

For Sublease

CBRE



Turnkey Office/Warehouse with Fenced Yard in Rock Bay

548 David Street | Victoria, BC

The Opportunity

CBRE is pleased to present for sublease, a 1,800-square-foot flexible office + warehouse unit conveniently located in the Rock Bay Industrial District. This unit offers approximately 1,440 sf of turnkey office and approximately 360 sf of warehousing space. In addition, the unit benefits from ample parking and outdoor storage space in front of the premises. The M-2 Light industrial zoning allows for a wide range of uses including assaying of precious metals, bakeries, manufacturing, processing, vehicle sales, washing of vehicles, and much more.

Property Details

Address:	548 David St, Victoria, BC V8T 2C8
Size:	1,800 SF Total (1,440 SF of Turnkey Office 360 SF of Warehouse)
Lease Rate:	\$3,845 / Month
Adtl. Rent:	\$1,830 / Month
Availability:	Immediately (Until April 13th, 2026)
Zoning:	M-2 Zone - Light Industrial District
Parking:	Fenced & Paved Outdoor Parking/Storage Area
Loading:	Grade Level Overhead Loading Door (12'x10')



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Property Highlights

- Fully renovated office space - plug and play
- Warehouse with 12' x 10' grade level door
- Open floorplan on the main + 2 private offices & boardroom upstairs
- Air conditioning
- Fenced yard area for parking or storage
- Podium signage available
- Prime central location in Rock Bay



M-2 Light Industrial Zone

Permitted uses include, but are not limited to:

- Industry
- Wholesale & warehouse distribution
- Carpet cleaning
- Printing and publishing
- Garages
- Electric forging
- Manufacturing
- Retail as an accessory use



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