1,051 SF CENTRALLY LOCATED OFFICE/ RETAIL SPACE

Devon Properties is pleased to present the opportunity to lease 1,051 SF of updated office/retail space in Victoria's North Park neighbourhood. With accommodating R3-C Zoning, the subject property lends itself to a variety of permitted uses including business or professional offices, retail stores & restaurants, launderettes and places of recreation. Its ideal location boarding Victoria's robust Central Business District and population dense residential communities such as Fernwood offers an optimal opportunity for a wide range of businesses.

Devon PROPERTIES

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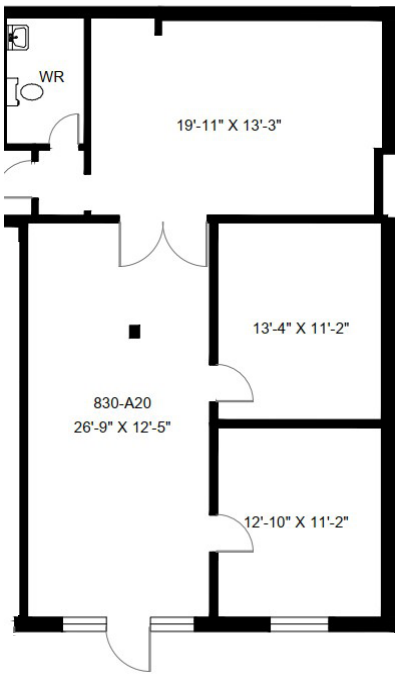
DETAILS

UNIT SIZE:	1,051 SF
AVAILABLE:	March 1st, 2023
NET RENT:	$18.00/SF
ADDITIONAL RENT:	2023 Estimated: $300 / Month

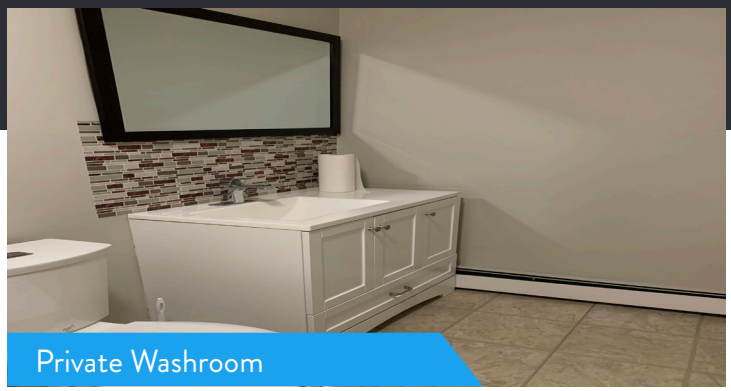
FEATURES

- Updated, turnkey office space
- Private washroom
- Versatile floorspace with two private offices
- Signage opportunities
- Comprehensive R3-C Zoning allows for multiple uses
- Professionally managed building
- Centrally located with easy access to major bus routes



