

FOR LEASE SUITE 103 - 2455 MILLSTREAM ROAD

VICTORIA | BRITISH COLUMBIA



OPPORTUNITY:

2455 Millstream Road is located in Langford's commercial core on the south side of Millstream Road near the McCallum and Millstream Road intersection. The space is within close proximity of the Trans Canada Highway (#1) providing a straightforward commute for drivers from within Langford and Greater Victoria. The area is characterized by major retail developments providing residents with an ample range of services and amenities. The property is situated adjacent to the Millstream Village Shopping Centre and McDonald's and across the road from Tim Hortons, Starbucks and A&W.

FOR MORE INFORMATION PLEASE CONTACT:

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HIGHLIGHTS

- ✓ Open floor plan with 2-piece washroom
- ✓ High profile location along Millstream Road
- ✓ Premium shopping destination
- ✓ Ample parking for staff & visitors
- ✓ Full HVAC



LOCATION AND TRAFFIC GENERATORS

The subject property is located in Langford, the fast growing municipality in the West Shore of Greater Victoria. Millstream Road is the major north-south commercial and traffic thoroughfare in Langford and is the link to the affluent Bear Mountain neighbourhood which includes the popular Westin Bear Mountain Golf Resort & Spa and two Nicklaus Design golf courses.

- ✓ Centrally located in Langford.
- ✓ Neighbouring tenants include McDonald's, Petro-Canada, Tim Hortons, Starbucks and Sleep Country.
- ✓ Next door to Millstream Village Shopping Centre and within close proximity to Costco, The Home Depot, Staples, Best Buy and more.
- ✓ Just off of the Trans Canada Highway.
- ✓ Surrounded by residential neighbourhoods.



RENTABLE AREA: 934 sq. ft.

LEASE RATE: \$25.00 per sq. ft.

ADDITIONALS: \$10.82 per sq. ft.



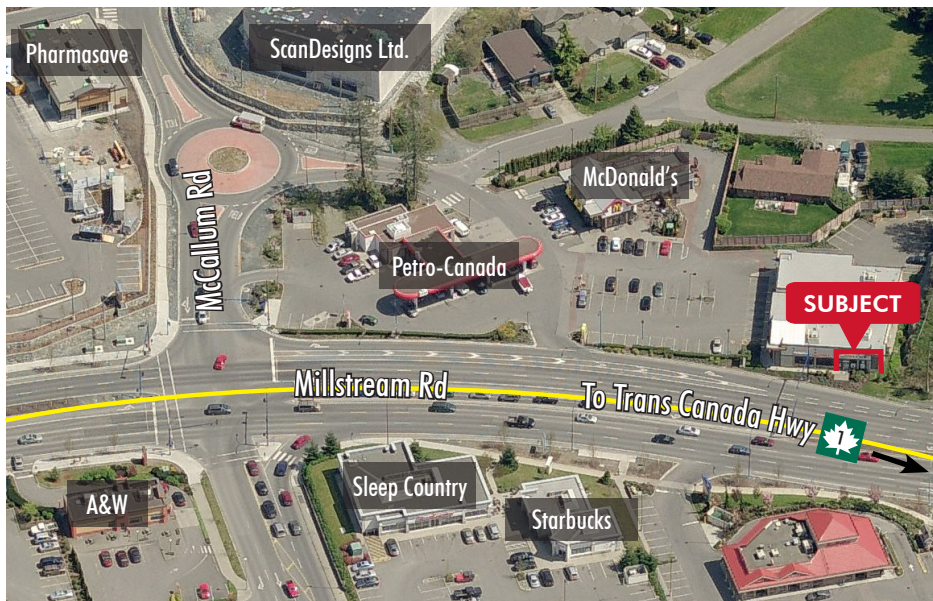
ZONING:

C3 - District Commercial Zone. Uses include but are not limited to animal hospitals; appliance repair; bakeries; financial institutions; food catering facilities; health clubs; offices; personal service establishments (barber shop, beauty parlour, launderette, etc.); post office; restaurants which may include a drive-thru; retail stores.



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