



**FOR LEASE**  
VICTORIA, BC

UNIT C, D, & E - 830 PEMBROKE STREET

## UP TO 3,364 SF GROUND FLOOR OFFICE SPACE

- Flexible layout with the option to lease up to 3 units ranging in size to 3,364 SF total
- Centrally located with street front exposure & signage opportunities
- On-site parking options available for \$100/month
- Comprehensive R3-C Zoning allows for multiple uses
- Professionally managed building

**Devon**  
PROPERTIES

**LEIGHA RUSSELL**  
Real Estate Associate  
P: 250.595.7000 | M: 250.812.1617  
russell@devonproperties.com

# DETAILS

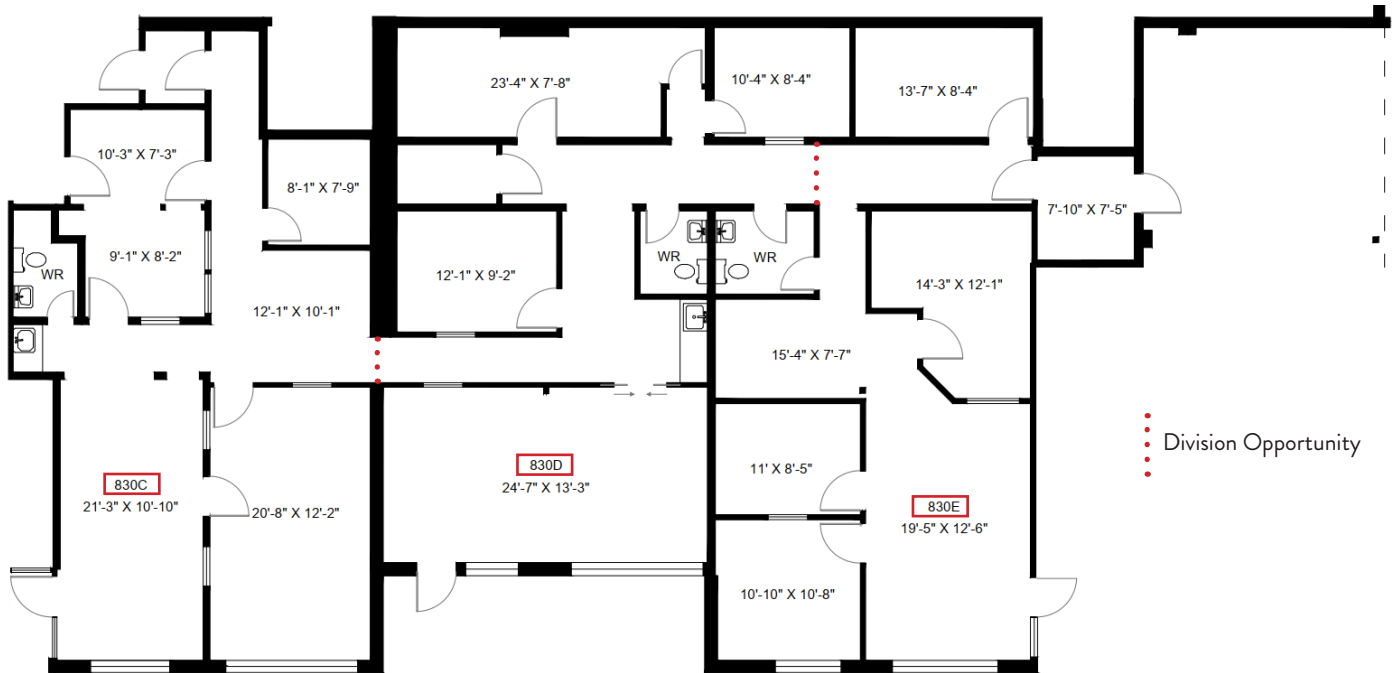
UNIT SIZE: Up to 3,364 SF  
AVAILABLE: Immediately  
NET RENT: \$18.00/SF  
ADDITIONAL RENT (2024 EST.): \$6.00

## ZONING

R3-C ZONE  
CENTRAL AREA RESIDENTIAL DISTRICT:

