

Office | For Lease

CBRE



Tenant Inducement Packages Available

4th Floor

238 Government Street | Duncan, BC

Demisable Full Floor Office Opportunity
up to 4,592 SF

Highlights

- On-site parking
- Two private washrooms
- Reception & waiting area
- 11 private offices & staff area
- Direct elevator access
- Easily accessible via all modes of transportation



4th Floor

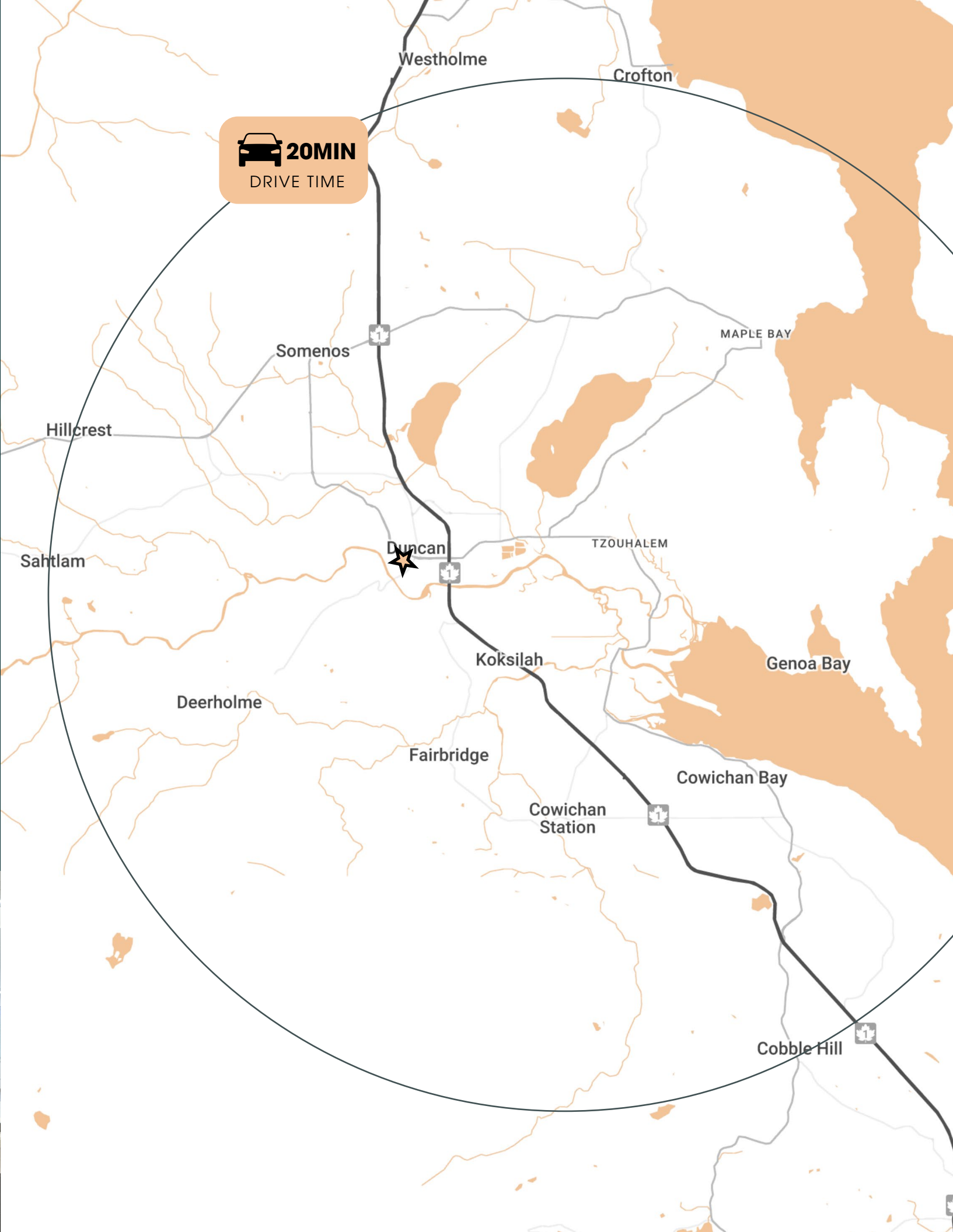
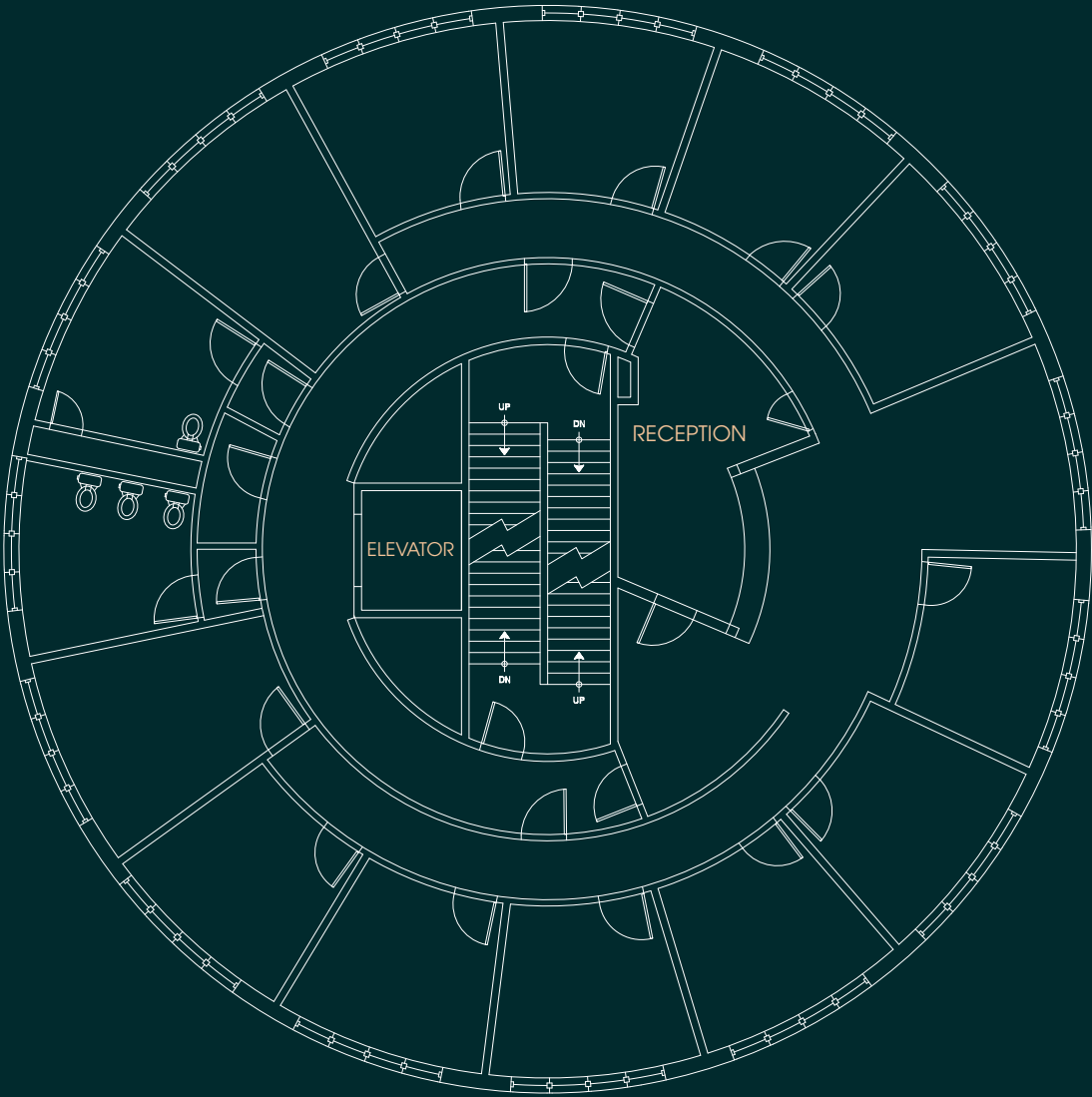
238 Government Street | Duncan, BC

