

FOR SUBLEASE

Built-Out Professionally Finished Office Space

UNIT 107
401 GARBALLY STREET
VICTORIA, BC

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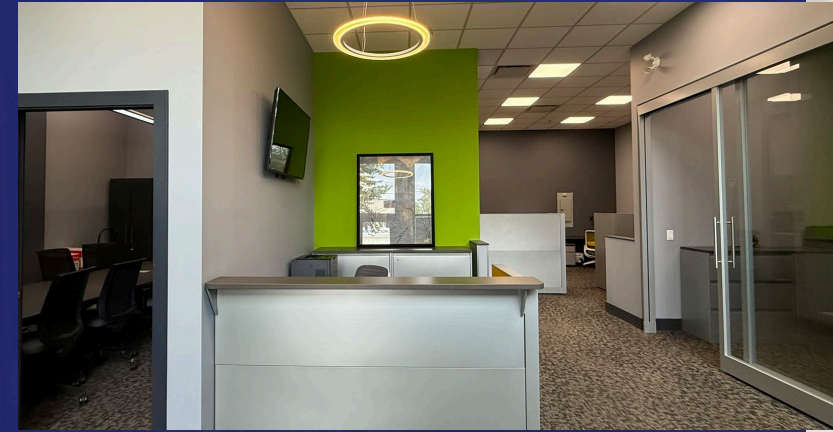
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Property Overview

SALIENT FACTS

| | |
|------------------------|--|
| Size | 1,449 SF |
| Net Rent | \$22.00 PSF |
| Additional Rent | \$13.33 PSF |
| Sublease Term | Until July 30 th , 2028 |
| Parking | 2 stalls at \$144.00 each per month |
| Zoning | CD - 1: Selkirk Comprehensive |
| Features | <ul style="list-style-type: none">• Reception• 3 private offices• Open plan workspaces• Boardroom• Data room• Kitchenette• Washroom• 100 AMP, 3 phase service |

*Option to purchase chattels, including office furniture



UNIT HIGHLIGHTS



Highly visible street frontage on Garbally Road



Free one-hour street parking and hourly metered parking available for customers



Building amenities include secure bicycle storage with shower and changing room facilities



Conveniently located along the Galloping Goose Trail



The building is certified BOMA BEST Level 2 in recognition of superior energy performance

GARBALLY ROAD





Location Highlights

1 Glo Restaurant + Lounge

2 Selkirk Waterfront Fitness Club

3 Gorge Rowing Club

4 Sol Food Cafe

5 Galloping Goose Trail

6 Selkirk Cafe

7 Selkirk Montessori School

8 Caravana Cafe

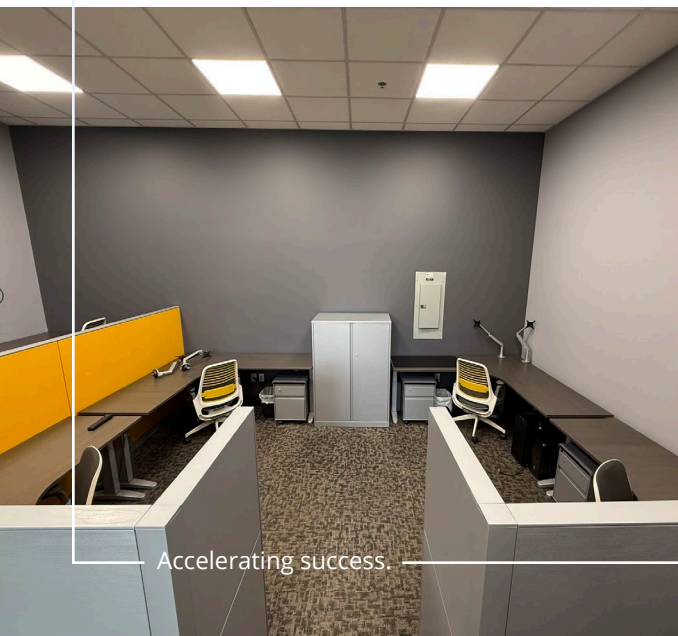


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