

FOR LEASE

Prime Commercial Retail - Willows Beach Neighbourhood
2285 Bowker Avenue, Victoria BC



DEVENCORE

Completion Scheduled for
Spring 2019



BOWKER
COLLECTION

www.devencorevictoria.com

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The Story

Abstract Developments is creating an iconic new building that will activate the corner of Bowker Ave and Cadboro Bay Rd. This building will reflect the identity and heritage of the neighbourhood while reinterpreting it in a modern form.

The Opportunity:

Bowker Collection offers a rare opportunity to lease new retail space in a luxury mixed-use development scheduled for completion in Spring 2019. This building is will serve as a gathering place for local residents and neighbours.

Location:

The property is situated in the heart of Oak Bay; ideally nestled between Estevan Village, Fort & Foul Bay, and Oak Bay Avenue. The building will benefit from tremendous exposure on this prominent corner, with steady vehicle, pedestrian and cyclist traffic.

Subject Premises:

Well-suited to professional office, service and retail tenants. Ground level with frontage on Cadboro Bay Rd. The corner unit is 1,597sf in size and benefits from a patio area, ideal for café/restaurant use. The commercial space will be delivered in shell condition as described herein.



Highlights:

- From 1,126 sf – 6,494 sf
- Frontage along Cadboro Bay Road
- Ample signage opportunities; highly visible frontage
- 10.5' to 16.5' foot ceiling heights (floor to slab)
- Floor to ceiling glazing on commercial spaces
- Common Washrooms
- Southeast facing covered patio ideal for a restaurant/café
- Intimate pedestrian experience with overhangs, seating and planters
- High pedestrian and vehicle traffic.

Contact Us

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Key Facts:

Area Available: 1,126 sf – 6,494 sf

*Ceiling heights as noted on plan

Base Rent:

Address	Square Feet	Per Square Foot
CRU 1 Corner*	1,597	\$36
CRU 2	1,876	\$32
CRU 3	1,153	\$30
CRU 4	1,126	\$30
CRU 5	1,153	\$28
CRU 6	1,186	\$28

*Mezzanine Potential + 16" ceiling height \$12/sf ft

Operating Costs & Taxes: \$16.50 psf (estimated)

Parking: 1 per each CRU + 11 surface stalls

Available: Completion planned for Winter 2019.

Landlord's Work:

The Landlord will, at its own expense, complete the following work as part of its base building package:

- Construct exterior demising walls, with sound attenuation and seismic upgrading, from slab to slab, taped, sanded and ready to receive paint.
- Provide base building HVAC, sprinklers, and plumbing to the Premises.
- Building standard electrical system provided to an electrical panel to each unit. Building code basic plugs and lighting for unfinished space.
- Smooth concrete floor ready to receive floor coverings.
- Provide all exterior doors as well as any doors to the common areas.

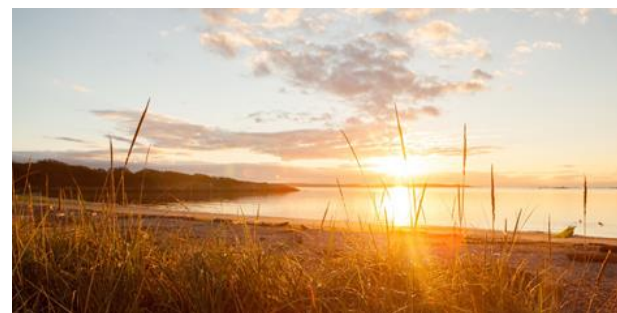
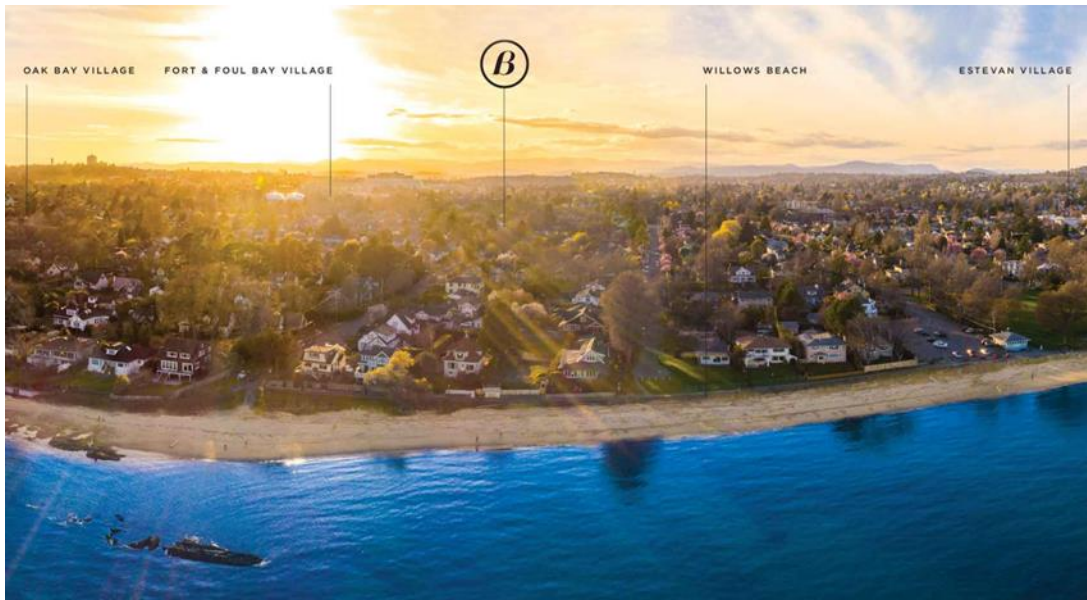


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N. OAK BAY
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