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INDUSTRIAL & CONSTRUCTION SUPPLIES

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ORDERING
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FOR LEASE | High Exposure Service Commercial Space

2111 Douglas Street, Victoria, BC

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The Opportunity

The opportunity exists to lease high exposure service commercial space well suited for retail and warehousing in a central location on the edge of Downtown Victoria with on-site parking and dock height loading.

Zoning

Industry, Arts & Innovation – 1 Zone (IAI-1)

Uses include, but aren't limited to, assembly, automotive repair, brew pub, civic facility, drinking establishment, food and beverage service, light industrial, office, personal service, retail trade, veterinary clinic, equipment rental, financial service, and retail liquor sales.

Area	4,862 SF
Net Rent	\$16.00/SF
Additional Rent	\$9.00/SF (2026 est.)
Available	February 1, 2027



Features

- 4 parking spaces in front and 1 in the rear
- Pylon sign
- Heat pumps
- Skylights
- 2 bathrooms
- Staff kitchen area
- Dock height loading with leveler
- Concrete floors

The Location

2111 Douglas Street offers easy access off Douglas Street, with on-site parking, prominent pylon signage, easy transit and newly installed bike lanes along Government and Blanshard Streets. The property is surrounded by many popular amenities including Phillips Brewery, Discovery Coffee, Dairy Queen, Save-On-Foods Memorial Centre and many more.



Bike Score

95



Walk Score

97



Transit Score

90



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