Office/Retail | For Sublease

Oak Bay Village

UNIT 112 - 2187 OAK BAY AVENUE | VICTORIA, BC

MOVE-IN READY UNIT IN THE HEART OF OAK BAY

CBRE

Unit 112 - 2187 Oak Bay Avenue
Victoria, BC

Office/Retail | For Sublease

Discover the Advantage of Oak Bay Village

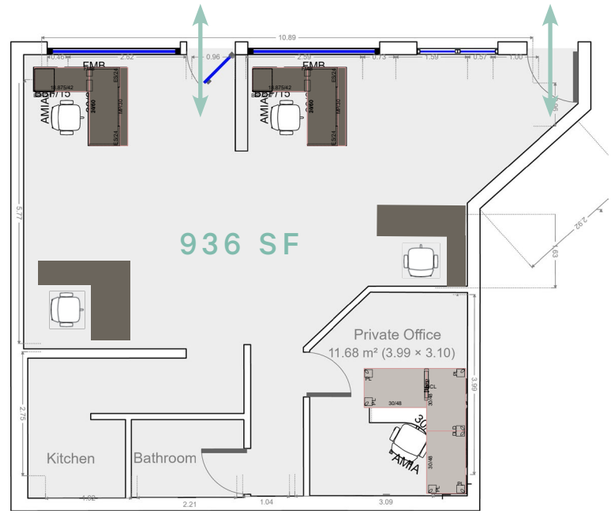
HIGHLIGHTS

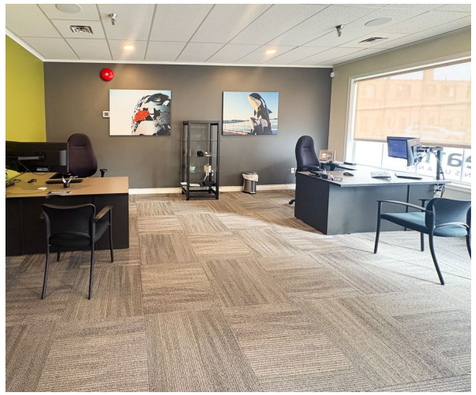
+ Underground parking
+ Prominent Oak Bay Village Location
+ Easily accessible ground floor unit
+ Flexible C-3 Village Commercial zoning
+ Strong pedestrian traffic & excellent neighbourhood visibility

CBRE Victoria is pleased to present the opportunity to sublease move-in-ready office space in the heart of Oak Bay. Located at Unit 112, 2187 Oak Bay Avenue, this ground-floor premises offers 936 square feet of well-appointed office space with an open-concept floor plan. The unit features one private office, a kitchenette, and a private washroom, along with four underground parking stalls. The current layout is also ideal to use for a variety of retail uses such as a boutique or fitness studio. Tenants will benefit from the property's central Oak Bay location, strong pedestrian traffic, and flexible C-3 Village Commercial zoning.

Property Details

SIZE	936 SF
ASKING RENT	Year 1: $59.00 PSF Year 2: $60.00 PSF
ADDITIONAL RENT	$16.95 PSF
AVAILABILITY	October 1, 2026
SUBLEASE TERM	Until October 31, 2028
ZONING	C-3 Village Commercial Use
PARKING	4 underground stalls





