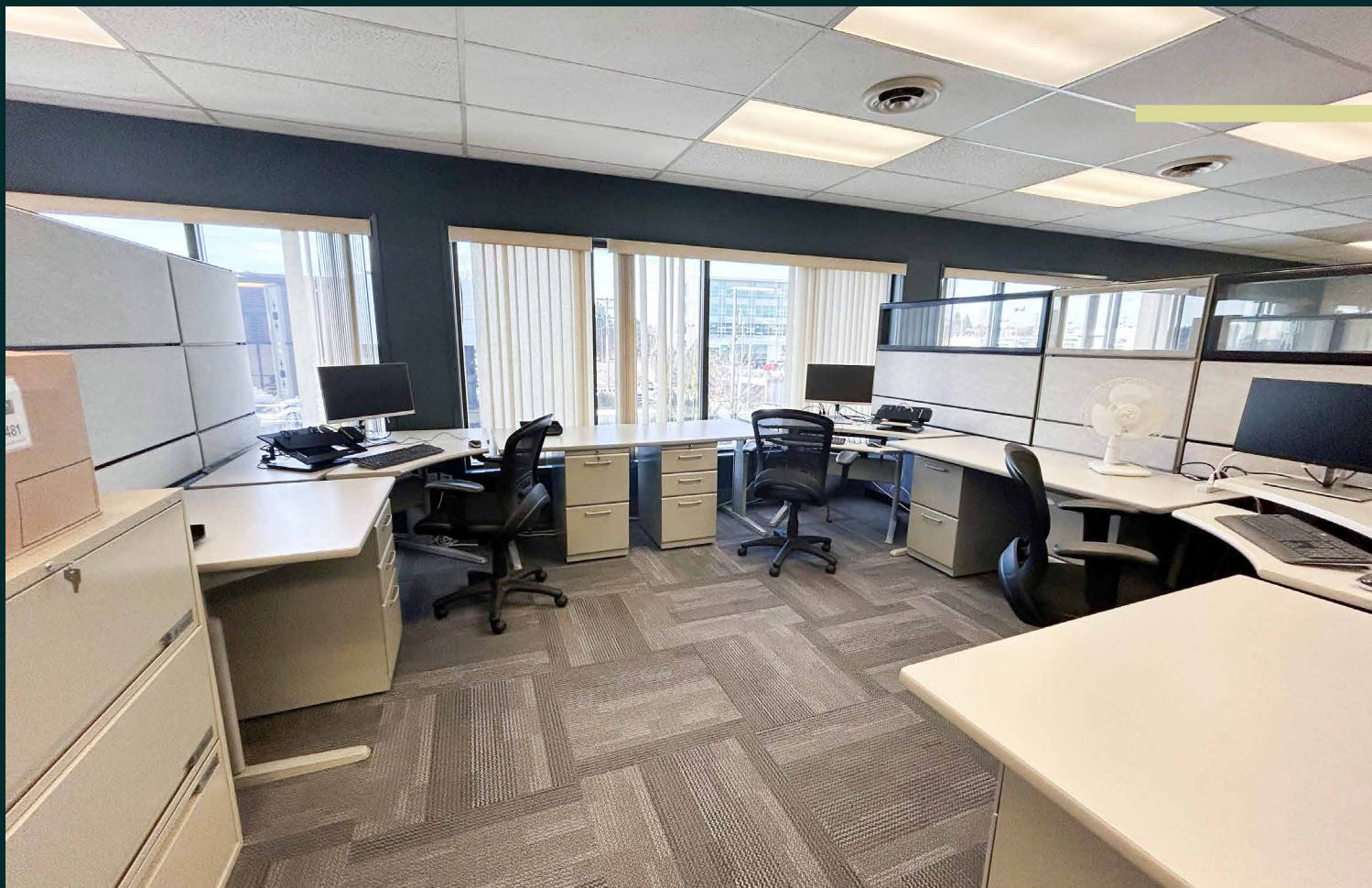
3318 OAK STREET

Office Opportunity in the Saanich Core



