



RETAIL AND COMMERCIAL SPACE FOR LEASE

*Prominently located on Douglas Street*

2000

DOUGLAS STREET  
— VICTORIA, BC —



*The opportunity exists to lease high exposure retail, flex office and storage space in a centrally located property on the edge of Downtown Victoria with ample on-site parking.*

## *Location*

2000 Douglas Street offers easy access off Douglas Street, with ample on-site parking, multiple access points off Discovery Street and Pembroke Street, easy transit and newly installed bike lanes along Government Street. The property is surrounded by many popular amenities including Phillips Brewery, Discovery Coffee, Citrus & Cane, Save-On-Foods Memorial Centre and many more.

## *Zoning*

### M-1, M-1C AND M2-1 ZONES

Uses include, but aren't limited to, bakeries, clubs, churches, garages, limited light industries, restaurants, schools, call centre, retail sale of cannabis, professional services, retail sales of home furnishings and high tech.



# UNIT 2014/16

## DOUGLAS STREET RETAIL UNIT/FLEX SPACE

<b>Rentable Area</b>	2,413 SF upper level
	2,413 SF lower level
<b>Asking Net Rent</b>	\$19.00 PSF upper level
	\$10.00 PSF lower level
<b>Additional Rent</b>	\$10.50 PSF

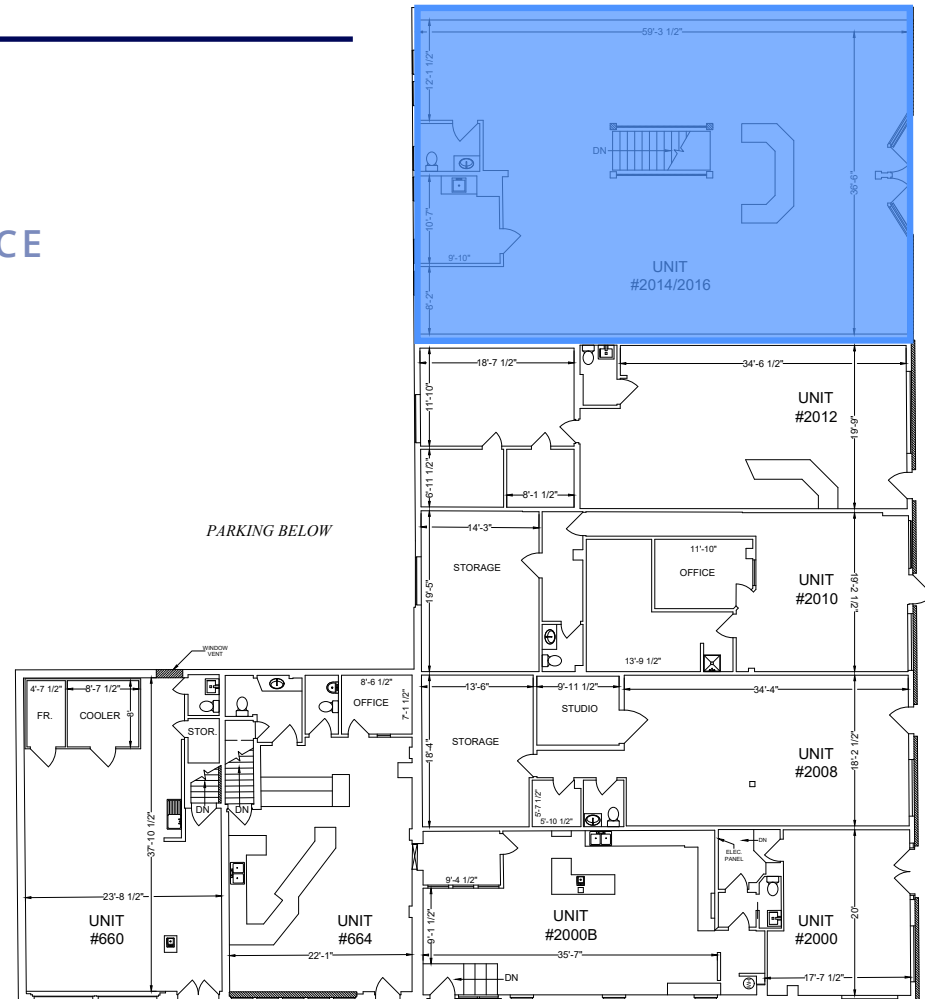
### Features

#### UPPER LEVEL

Large open format retail space with internal stairwell connecting to lower level, two entrances, staff room in the rear and one washroom.

