



**Jawl Properties Ltd.**

## **For Lease – 3356 Tennyson Ave, Victoria BC**

<b>Space Type:</b>	Flex Service/Office
<b>Total Space Available:</b>	1,260 square feet <ul style="list-style-type: none"><li>• Two private offices; each approx 130 sq ft</li><li>• Bonus Mezzanine space approx 414 sq ft. (see attached floor plan)</li></ul>
<b>Building Size:</b>	24,575 square feet
<b>Date Available:</b>	January 2012
<b>Lease Rate:</b>	\$15.00 per square foot per annum
<b>Operating Costs &amp; Taxes (2012):</b>	\$6.30 per square foot Separately metered for hydro; Janitorial by tenant
<b>Parking:</b>	2 – immediately behind premises
<b>Zoning:</b>	M-1
<b>Property Description:</b>	Multi-tenant warehouse located minutes from downtown <ul style="list-style-type: none"><li>• Grade level loading with one (1) - 10' X 10' overhead door</li><li>• 13' 6" clear ceiling height</li><li>• 200 amp. 3 phase power</li></ul>

**For further information regarding leasing opportunities and asking rental rates, please contact:**

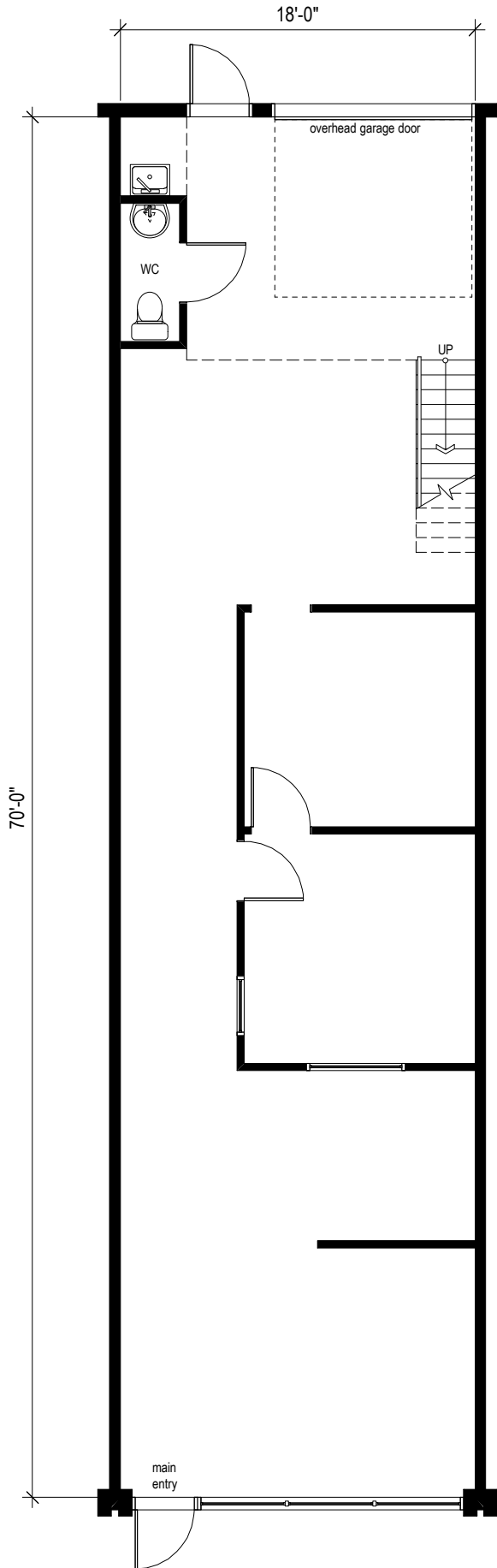
Wayne Ford, CCIM, Jawl Properties Ltd.  
Direct Line: 250-414-4180; Cell: 250-889-0644

### **Courtesy to Brokers**

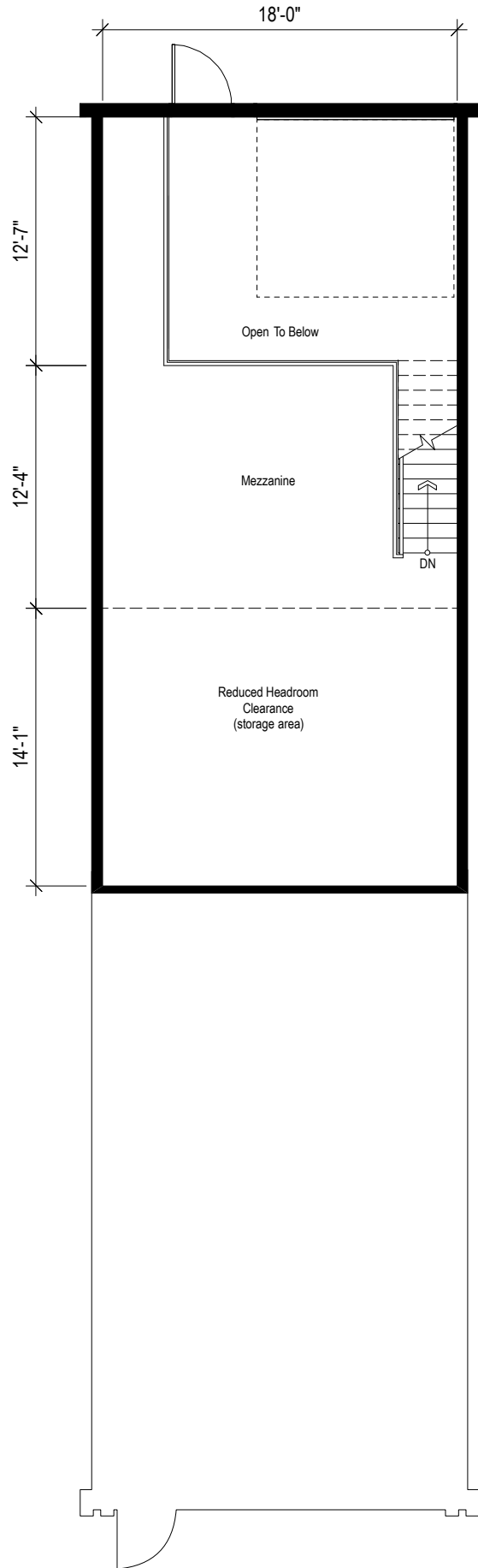


# 3356 Tennyson Avenue

note: all measurements are approximate



Main Floor Plan



Mezzanine Floor Plan