

Excellent Langford Sub-Lease Opportunity

Up to 5000 sq/ft of functional warehouse/distribution space very affordable!



1057 Langford Parkway



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Globally Connected, Locally Focused

Sub-Lease Opportunity

Langford, BC



Overview:

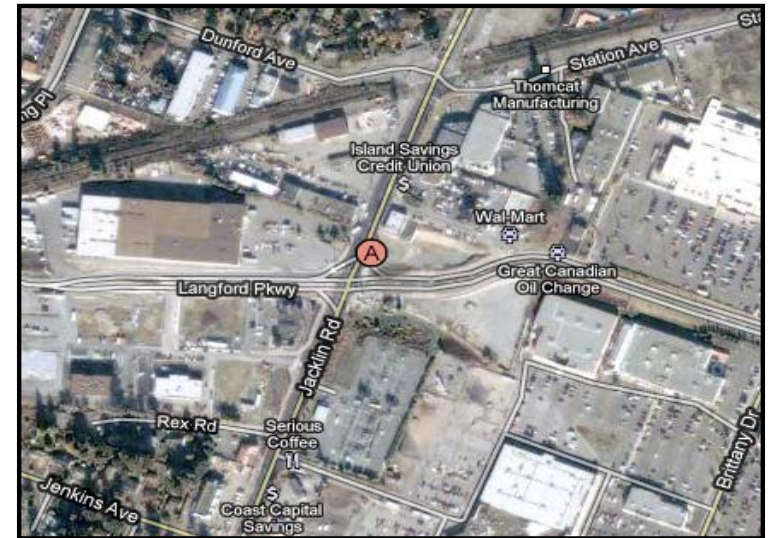
DTZ Barnicke is pleased to present the exclusive sub-lease listing of up to 5000 square feet of new and stylish warehousing and distribution space in Langford, BC. This offering presents an excellent opportunity to secure tenure on highly desirable premises in Greater Victoria's most progressive and growing community, on very attractive terms. Fronting onto the Langford Parkway, the premises have been improved to a very high standard. The existing tenant (Allmar Distributors) will consider sub-letting various combinations of their total area (8956 square feet) in order to maximize functionality for the sub-tenant.

Vancouver Island:

Vancouver Island is one of the largest islands in Canada and is located off the west coast of British Columbia, Canada. Magnificent scenery, wonderful outdoor recreation and a mild climate are among the many attractions of the Island. It's beauty and tranquility has long been a draw for tourists and residents alike, and in 2009 it was ranked second in the "Top Islands of North America" by Conde Nast Traveller magazine.

Langford:

Located just 20 minutes from downtown Victoria, the City of Langford is one of five contiguous municipalities that form "West Shore". This area has experienced accelerated growth over the last decade and is expected to remain the focal point of most of Greater Victoria's growth for years to come. According to the 2006 census, the West Shore's population was 61,449 and Langford alone is now estimated to be 21,845 residents. Over the past ten years, Langford has been transformed into a dynamic and increasingly attractive urban environment. Supported by a progressive municipal Council, Langford is now the development area of choice in Greater Victoria. Recently, the municipality was one of the fastest growing communities in Canada with all the outstanding opportunities which that affords to businesses. A number of "mega" developments are in various stages of planning and construction in the region with over 11,000 housing units planned over the next 10 to 15 years.



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Premises:

Located in what is possibly the premier multi-tenant business complex in Greater Victoria, the premises are located within a 21,000 square foot building within Hull's Business Park. Depending upon which configuration a potential sub-tenant may choose, the premises offer:

1. Office space finished to a very high standard
2. Functional and modular design
3. 22' high ceilings
4. 10' x 14' overhead doors
5. 3 phase 200 amp 120/208 volt electric service
6. Good visibility and signage options
7. Extensive customer parking
8. Fully sprinklered
9. Gas fired heaters

Zoning:

CD-2 (Comprehensive Development) which allows a very broad range of uses including, but not limited to, light industrial, office, wholesale and warehousing, retail as an accessory use, business colleges and trade schools.



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Lease Rate:

Operating Costs:

\$10.00 per square foot

\$4.59 per square foot



For more information, please contact:
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