

# FOR LEASE

1,275 Sq. Ft. Retail/Medical/Office

SOPHIE INVESTMENTS

#3-772 BAY ST

VICTORIA BC V8T 5E4

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## Location: #4-1010 Yates Street, Victoria BC

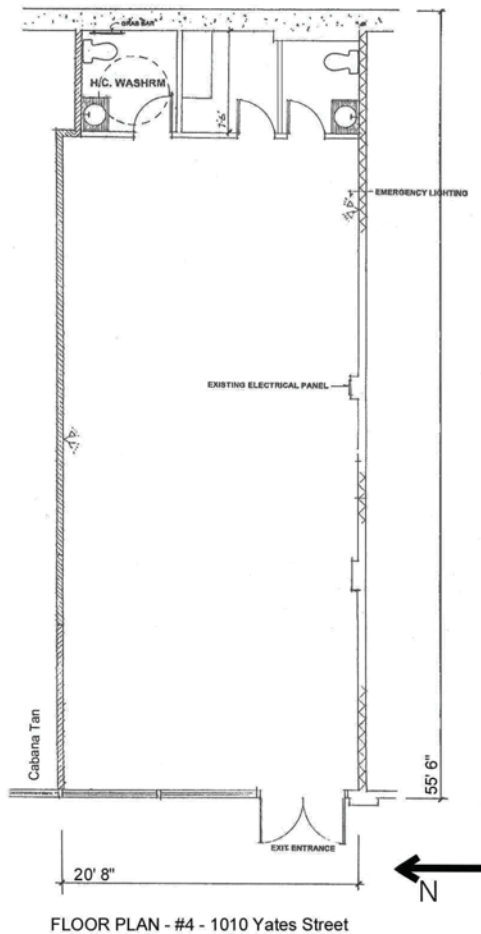
**Parking** 35 spaces are available in front with 2 designated parking spots included in the rent.

**Availability** Immediately

**Leasable Area** The space is entirely self-contained and consists of **1,275 sq. ft.** of rentable area.

**Operating Costs** 2009 estimated operating costs including taxes is **\$10.35 per sq. ft. per annum**

**Asking Rate** **\$17.00 net per sq.ft. per annum**



Located in the downtown core, this listing offers a prime location as well as free customer parking at the store-front and ample frontage.

Other tenants at Harris Green Court: Moxie's Classic Grill, Cantu Bathrooms and Hardware and Cabana Tan.