



PROPERTY DESCRIPTION - The subject property is located on the corner of Larch and Douglas Streets roughly one block south of Mayfair Mall. The location is very central between the Uptown and Downtown districts providing excellent access to Hwy 1 and 17.

- Centrally located office space in Midtown area
- Signage opportunity with awning on Douglas Street
- Mix of open workspace, offices and kitchenette
- Air conditioned office space with plenty of natural light
- Updated Common washrooms on each floor
- Elevator serviced to all floors from parking level
- Surface parking area
- Common patio on the 2nd floor

ZONING DESIGNATION - S-1 Limited Service District

Permitted uses include:

- Financial institutions
- Professional services
- Offices
- Recreation and entertainment
- High tech
- Call centre
- Servicing and repair of goods

LEASE RATES - \$18.00/SF (Base Rent) \$14.00/SF (Additional Rent)

UNIT SIZES- 1,614 SF

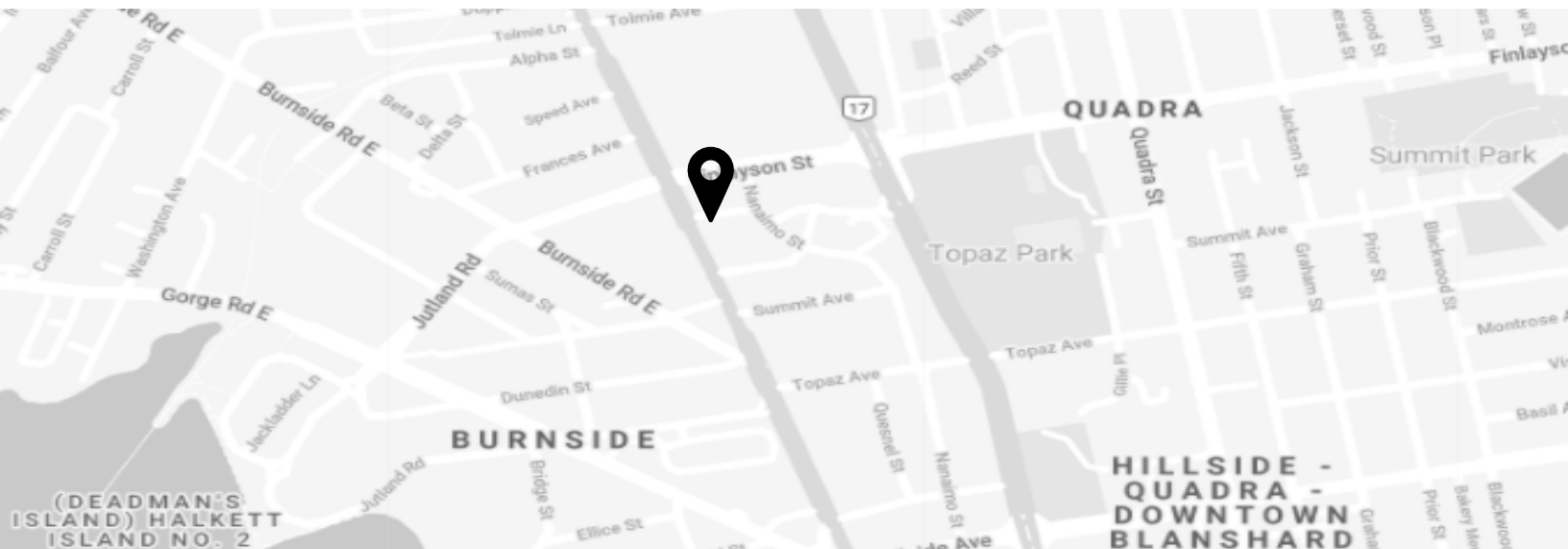
Get more information

Dave Bornhold,
Personal Real Estate Corporation
Senior Vice President
C 250 686 2988
dave.bornhold@avisonyoung.com

avisonyoung.com

Office For Lease

3045 Douglas Street
Victoria, BC



**For further
Information**

Dave Bornhold Personal Real Estate Corporation
Senior Vice President
C 250 686 2988
dave.bornhold@avisonyoung.com

**AVISON
YOUNG**