#### LOWER LEVEL

Three large rooms, one washroom and storage/office room.



# UNIT 656A

## DOUGLAS STREET STORAGE UNIT

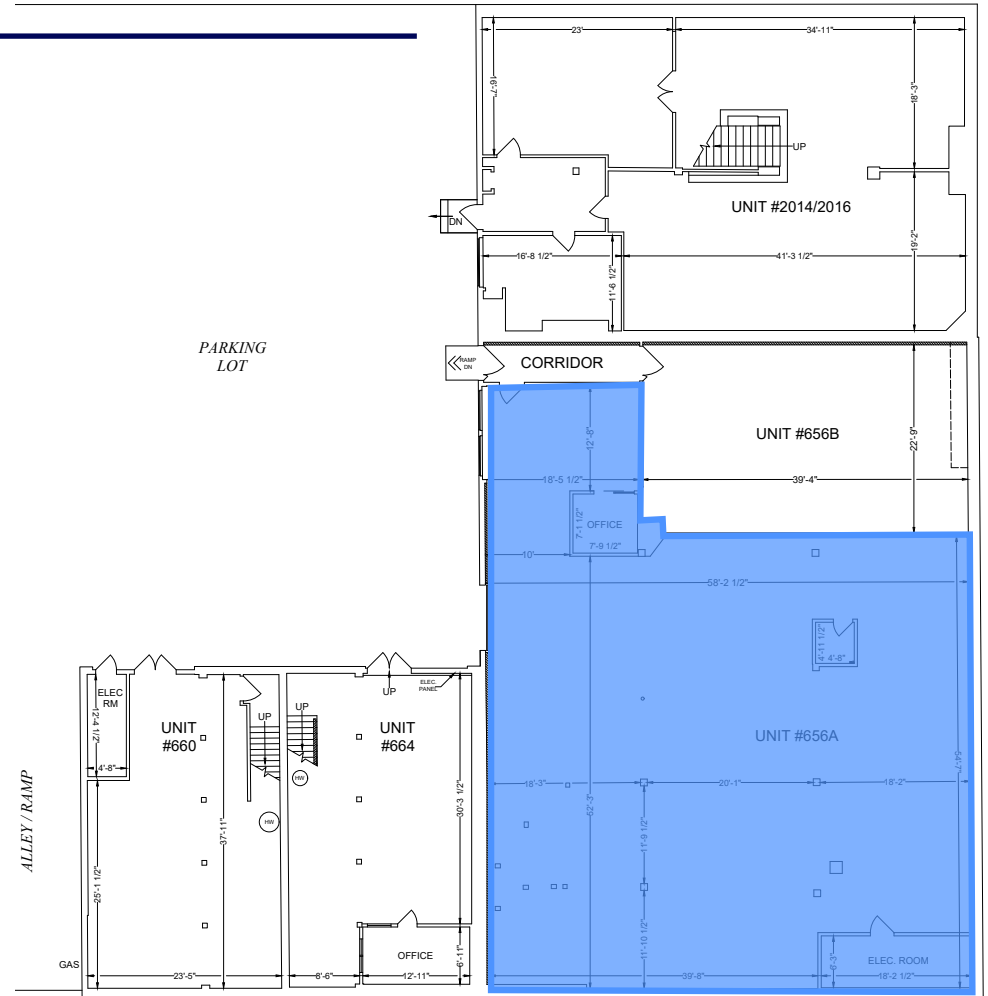
Rentable Area 3,840 SF

Asking Net Rent \$10.00 PSF

Additional Rent \$10.50 PSF

### Features

Roll up garage door, bathroom and small office.





## Contact us.

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