Pembroke Street Front

Workspace


Private Washroom

Meeting / Showroom

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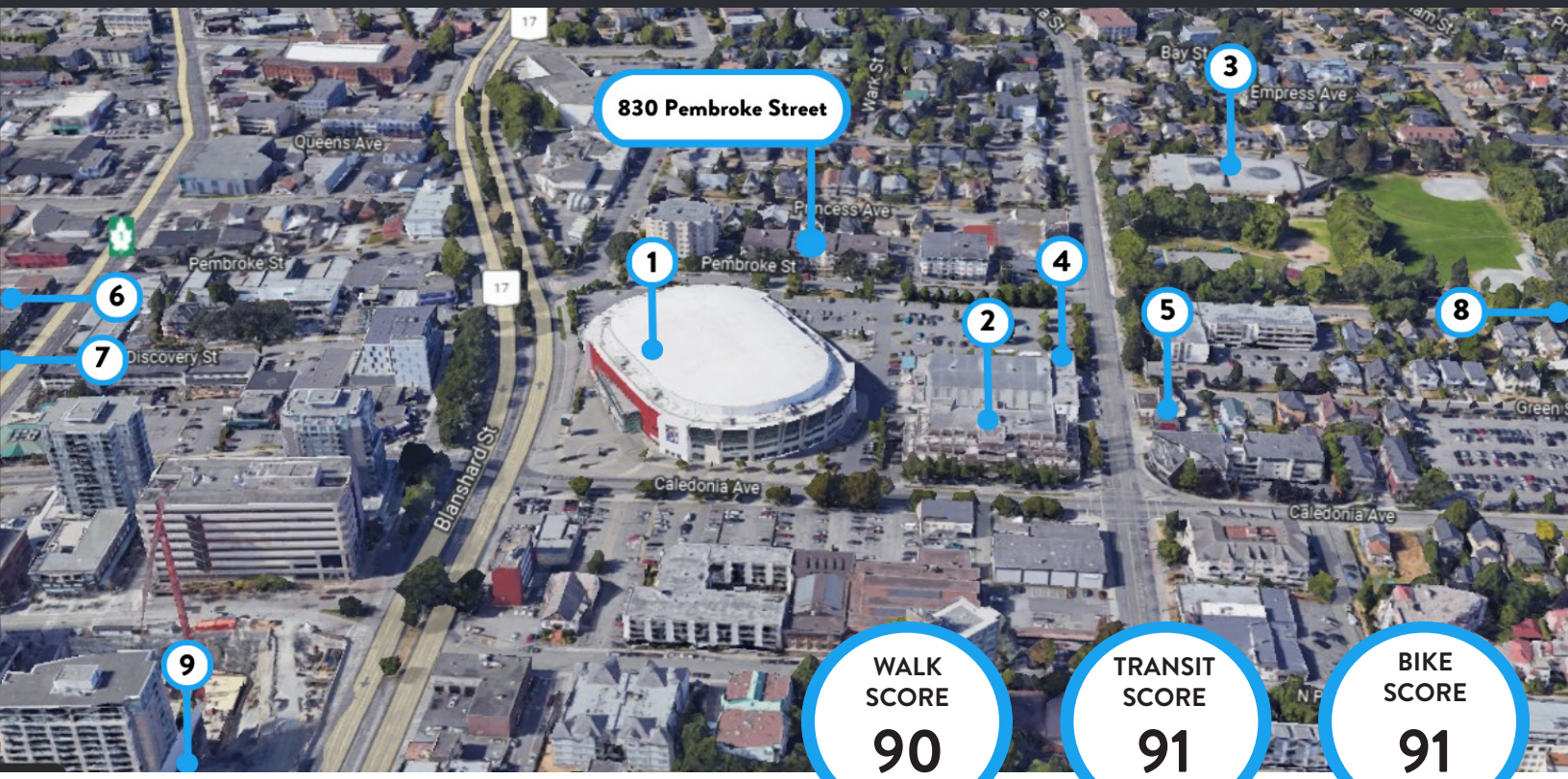
THE LOCATION

With Downtown Victoria to the west and neighbourhoods such as Fernwood and Rockland to the east, North Park is an ideal location for any business that values a mix of high traffic and close proximity to high residential density. Easily accessed by all modes of transportation, the space enjoys close proximity to the Central Business District, harbour area and all of the offerings Downtown Victoria provides. Rated a walker and biker's paradise with excellent transit scores, the location is ideal for a wide range of businesses.



NEARBY BUSINESSES

1 Save On Foods Memorial Centre
2 Victoria Police Department
3 Crystal Pool & Fitness Centre
4 Victoria Curling Club
5 Sushi Planet
6 Discovery Coffee
7 Yonni's Doughnuts
8 Royal Athletic Park
9 Victoria Public Market

CONTACT

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Devon PROPERTIES

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