



FOR LEASE

Downtown Warehouse

17 – 1950 GOVERNMENT STREET | VICTORIA, BC

The subject property is ideally located on the periphery of downtown Victoria on the corner of Government Street and Discovery Street across from Phillips Brewery.

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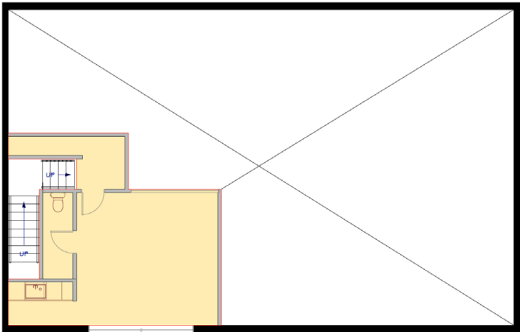


UNIT DETAILS

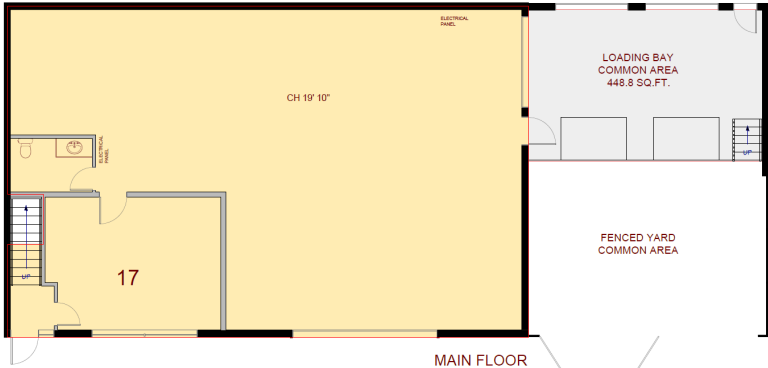
Base Rent	\$21.00 PSF
Additional Rent	\$11.12 PSF (est. 2025) + 6% of Base Rent
Available	Immediately
Zoning	The subject property is zoned IAI-1. This zoning permits a wide range of uses including but not limited to: light industrial, assembly, brew pub, retail trade, personal service, veterinary clinic, and others.

IMPROVEMENTS

- 2,808 SF of rentable area
- One 12' x 14' grade level loading door and one dock level loading door
- Main floor showroom attached to warehouse
- Ample parking



Mezzanine = ~391 SF



Main Floor = ~2,106 SF

