

619

Discovery Street

Victoria, British Columbia

Rock Bay District Flex
Commercial Unit For
Sublease

- ✓ Purpose-built life sciences improvements
- ✓ Central location in the Victoria core
- ✓ Flexible New Zoning Allowing a Broad Range of Uses

AVISON YOUNG

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Property Details

UNIT SIZE: 3,900 sf

LEASE RATE: \$22.00 PSF

ADDITIONAL RENT: \$8.50 PSF

SUBLEASE TERM: Expires January 31, 2027

AVAILABILITY: Immediately

ZONING: IAI-1 (Industry, Arts & Innovation)

ZONING SUB AREA: Sub Area 1 (Light Industrial Employment Area)

PARKING: 5 Stalls

Opportunity

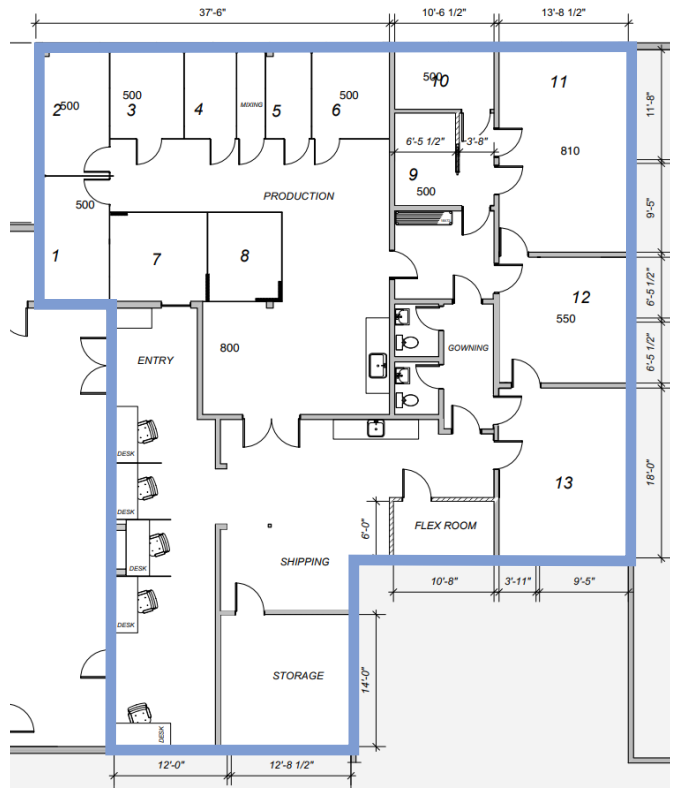
Avison Young is pleased to present a sublease opportunity for 3,900 SF of ground-floor commercial space located in the newly established Industry, Arts, and Innovation District at the north end of Downtown Victoria.

The space is located within Discovery Court, a mixed-use commercial development featuring a diverse and well-balanced tenant mix. Currently built out as a purpose-designed life sciences facility, the unit can readily accommodate a wide range of retail, office, or industrial users.

Permitted uses include but are not limited to assembly, civic facility, food and beverage service, laboratory, light industrial, office, personal service, retail trade, and veterinary clinic.

Location

619 Discovery Street is strategically located in Victoria's vibrant and rapidly evolving Rock Bay district – an area recognized as the city's emerging hub for innovative businesses, light industrial users, and creative enterprises. Its central position offers excellent connectivity, with quick access to downtown Victoria, major transportation routes, and nearby amenities that support both staff and operational needs.



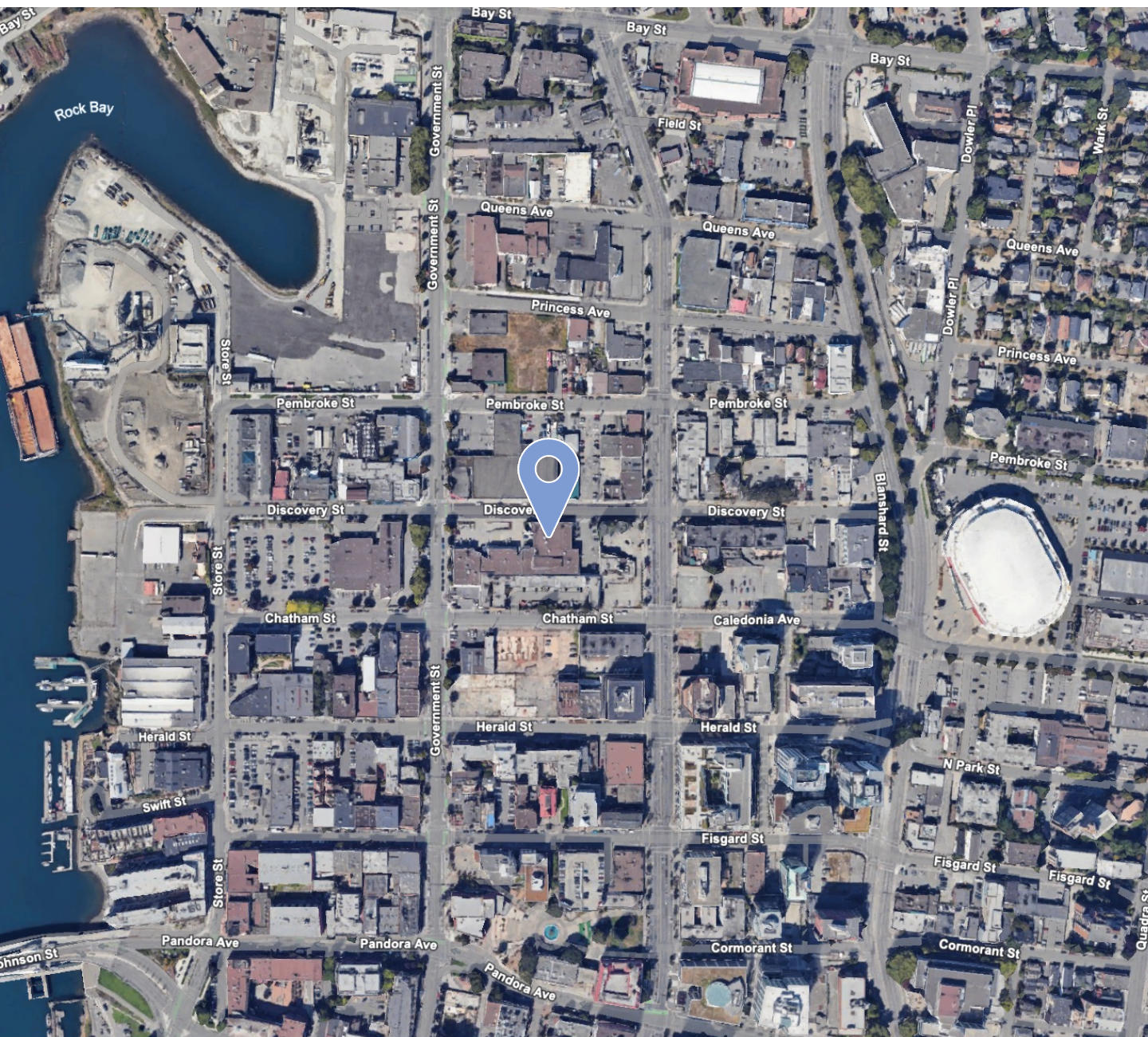
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