

For Lease

520 Ardersier Road
Victoria, BC

**AVISON
YOUNG**



4,418 Square Feet Turn-Key Office Space and Warehouse with Ample Parking or Yard - Located Near Uptown Mall and with Beautiful Outdoor Kitchen Area

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Details

RENTABLE AREA

Office: 3,341 SF

Warehouse: 1,075 SF

Total: 4,418 SF

BASIC RENT

\$26.00 per SF

ADDITIONAL RENT

\$13.00 per SF

AVAILABILITY

With Notice

ZONING

M-1DW (Douglas Street West Zone)

PARKING

12 on site + street parking

Opportunity

Lease an improved modern office and warehouse facility featuring high quality improvements throughout. Tenants will benefit from an efficient mix of private offices, meeting rooms, organized open work areas, and a clean, efficient workshop with substantial storage capacity. Also included is a purpose-built outdoor event space with high end finishes, including a woodfired oven. With a strong mix of office and industrial improvements already in place, the space provides a practical, move-in-ready option for a range of occupiers

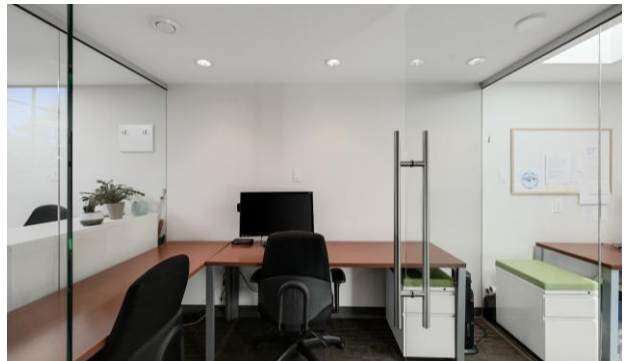
Location

Located at 520 Ardersier Road near Uptown Mall in Victoria/Saanich, the property offers direct access to Highway 1, major transit routes, and nearby retail and services. The area is a central commercial/industrial hub with strong connectivity to downtown Victoria, the Westshore, and the airport. The site provides practical access, visibility, and convenience for both staff and clients.



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Contact us for more information

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**AVISON
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 MANAGED
 COMPANIES**

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 member

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