



LARGE OFFICE PREMISES NEAR MAJOR VICTORIA INTERSECTION FOR LEASE

FOR LEASE

4,998 Sq. Ft. 2nd floor office unit available for lease near high traffic intersection of Shelbourne St. & McKenzie Ave. in Victoria, BC. \$23.00 PSF net rent plus \$11.13 operating and tax costs (est. 2019). Smart looking building and plentiful parking, both surface and covered, air conditioned, elevator, improved office space ready to occupy. Close to University of Victoria and University Heights Centre, on major bus routes and near high volume traffic intersection. Great office space especially for medical, physiotherapy, real estate, financial, IT, legal or other professional use.

PROPERTY DETAILS

[200 - 3941 Shelbourne Street, Victoria, BC V8P 4J2](#)

Square Feet: 4,998

Net Lease Rate: \$23.00 / sq. ft.

2018 Operating & Tax Costs: \$11.13 / sq. ft.

INTERESTED? GET IN TOUCH.

Peter Tanner

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