



575

FOR LEASE

INDUSTRIAL FLEX — OFFICE, SHOP & WAREHOUSE

575 BAY STREET

VICTORIA, BC

5,168

SQ FT

\$19.00

NET RENT / SQ FT

\$11.81

ADD'L RENT / SQ FT

3+ yr

TERM

01 THE OFFERING

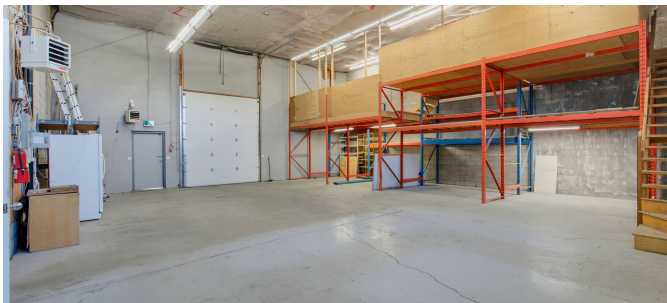
575 Bay Street offers 5,168 sq ft of improved industrial flex space in Victoria's Rock Bay industrial district. The premises combine street-front commercial exposure on Bay Street with a functional rear shop and warehouse component, all under a single demise.

The front half is finished as open floor plate, private offices, meeting rooms, and a lunchroom, served by two washrooms and full window line to Bay Street. The rear opens to open-span shop space with concrete floor, exposed structure, and racking-height clearance.

The configuration suits users who need a professional front-of-house alongside working shop, service, or storage area — trades, technical services, light assembly, distribution, and studio or training operators.



FRONT OPEN FLOOR PLATE — BAY STREET WINDOW LINE



REAR SHOP AND WAREHOUSE — CONCRETE FLOOR, OPEN SPAN



SHOP AREA — OVERHEAD DOOR, BLOCK WALLS, SERVICE PANEL

SALIENT FACTS

ADDRESS	575 Bay Street, Victoria, BC V8T 1P5
MUNICIPALITY	City of Victoria
NEIGHBOURHOOD	Rock Bay
AVAILABLE AREA	5,168 sq ft
USE	Industrial flex — office, shop, warehouse
ZONING	<u>MI-1</u> — Marine Industrial
PARKING	Ample onsite parking (1 per 1000 SF)
POSSESSION	Immediately
LEGAL	Lot A, Section 4, Victoria District, and of the Bed of the Public Harbour of Victoria, Plan 44971

LEASE TERMS

BASIC RENT **\$19.00** / sq ft

ADDITIONAL RENT **\$11.81** / sq ft

BASIC RENT / MONTH **\$8,182.67**

TERM **3+ years**

RENEWAL OPTION **Available**

Total occupancy cost of \$30.81 per sq ft per annum — \$13,268.84 per month plus GST.

02 BUILDING & PREMISES

BUILDING TYPE	Single-storey commercial / industrial	FRONTAGE	Bay Street, full window line
FRONT IMPROVEMENTS	Open floor plate, private offices, meeting rooms	REAR IMPROVEMENTS	Open shop and warehouse, concrete floor
WASHROOMS	Two (2) x 2-pc	LUNCHROOM	Kitchenette with millwork
CEILING HEIGHT	Warehouse: 18'5", Office: 10'	LOADING	At grade, 10' x 12' overhead door
HVAC	Two (2) Mini Splits in Office Area	ELECTRICAL	200 AMP, 3 Phase

PROPERTY HIGHLIGHTS

ROCK BAY INDUSTRIAL LOCATION

Adjacent to Downtown Victoria and Bay Street Bridge, servicing Vic West and Esquimalt

OFFICE AND SHOP, ONE DEMISE

Finished front-of-house with working rear shop and warehouse

BAY STREET EXPOSURE

Full window line with street-front signage opportunity.

MAJOR ARTERIAL ACCESS

Bay Street connects to Highway 1 for the West Shore and Mid-Island, and Highway 17 for the Swartz Bay ferry terminal and Victoria International Airport





ROCK BAY — VICTORIA, BC

5,168 SQ FT AVAILABLE

LOCATION

575 Bay Street sits in Rock Bay, Victoria's core industrial and service-commercial district, at the Bay Street crossing between Douglas Street and the Selkirk Waterfront. Bay Street carries traffic east to Oak Bay and west over the Point Ellice Bridge to Esquimalt and Vic West.

The surrounding blocks hold trades, automotive, building supply, brewing, and light manufacturing tenancies, with Douglas Street retail and downtown Victoria minutes away. Access to Highway 1 is direct via Douglas Street, giving runs to the Western Communities, the Saanich Peninsula, and the ferry terminals.

[VIEW ON GOOGLE MAPS](#)

DRIVE TIMES

Downtown Victoria	5 min
Highway 1 access	5 min
Esquimalt	10 min
Victoria International Airport	30 min
Swartz Bay Ferry Terminal	35 min
Duncan	50 min

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