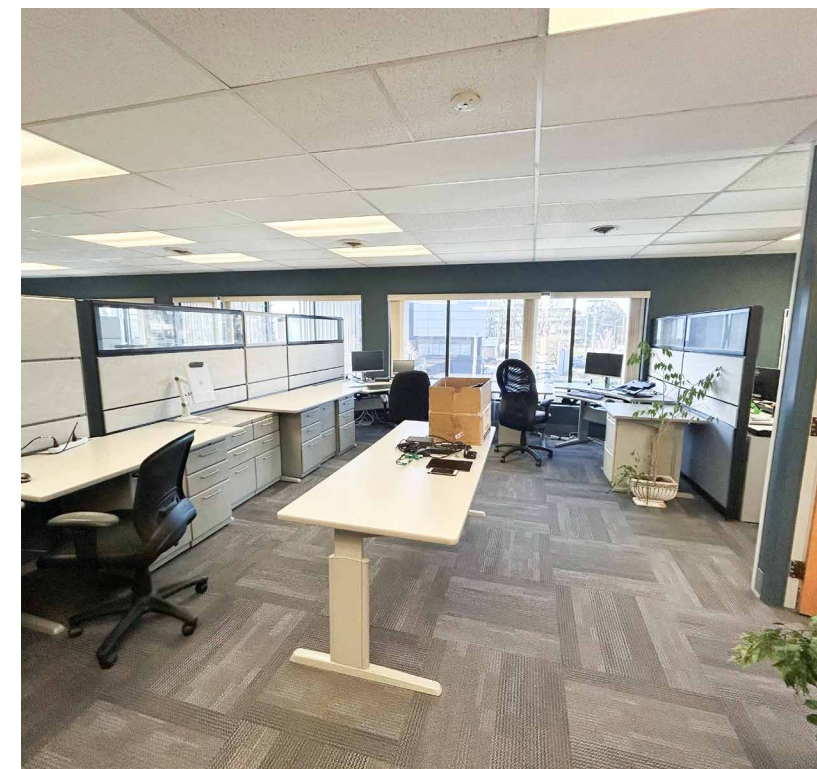
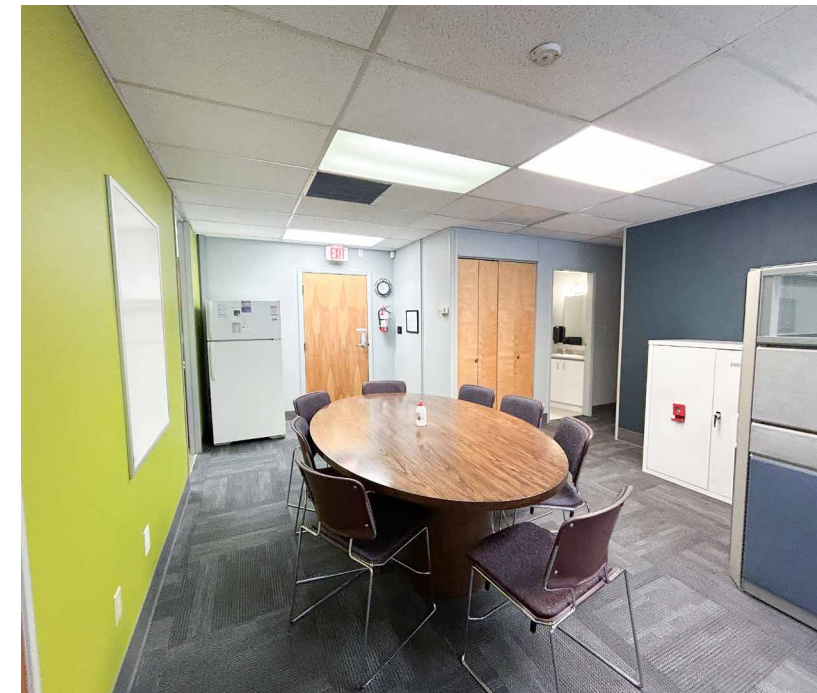
Office | For Sublease

