

**3,990 SF**  
Mixed-Use Space  
Ground Floor "Flex" Office & Warehouse Space



## **759 VANALMAN AVENUE**

Saanich, BC

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\*Personal Real Estate Corporation

**Royal LePage® Coast Capital Realty, Brokerage**  
4460 Chatterton Way, Suite #110, Victoria, BC  
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FOR SUBLEASE

# Property Features

- Located in the heart of Saanich's "Royal Oak Industrial Neighbourhood", a half block from the exit to Pat Bay Highway and half block from Glanford Avenue
- Ground floor office (approx. 2/3 of space) & warehouse space (approx. 1/3 of space)
- Office area is renovated with 5 large offices, boardroom, kitchen, storage and 2 washrooms
- Warehouse area is open with 12 ft. ceilings and a grade loading bay
- Lots of parking, storage and exterior signage opportunities
- Additional warehouse space available if required (with approx. 30 ft. ceiling height)
- Located in a very central location, providing easy access onto the Pat Bay Highway and #1 Highway up island
- Plenty of amenities in the area including the ever so popular "Red Barn Market" and Royal Oak Shopping Centre, which has Country Grocer, Shoppers Drug Mart, Tim Horton's, McDonald's and much more
- Great tenant mix and a very reputable sublandlord located on site
- Class A "flex" building with a very strong and reputable owner

PROPERTY OVERVIEW

# Sublease Asking Price

- Net Rent: \$19.10/SF/Annum (+ 3% escalation per annum)
- Additional Rent: \$11.78/SF/Annum (triple net estimate for 2026)
- Approximately \$10,267.60 + 5% GST per month
- Note: Parking is included in price per month
- Sublease Term: Sublease term expires May 31, 2029 (shorter or longer term is available upon request)



PROPERTY OVERVIEW

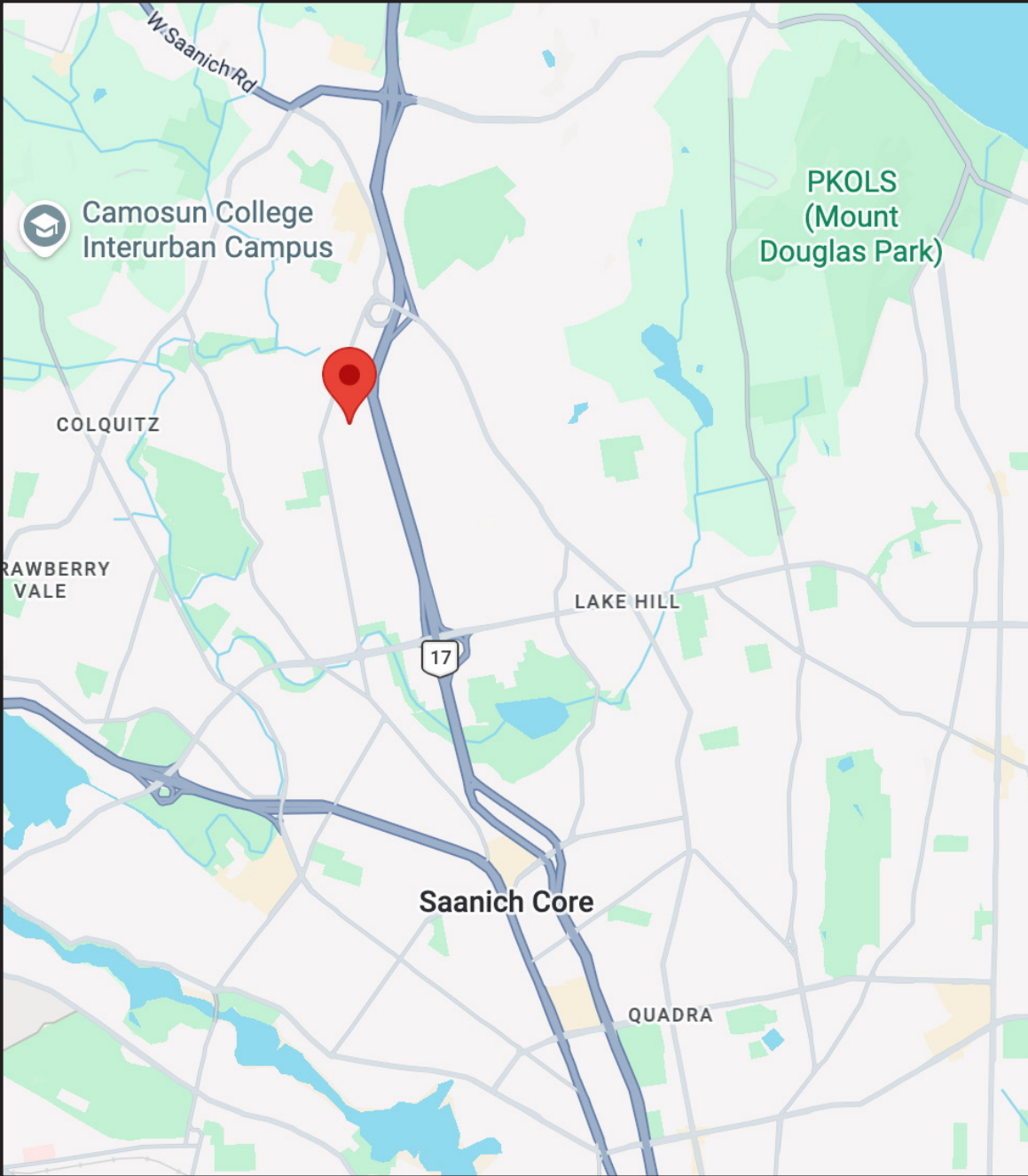


PROPERTY PHOTOS

PROPERTY PHOTOS



# LOCATION MAP



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