CBRE Limited is pleased to present an opportunity to lease office space in downtown Duncan. The available space, located at 238 Government Street, occupies the entire fourth floor. It offers excellent views, ample natural light, and the flexibility to subdivide the unit. The office features 4,592 square feet, including eleven private offices, two private restrooms, a staff area, and a reception/waiting area. Tenants will also benefit from direct elevator access, on-site parking, and additional nearby parking. Nearby amenities include Corner House Cafe, Royal Bistro, and Craig Street Brew Pub.

Details

Address	4th Floor - 238 Government Street, Duncan BC
Size	4,592 SF
Lease Rate	Contact Listing Agents
Additional Rent	\$16.10 PSF (est.)
Zoning	DTC-Downtown Comprehensive Zone

FLOOR PLAN



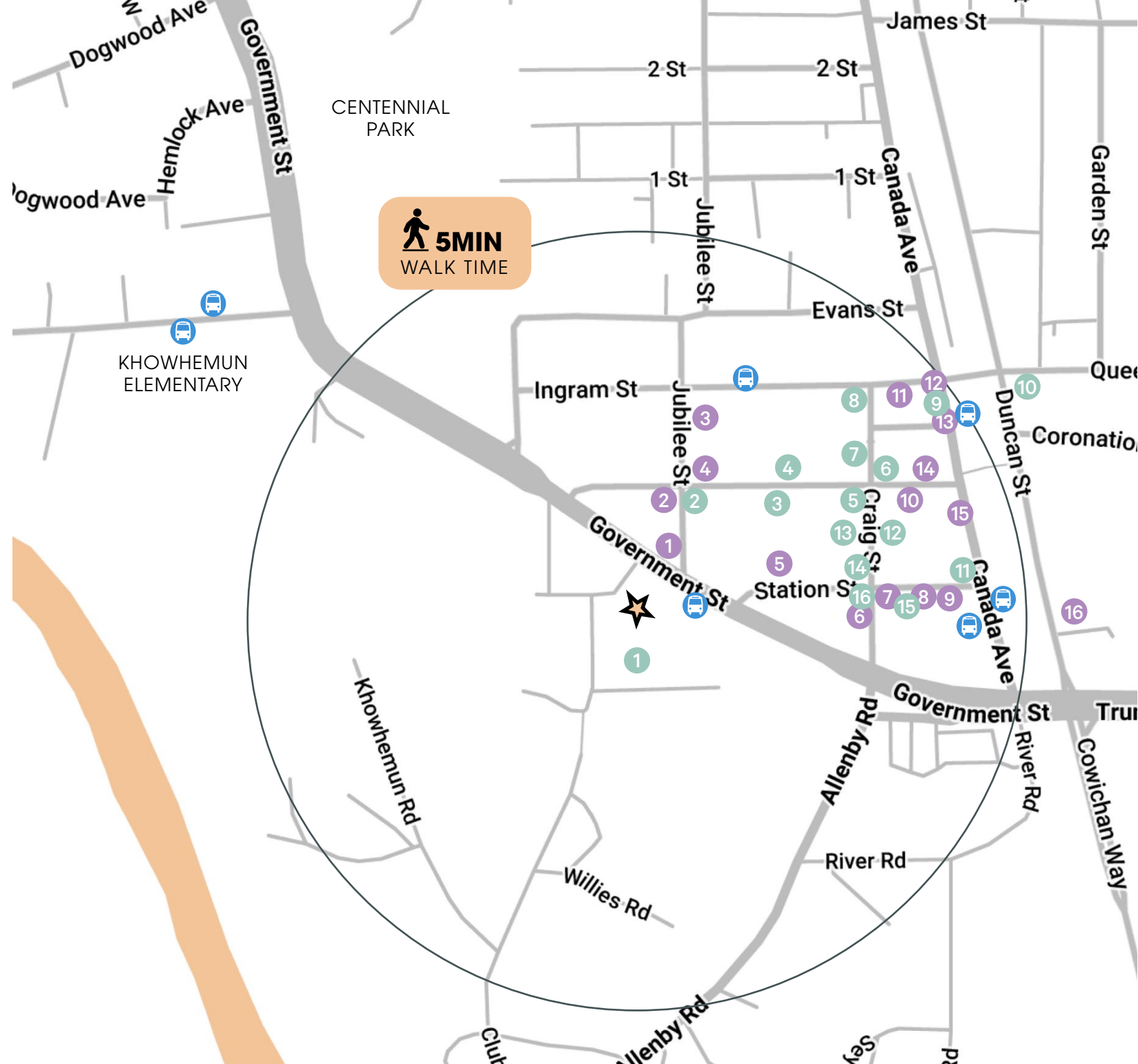
★ 4th Floor - 238 Government Street

● Cafes & Restaurants

- | | |
|------------------------------|---|
| 1. Royal Bistro | 9. Island Bagel and Bannok |
| 2. Corner House Cafe | 10. Nha Trang Maki Sushi |
| 3. The Fort Game Cafe | 11. The Old Firehouse Wine & Cocktail Bar |
| 4. Arbutus Cafe | 12. Pho Vuong |
| 5. Thai LumLum Restaurant | 13. Tin Cup Espresso Bar |
| 6. Just Jakes | 14. Urban Forest Bistro |
| 7. Brewpoint Cafe | 15. Neko Ramen |
| 8. Ironworks Cafe & Creperie | 16. Duncan Garage Cafe & Bakery |

● Shopping & Services

- | | |
|---|-----------------------------|
| 1. Provincial Court of British Columbia | 9. 44 Collective |
| 2. IDA Island Pharmacy | 10. Duncan Cinemas |
| 3. The Sassy Lion Thrift Store | 11. BMO |
| 4. Volume One Bookstore | 12. The Red Balloon Toyshop |
| 5. Bucky's Sport Shop | 13. Wall Street Clothing |
| 6. Duncan City Hall | 14. Willow & Orchid |
| 7. Matisse Day Spa | 15. The Guild Salon |
| 8. Pharmasave | 16. CIBC |



4th Floor

238 Government Street | Duncan, BC



Demisable Full Floor Office Opportunity

Contact

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CBRE

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