

FOR LEASE

**2940 Jutland Road
Suite 101
VICTORIA, BC**

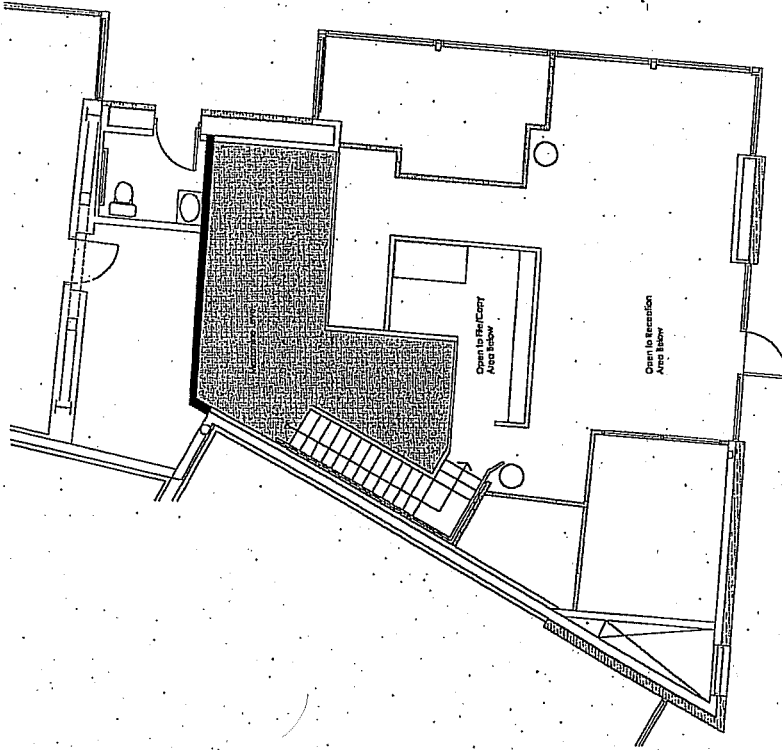
Total Space Available:	1,268 square feet <ul style="list-style-type: none">• Former Chiropractic/Massage Therapy premises• Excellent water views• Additional 250 sf of mezzanine included• Reception area• Four treatment rooms/offices• HVAC
Building Size:	49,789 sf.
Date Available:	Immediate
Lease Rate (Note 1):	\$18.00 net per square foot
Operating Costs & Taxes (2010) (Note 1)	\$9.32 per square foot plus janitorial and separately metered utilities
Parking:	Up to 2 underground stalls available at \$85.00 per stall per month

Note 1: rates per square foot are based on 1,268 sf of rentable area – mezzanine area at no cost to tenant

- **Professional premises located in the prestigious Selkirk Waterfront Development**
- **Building is rated BOMA BEST Level 3**

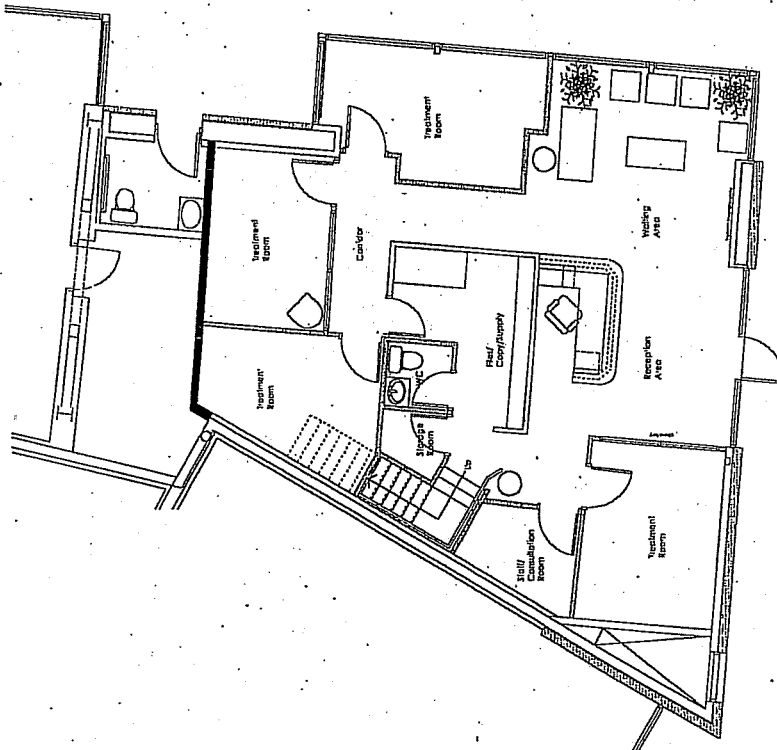
Contact: Wayne Ford CCIM
Jawl Properties Ltd.
Direct Line: 250-414-4180
Cell: 250-889-0644
Fax: 250-475-0339
www.JawlProperties.com

Courtesy to Brokers

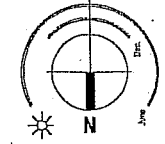


MEZZANINE FLOOR PLAN
metric scale 1:100

existing floor plans



GROUND FLOOR PLAN
metric scale 1:100



suite 110,
2940 JUTLAND ROAD, VICTORIA BC