



# FOR LEASE

**PRIME RETAIL/COMMERCIAL SPACE**

**1,540 Sq.Ft. plus 612 Sq.Ft. Mezzanine**

**Cubbon Commercial Centre  
2675 Wilfert Road, Colwood, BC**



**For additional information or to arrange a tour please contact:**

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**2,152 Sq.Ft of High Profile Retail/Commercial Space****EXISTING TENANCIES AT CUBBON COMMERCIAL CENTRE:**

The existing tenancies include Lee Valley Tools, Eagle Rise Veterinary Hospital, Pacific Coast Floor Covering, Westshore Dance Studio and Service Master . Coming to the Centre in Fall 2011 include 7-Eleven, a Hair Salon and Studio, Goodview and Dad's family restaurants.

**SITE DESCRIPTION:**

The property is a 3.86 acre mixed use development on the Old Island Highway near Colwood Corners. The development upon completion of all phases, will include commercial retail and office units in several buildings, freestanding retail pads along Wale Road, underground parking and low-rise, mixed use retail/residential buildings.



## 2,152 Sq.Ft of High Profile Retail/Commercial Space

### FEATURES:

- 20 foot ceiling height
- 612 sqft mezzanine
- Excellent signage potential
- Overhead suspended forced air unit heaters
- 200A 120/208 electrical service
- Fully sprinklered
- Abundance of onsite parking
- Improvements to suit
- Retail/Showroom storefront with glazing

### AREA:

1,540 sqft on Main Floor  
612 sqft of Mezzanine  
Total Area = 2,152 sqft

### RATES:

Basic Rent - \$16.00 per sqft  
Operating Costs & Taxes - \$6.48 per sqft

### ZONING:

CS1 – Service Commercial Zone:  
Extensive variety of retail, commercial, and light industrial uses.



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