View All Permitted Uses

Unit 112 - 2187 Oak Bay Avenue
Victoria, BC

Location

Subject
Unit 112 - 2187 Oak Bay Avenue | Victoria, BC

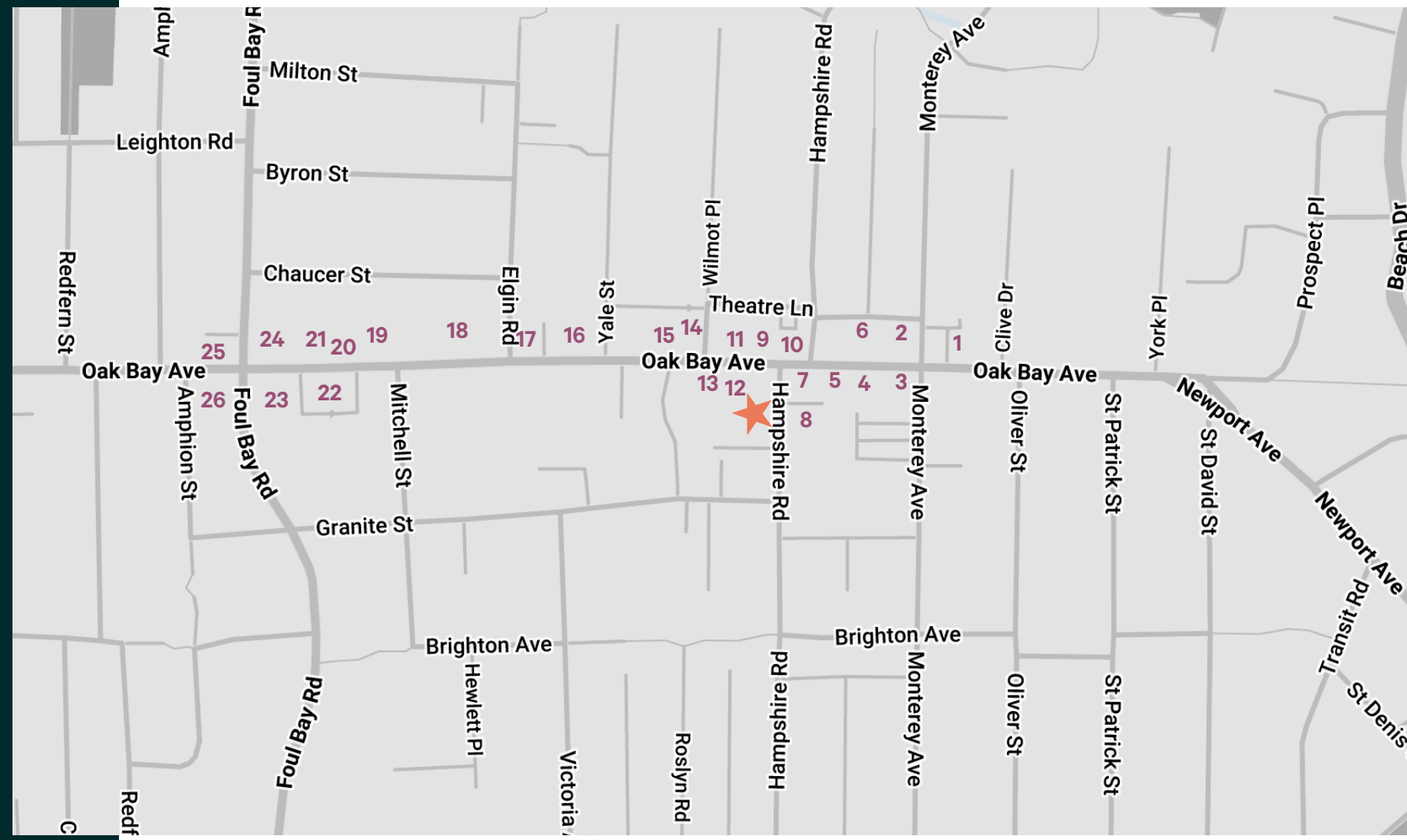
Nearby Tenants

1. Ottavio Italian Bakery & Delicatessen Café
2. The Oaks Restaurant and Tearoom
3. RBC Royal Bank
4. The UPS Store
5. BMO Bank of Montreal
6. Penny Farthing Public House
7. Fort Royal Pharmacy Oak Bay
8. Oak Bay Bon Sushi
9. Oak Bay Pharmasave
10. Scotiabank
11. Starbucks
12. Cork & Barrel Spirit Merchants
13. Fairway Market
14. COBS Bread
15. Oak Bay Bosley's
16. Artha Salon
17. Oak Bay Dental Lab
18. Mom's Cake Café
19. GARDENWORKS
20. Village Butcher
21. Oak Bay Seafood
22. Artison Vape & Smoke Shop
23. SPINCO
24. Sushi Ten Japanese Restaurant
25. Oak Bay Bikes
26. Good Earth Coffeehouse

92
WALKER'S PARADISE
Daily errands do not require a car.

74
BIKER'S PARADISE
Daily errands can be accomplished on a bike

SOURCE: WALKSCORE.COM



Nearby Outdoor Amenities

DISCOVER THE ADVANTAGE OF OAK BAY VILLAGE

Unit 112

2187 OAK BAY AVENUE | VICTORIA, BC

CONTACT US

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