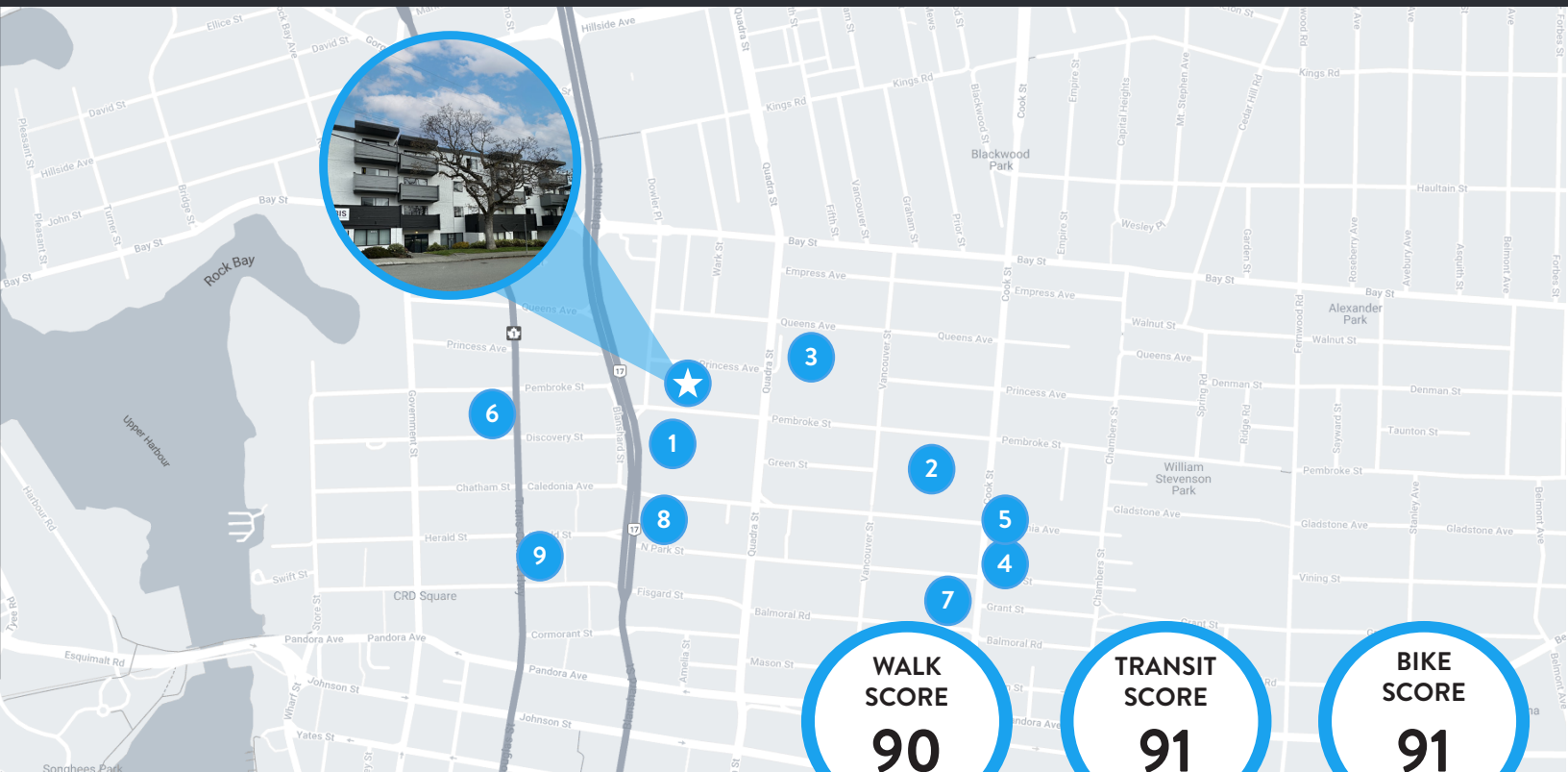
Uses permitted (but not limited to):

- Business or professional office
- Chartered Banks
- Financial lending institutions



# THE LOCATION

830 Pembroke is conveniently situated within the vibrant North Park neighbourhood, between Downtown Victoria and the charming Fernwood area. The strategic location offers the perfect blend of foot traffic and residential density for businesses. Conveniently accessible by various transportation options, including walking, biking, and public transit, this location boasts proximity to the Central Business District and the vibrant harbor area. With its excellent transit scores and reputation as a walker and biker's paradise, North Park is an optimal choice for a diverse array of businesses.



## NEARBY BUSINESSES

- |                                 |                        |                              |
|---------------------------------|------------------------|------------------------------|
| 1 Save On Foods Memorial Centre | 4 North Park Bike Shop | 7 Cook Street Castle         |
| 2 Royal Athletic Park           | 5 Little Thai Place    | 8 Zuma Ultimate Martial Arts |
| 3 Crystal Pool & Fitness Centre | 6 Discovery Coffee     | 9 Victoria Public Market     |

## CONTACT

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