



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

Ground Level Retail/Office Space For Lease

Colwood Professional
Centre

1910 Sooke Road, Victoria



Available Sept 1, 2023!



1,070 square feet



Ample parking



High business exposure
zone

SUMMARY

Ground-level retail or office space available in the Colwood Professional Building, located in the 1900 Block of Sooke Road, right on the corner of Sooke Road and Goldstream Avenue, directly across from the new Colwood Corners development, and backing onto the Royal Colwood Golf Course. The unit is in a professionally managed and maintained medical/office building and is available as of September 1st, 2023.

KEY FEATURES



Open floorplan



Proximity to amenities



Accessible building



Ample signage



PROPERTY & LOCALE

The subject property, the Colwood Professional Centre, is located on the corner of Sooke Road and Goldstream Avenue, near Hatley Castle and Royal Roads University and adjacent to the Royal Colwood Golf Course. The property sits on a ±46,000 sq.ft. lot and boasts ample private parking, professional landscaping, and entrances off both Sooke Road and to the back via Goldstream Avenue.

AVAILABLE UNIT

The subject unit features a bright, South-facing glass door entry way, lined with floor-to-ceiling windows, and opens into a long, open retail area. There is a private office toward the North of the unit, followed by a staff/lunch room with a mini kitchenette and storage closet.

104 - 1910 Sooke Road 1,070 square feet

Available September 1st, 2023.

TENANCIES

Other tenants in the building include:

- MD Esthetics
- Pilgrim Coffee
- Ducharme Dental
- Colwood Medical Centre
- People's Pharmacy
- Langford Massage Therapy

RENTAL RATES

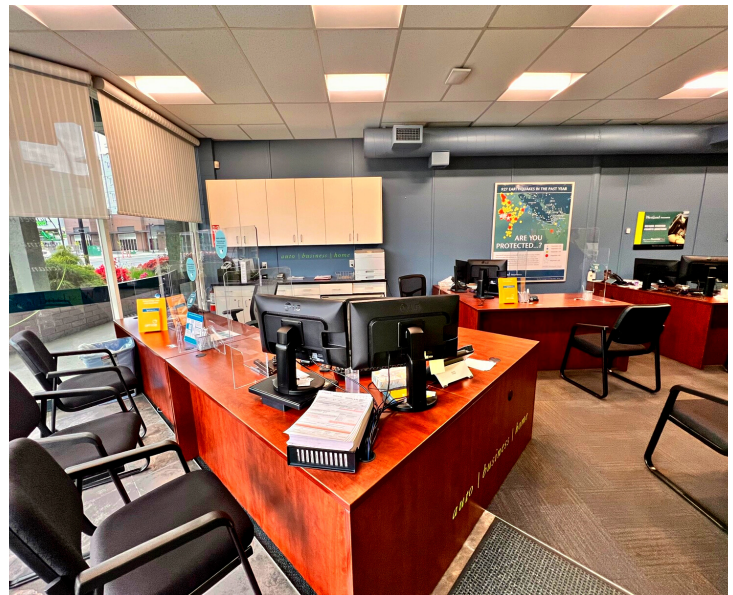
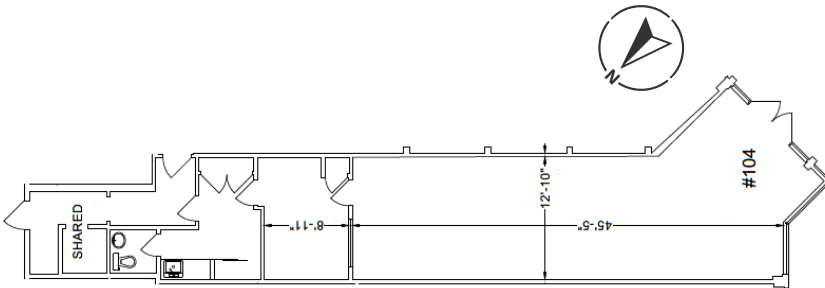
Base Rent	Additional Rent
\$25.00	\$16.31

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

ZONING

C3 - District Commercial (City of Colwood)

UNIT FLOORPLAN



NEARBY



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