



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

Ground Level Office Space For Lease Langford

101-814 Goldstream Ave



Available August 1, 2023



3,375 square feet



Accessible building



High foot-traffic and
business exposure zone

ABOUT THE UNIT

Large, versatile office space for lease in 2-storey, newly-renovated professional building on Goldstream Avenue, just off the corner of Goldstream and Peatt Road. The subject unit features two entryways, one double-glass-door entrance facing Goldstream Avenue, the other accessed through the lobby, and two back doors to the parking lot. The unit is currently built to suit office use with several private offices, a reception area, a large board- or class-room, and a kitchenette. Although currently suited to office use, zoning permits a wide variety.

KEY FEATURES



Parking



Proximity to amenities



81 walk score



Private facilities



PROPERTY & LOCALE

814 Goldstream is a 1988 2-storey original construction, fully renovated in 2018 and situated between Langford City Hall and the Langford Shopping Centre. It is minutes away from notable Langford favourites such as Poncho's Coffee, House of Boateng Café, and Bin 4 Burger Lounge. The centralized location of this building offers idyllic business exposure and good business frontage directly facing Goldstream Avenue.

AVAILABLE UNIT

The subject unit is located on the ground floor of the building and encompasses the entirety of the Western half of the main level with both entrances facing Goldstream, and back doors fronting the large back parking lot. The unit features two private washroom facilities, 9-10 private offices, a large classroom or meeting room, ample storage space, and boasts plenty of potential for a wide variety of permitted uses.

Other tenants in the building include an optometry clinic, a software company, children's tutoring, international school program, and real estate.

101 - 814 Goldstream Ave 3,375 sq.ft.

Available August 1st, 2023.

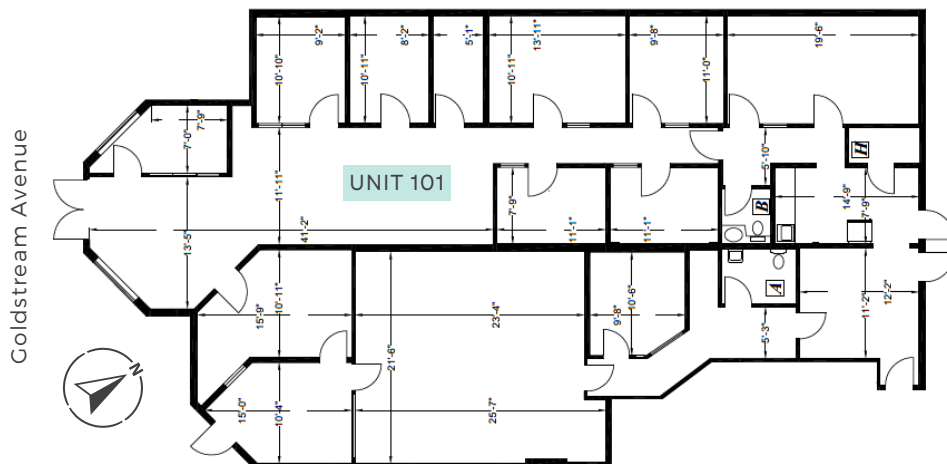
RENTAL RATES

Base Rent	Additional Rent
\$24.75	\$12.85

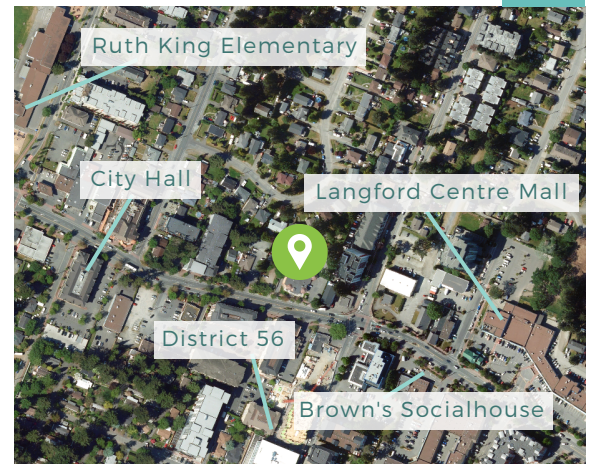
Rates are per sq.ft. per annum. Additional Rent is as estimated for 2023 and includes Property Taxes.

ZONING

C3 District Commercial Zone (Langford).



NEARBY



The information contained herein is obtained from sources believed to be accurate; however, Pemberton Holmes Ltd. and its agents assume no liability for its accuracy and all parties are advised to verify all information to their own satisfaction. Prices and terms are subject to change without notice. All measurements are approximate. Copyright Gail McClymont & Pemberton Holmes Ltd. 2023.