

# FOR LEASE -

3-515 Dupplin Road, Victoria, BC

Industrial Zoned Commercial Strata Unit



## OPPORTUNITY:

**2,378 SF** Commercial Strata Unit located in a 5-unit building within the Tennyson Industrial Area and minutes to Douglas Street (Hwy 1), Hwy 17, downtown, public transit, amenities, and bike trails.

***This property is also available for sale.***

## AREA MEASUREMENT:

Main level Workshop and Loading Bay:	835 SF
Mezzanine:	583 SF (walk up and forklift loading)
Main level office:	401 SF

Separately Accessed **Upper Level Office:** 559 SF  
*Reception and office area, two (2) private offices, 3-piece washroom, dedicated heating and cooling system.*

## PARKING:

Two (2) dedicated surface parking stalls directly in front of unit, visitor parking, and ample street parking

## MECHANICAL:

200 AMP 3 phase electrical service, forced air gas fuelled heater, ample electric outlets in workshop area and mezzanine, base board heat, and alarm system.



STRATA PROPERTY MANAGEMENT  
COMMERCIAL REAL ESTATE SERVICES

**ANA KRAFT**  
[anakraft@shaw.ca](mailto:anakraft@shaw.ca)  
**250-880-0800**

**PETER TANNER**  
[ptanner@firmmanagement.com](mailto:ptanner@firmmanagement.com)  
**250-544-2300**



# FOR LEASE - 3-515 Dupplin Road, Victoria, BC



## ASKING RENT:

Basic Rent: \$15.00 per square foot per annum  
Additional Rent: \$ 5.80 per square foot per annum



94 Walker's Paradise



78 Excellent



91 Biker's Paradis

**ANA KRAFT**  
[anakraft@shaw.ca](mailto:anakraft@shaw.ca)  
250-880-0800

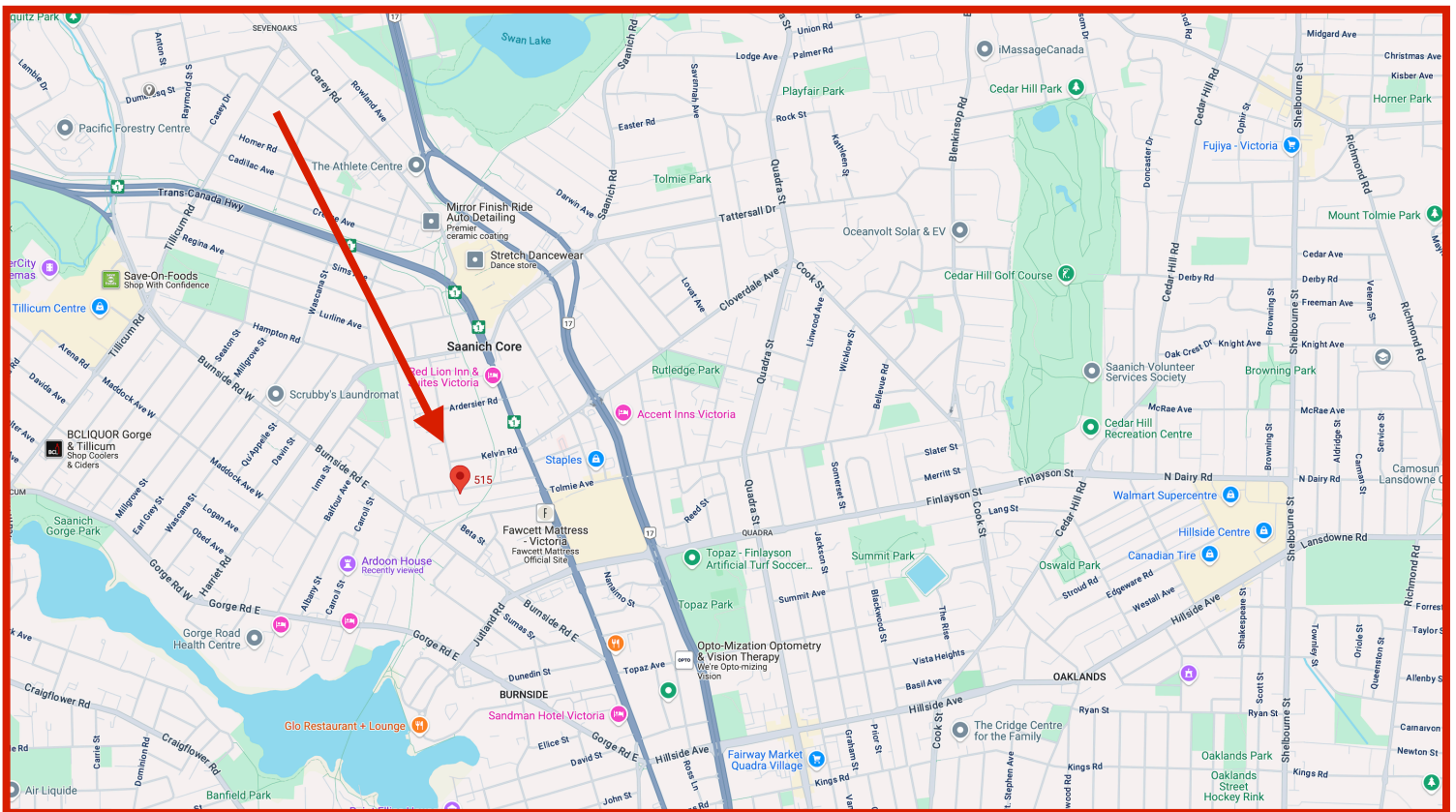
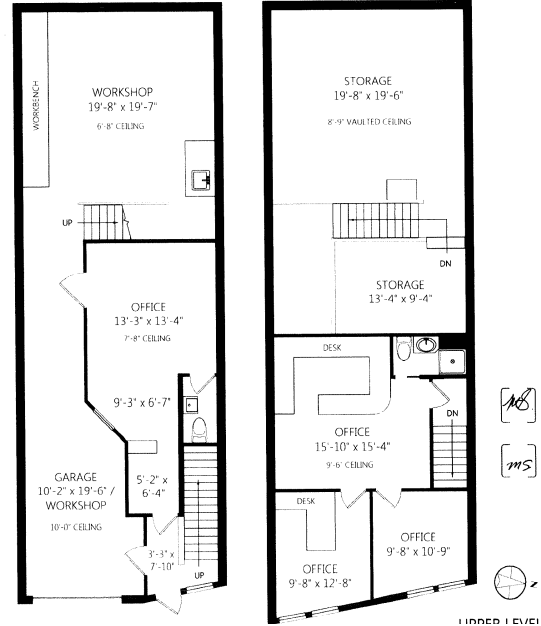
**PETER TANNER**  
[ptanner@firmmanagement.com](mailto:ptanner@firmmanagement.com)  
250-544-2300

**FIRM**  
MANAGEMENT CORPORATION

STRATA PROPERTY MANAGEMENT  
COMMERCIAL REAL ESTATE SERVICES



# FOR LEASE - 3-515 Dupplin Road, Victoria, BC



**ANA KRAFT**  
[anakraft@shaw.ca](mailto:anakraft@shaw.ca)  
 250-880-0800

**PETER TANNER**  
[ptanner@firmmanagement.com](mailto:ptanner@firmmanagement.com)  
 250-544-2300

