

**5 & 6 - 2075 HENRY AVENUE, SIDNEY**  
SECOND FLOOR OFFICE CLOSE TO AIRPORT

**FOR  
LEASE**



**WILLIAM | WRIGHT**

**DAVID BOON**  
david.boon@williamwright.ca  
250.590.5797





## For Lease

5&6 - 2075 Henry Avenue,  
Sidney

Great opportunity to lease efficient second floor office/flex space, conveniently located adjacent to Victoria International Airport with easy access to the highway, ferries, and Sidney. Can be leased as a single unit or demised into two. Ideal for office or trade school. Reception desk, two washrooms, and kitchenette, with drop ceilings, electric heat pump, and east facing windows. Flexible zoning allows for wide variety of uses. Great base rate and low triple net. Available May 1st.



**Second floor office close to  
Airport, available May 1st**



**Low additional rent inclusive  
of BC Hydro**

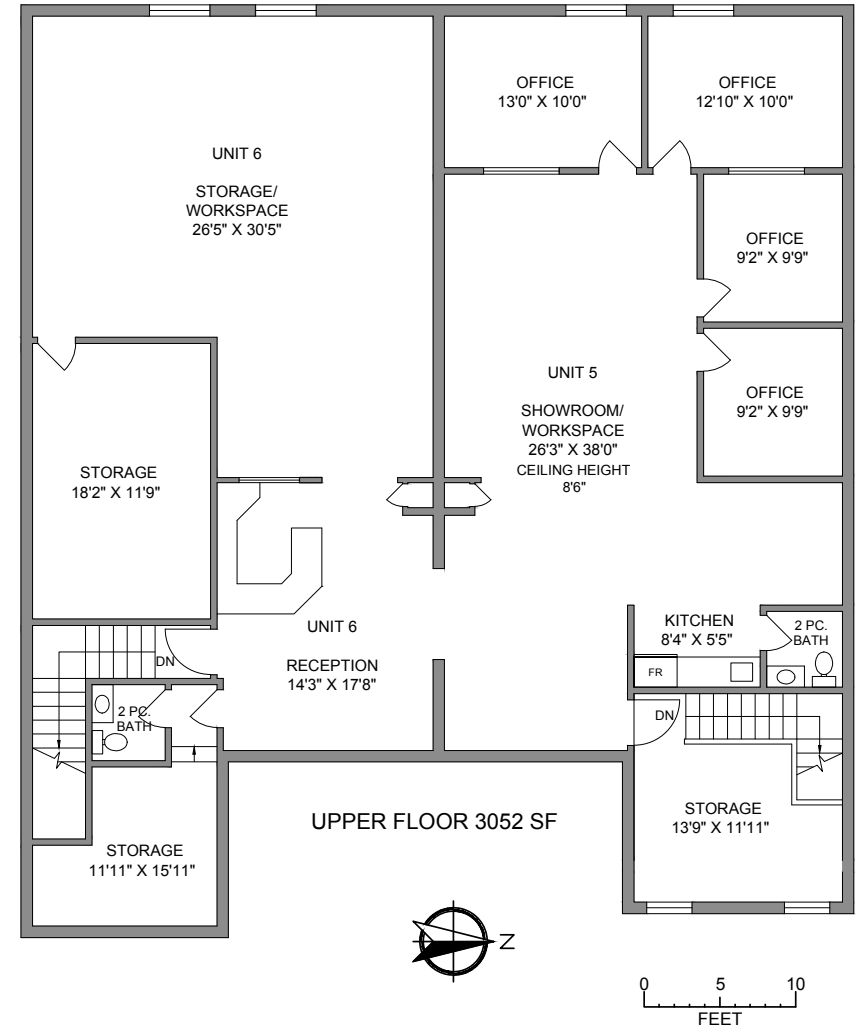


**Two units can be leased  
together or separately**



## Floorplans

Units can be leased together or separately



**SIZE**  
+/- 3,052 SQFT



**PARKING**  
2 stalls



**ZONING**  
C5



**BASIC RENT**  
\$12/SF



**ADDITIONAL RENT**  
\$5/FT



Property is leasehold. Crown leases to Airport Authority which leases to the business park owners. Tenant will be on a sub-subsublease.

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



## For More Information Contact

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William Wright Commercial Real Estate Services Inc.  
843 Johnson Street, Victoria  
T 250.590.5797 | F 604.428.5254  
williamwright.ca