

CBRE

# For Lease

*Modern Turnkey Clinic Space*



**UNIT 110**

2 8 7 1 J A C K L I N R O A D



# Opportunity

CBRE Victoria is pleased to offer the opportunity to lease Unit 110 at 2871 Jacklin Road. This ground floor office space, spanning 2,026 square feet, has been thoughtfully designed for a medical clinic user. The modern finishes create an inviting atmosphere for patients and staff alike. The unit includes a reception area, 8 private rooms, 2 washrooms, a kitchen, and even a gym area. Conveniently situated in Langford's downtown core, this location provides easy access to a variety of amenities. There are significant signage opportunities available plus excellent walk and bike scores.

# Details

Size	2,026 SF
Lease Rate	Contact Listing Agent
Additional Rent	\$12.50 PSF
Available	Immediately
Parking	3 reserved stalls
Zoning	MU1A: Mixed Use Residential Commercial A

# Highlights

- + Kitchen
- + Gym Space
- + 2 Washrooms
- + Reception Area
- + On-site reserved parking
- + 90 Residential Units Above



**GYM SPACE**



**ON-SITE PARKING**



**KITCHEN AREA**





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## NEARBY AMENITIES

- |   |                          |   |                       |   |                   |
|---|--------------------------|---|-----------------------|---|-------------------|
| 1 | Walmart                  | 4 | Cineplex              | 7 | Whitespot         |
| 2 | Canadian Tire            | 5 | Tim Hortons           | 8 | Starlight Stadium |
| 3 | Real Canadian Superstore | 6 | Westshore Town Centre | 9 | Langford Lake     |

## Contact Us

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# CBRE

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