



OFFICE SPACE FOR LEASE

OAK BAY PROFESSIONAL
BUILDING

**PEMBERTON
HOLMES LTD**
PROPERTY MANAGEMENT DIVISION
RESIDENTIAL • COMMERCIAL • STRATA

ABOUT THE BUILDING

The subject property is a 3-storey professional and medical building located on the corner of Oak Bay Avenue and Morrison Street. A 1975 construction, this building has been well maintained and updated. The building features a glass door front entry with small but welcoming lobby, which is fully accessible by wheelchair access with paved ramp, elevator, and covered parking.



301 - 1640 Oak Bay Avenue



www.thepropertymanagers.ca

KEY FEATURES



Available immediately



Kitchenette



2,324 sq.ft.



Walking distance to nearby amenities



Lots of natural light



Open concept entry / lobby



PROPERTY & LOCALE

1640 Oak Bay Avenue (Oak Bay Professional Building) is a well maintained medical and office building which contains a well-established walk-in clinic on the main level alongside a covered parkade, with general offices and various medical practices on the 2nd and 3rd floors. The subject building has good proximity to the East corridor and downtown and is located in the Jubilee neighbourhood of Victoria, nearby to Fernwood, Jubilee south and Rockland neighbourhoods.

The subject unit is move-in ready and consists of 7 large offices around the perimeter, a kitchenette, and a large open reception/lobby area.



AVAILABLE UNIT

Unit 301 2,324 sq.ft.

Available January 1st, 2023.

RENTAL RATES

Base Rent Per Sq.ft.	Additional Rent Per Sq.ft.
\$22.00	\$15.74

Additional Rent includes Property Taxes and is as estimated for 2022.

ZONING

C1-S Limited Commercial Service Station District (City of Victoria)



DETAILS



80 bicycle score



81 walk score

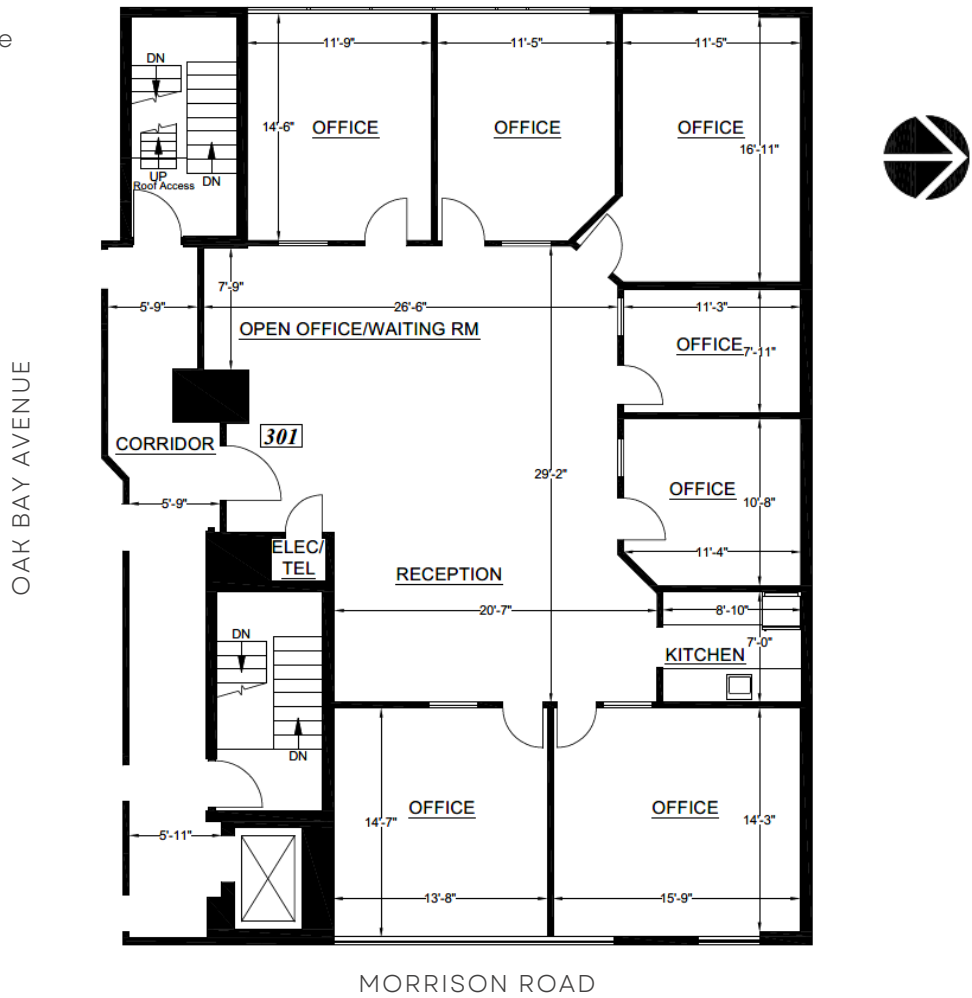


New HVAC

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FLOOR PLAN

301 - 1640 Oak Bay Ave



MORRISON ROAD
Measurements approximate.



For any questions contact the listing agent