

For Lease

**2276 & 2290 Cadboro Bay Road
Victoria, BC**

BRAND NEW RETAIL/OFFICE SPACE IN OAK BAY



**\$5,000 BONUS TO LOCAL BUSINESS OWNERS WHO
REFER A TENANT**

NATHANIEL SIMPSON

Senior Associate
D 250 382 3400 ext 106
nathaniel.simpson@avisonyoung.com

JAMES MURRAY

Senior Associate
D 250 382 3400 ext 109
james.murray@avisonyoung.com

**AVISON
YOUNG**

2276 & 2290 Cadboro Bay Road

Salient details

LEASEABLE AREA

2276 Cadboro Bay Rd	1,153 SF
2290 Cadboro Bay Rd	1,876 SF

AVAILABLE

Immediately

LEASE RATE








2276 Cadboro Bay Rd	\$29.00 psf
2290 Cadboro Bay Rd	\$32.00 psf

ADDITIONAL RENT

\$13.75 psf (2021 est.)

*6 MONTHS OF FREE RENT

Opportunity highlights

-  High-traffic location in Oak Bay
-  Brand new space in excellent building
-  Large storefront windows
-  Prominent signage opportunities
-  Ample parking available in surrounding area
-  Base building work included
-  Proximity to exciting new businesses



The Opportunity

Lease brand new retail/office space at Abstract Developments' Bowker Collection, situated in the heart of Oak Bay. The subject units benefit from beautiful storefront glazing as well as excellent exposure along Cadboro Bay Road, one of Oak Bay's main commuter corridors. The remaining units are perfectly suited to a wide variety of retail, medical, and service-based businesses.

About The Developer

Abstract Developments is an award winning development company comprised of experienced construction, design and project management professionals, along with some of the city's most seasoned staff. With over 25 successful residential and mixed-use developments under construction/complete, Abstract has focused on shaping Victoria's landscape and creating spaces that will serve people in Victoria for today, tomorrow and generations to come.



Join these prominent local businesses!

1 Sedona Cafe & Lounge

Sedona Café and Lounge offers quality dining throughout the day, with all ingredients being as fresh as possible and locally sourced.

2 Optimind Clinic

Optimind's focus is to improve memory function, incorporating the use of Repetitive Transcranial Magnetic Stimulation (TMS).

3 Mountain Physiotherapy & Acupuncture

Mountain Physiotherapy and Acupuncture helps restore balance to your body by treating pain and dysfunction; then they build you back up strong.

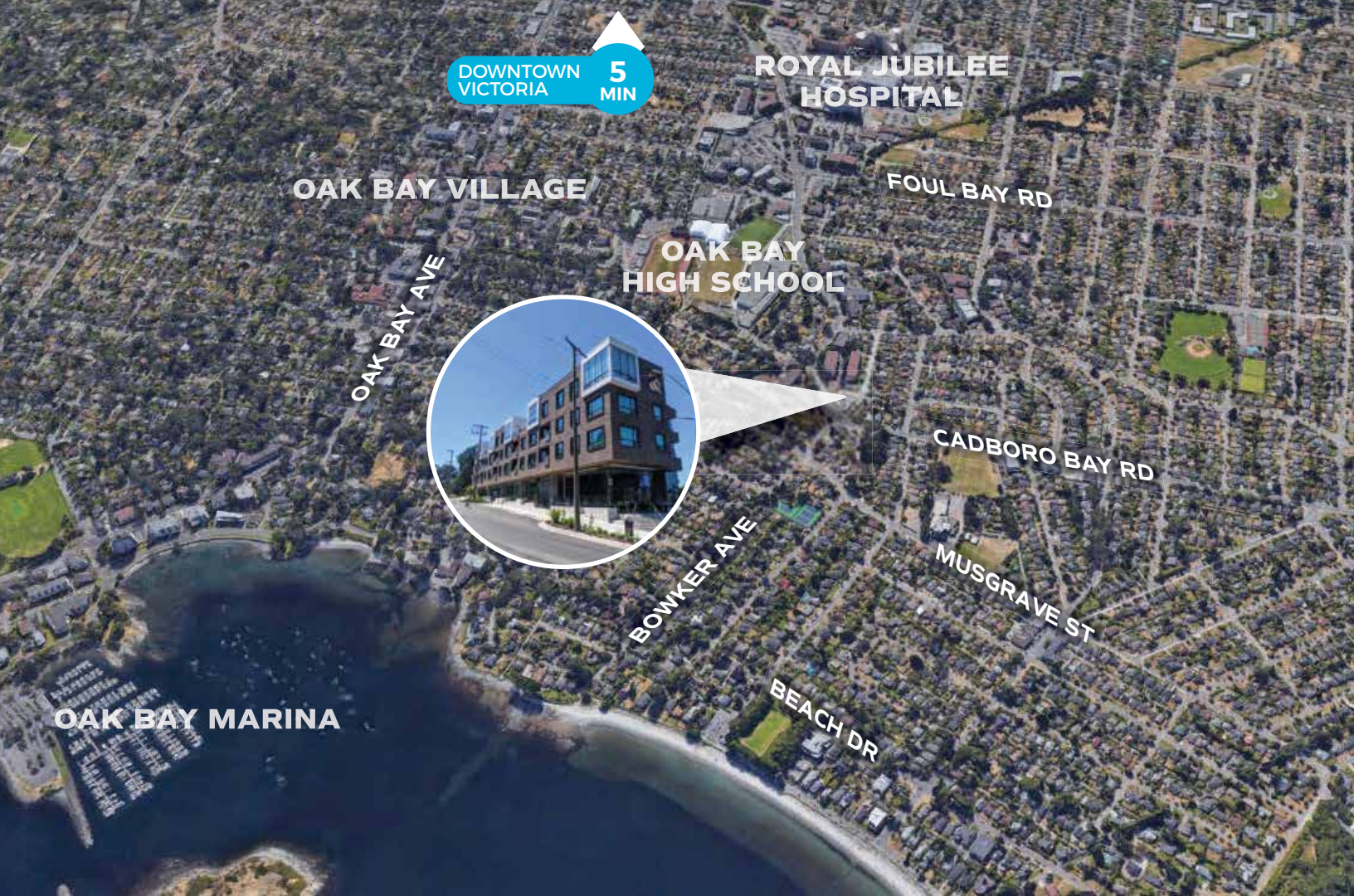
4 barreMADE

barreMADE offers the best barre instruction on Vancouver Island. They're the only studio that solely focuses on barre fitness and their barre experts are committed to providing the safest possible workout for all body types & fitness levels.



Not to scale

CADBORO BAY ROAD



“ Starting a new venture is filled with many uncertainties. The Abstract Developments’ Team have been very supportive. They are always receptive to our requests and ideas. They understand the needs and concerns of small business.

Abstract has a strong focus on the success of their tenants and care about the community.

We feel very fortunate to be part of the Abstract family.

Thank you Mike, Nicholas and Tav. ”

~ Yvonne & Mark, Sedona Café

Contact for more information

NATHANIEL SIMPSON

Senior Associate

D 250 382 3400 ext 106

nathaniel.simpson@avisonyoung.com

JAMES MURRAY

Senior Associate

D 250 382 3400 ext 109

james.murray@avisonyoung.com

**AVISON
YOUNG**



888 View Street
Victoria, BC, V8W 1K2, Canada
avisonyoung.com