



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

# Ground Level Office Space For Lease Langford

101 - 814 Goldstream Ave



Available March 1, 2025



2,007 sq. ft.



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 a large glass door entry facing Goldstream Avenue, and a back door to the parking lot. The unit is currently built to suit office use with several private offices, a reception area, and private washroom. 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 lines the outer Western side of the main level, with the main entrance facing Goldstream Avenue, and back exit facing the parking lot. The unit features several private offices, private washroom facility, and plenty of versatility.

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

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## RENTAL RATES

Base Rent	Additional Rent
\$24.75	\$14.20

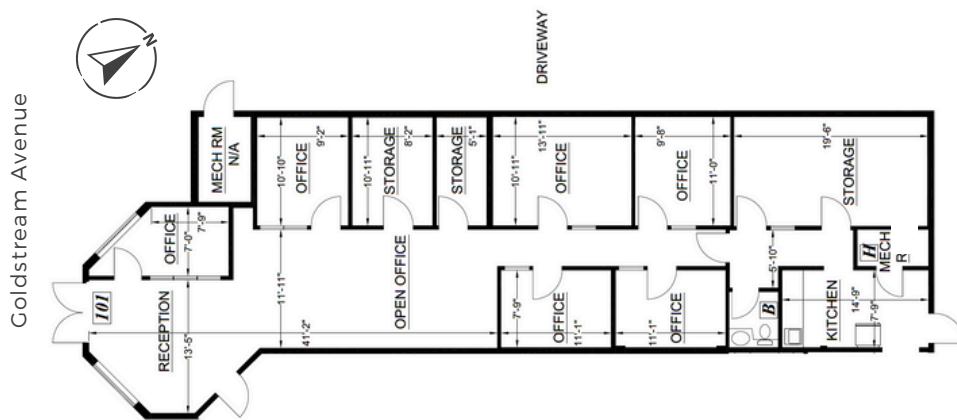
*Rates are per sq.ft. per annum. Additional Rent is as estimated for 2025 and includes Property Taxes.*

## ZONING

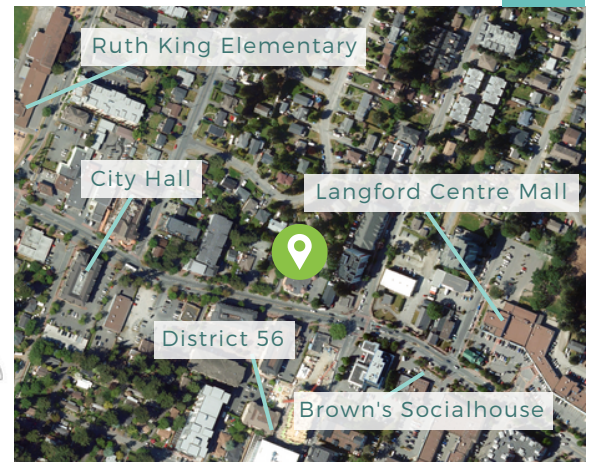
C3 District Commercial Zone (Langford)



## FLOOR PLAN



## NEARBY



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