**CBRE**



## UNIT DETAILS

SIZE	3,027 SF
AVAILABILITY	Immediately
LEASE RATE	Contact Listing Agent
ADDITIONAL RENT	\$12.98 PSF
PARKING	14 Stalls
ZONING	C-6UD: Uptown Douglas Highway Commercial

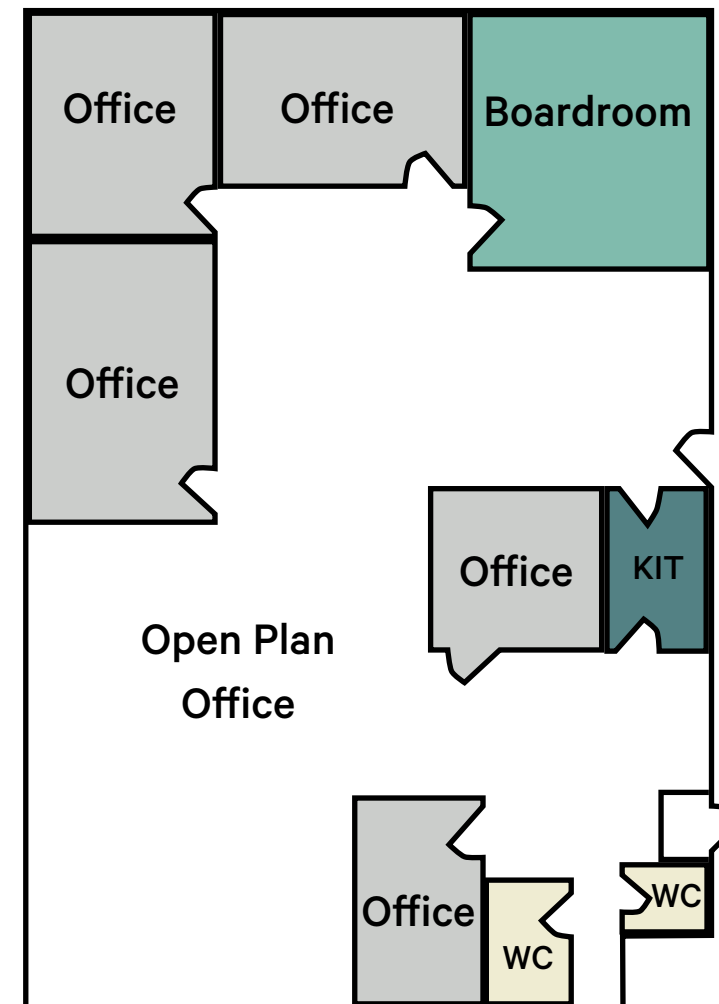


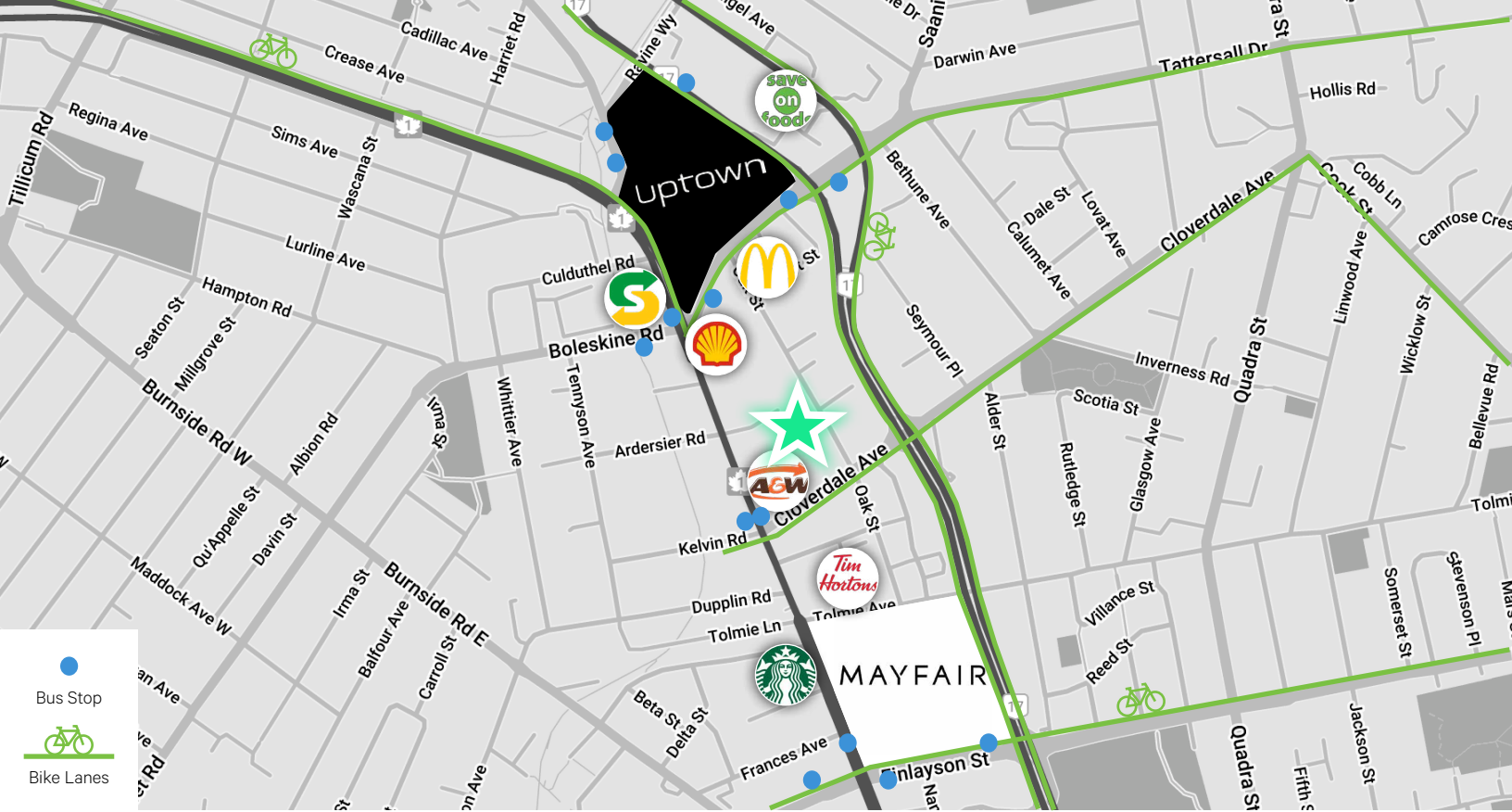
# The Opportunity

## HIGHLIGHTS

- + Boardroom
- + Kitchenette
- + 2 Washrooms
- + 4 Offices
- + Staff Area
- + 14 On-Site Parking Stalls
- + Windows Throughout
- + Nearby Several Amenities

CBRE Limited is pleased to present a sublease opportunity for Unit 23 located at 3318 Oak Street. This ready-to-use office spans 3,027 sq. ft., offering an open workspace, 4 offices, a boardroom, kitchenette, staff lounge, reception area, and 2 washrooms. The office is well-lit with windows throughout and ample on-site parking. Thanks to its flexible C-6UD zoning, Unit 23 is suitable for a variety of business uses.





# The Location

Centrally located between Uptown Shopping Centre and Mayfair Mall in the Saanich Core, 3318 Oak Street offers a convenient location surrounded by a variety of amenities. Nearby options include Bin 4 Burger Lounge, Tim Hortons, A&W, and McDonald's. Additionally, commuting is made easy with excellent walk, bike, and transit scores.



## Contact Us

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