102 - 754 FORT STREET, VICTORIA

FLEXIBLE COMMERCIAL SPACE IN DOWNTOWN

FOR LEASE



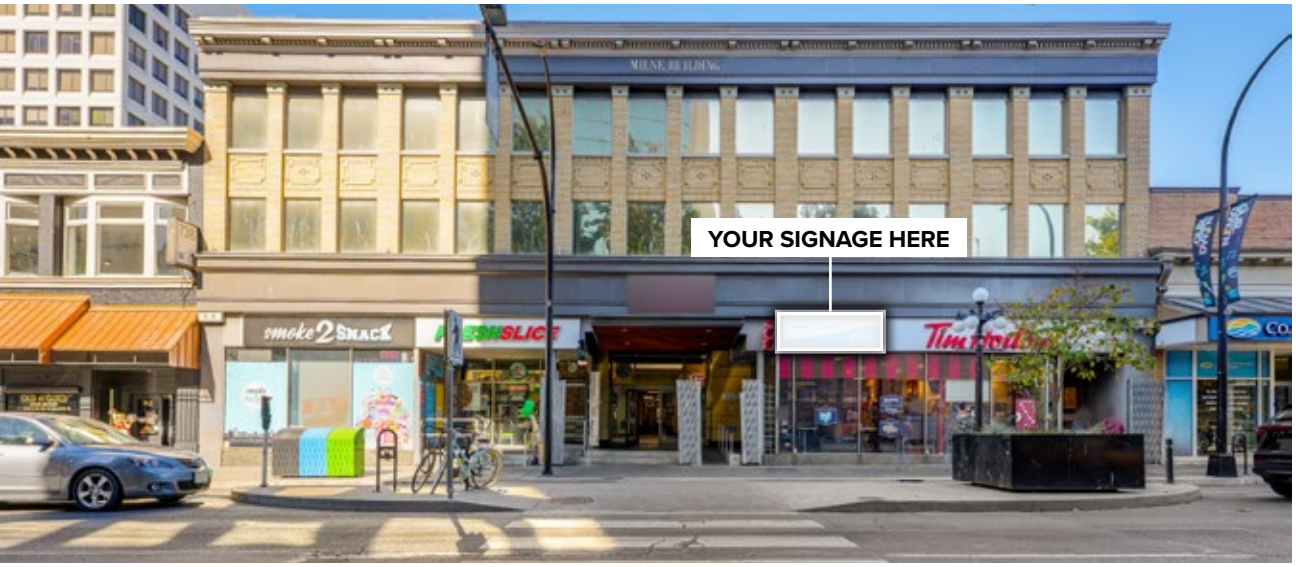
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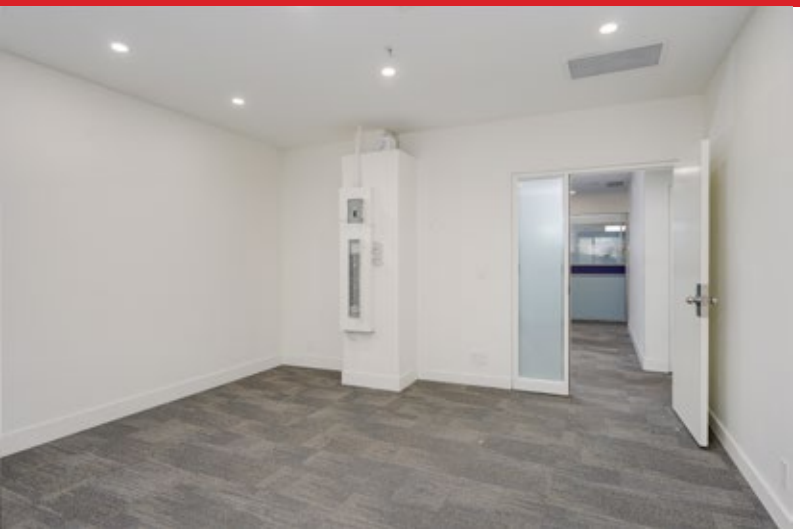


Overview

Prime downtown location with ample natural light via floor to ceiling windows facing onto atrium breezeway connecting Fort Street with the View Street parkade.

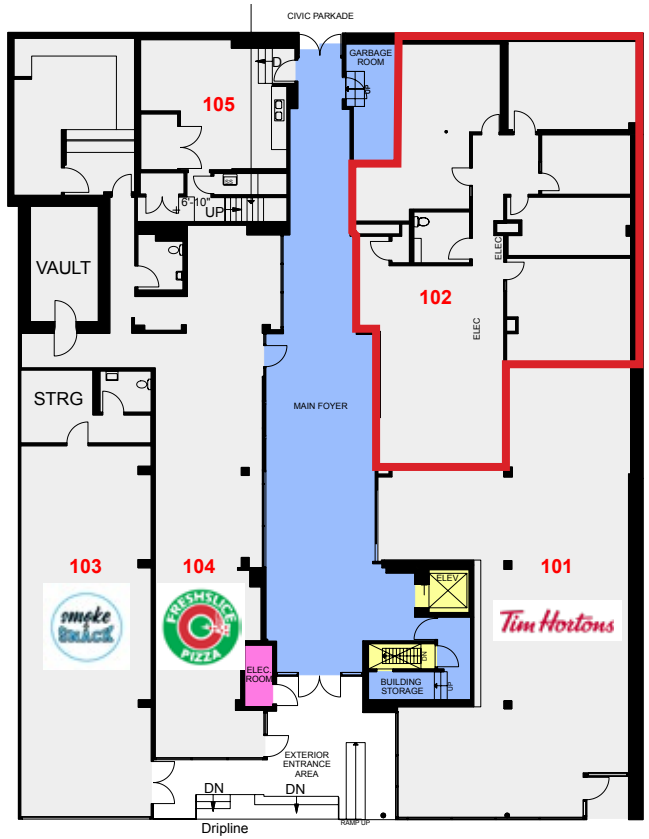
Unit 102 is currently improved with a reception area, kitchen, and private work spaces and can be easily reconfigured. CBD-1 zoning provides ample opportunity for a broad range of other commercial uses including retail, office medical and personal services, financial services, assembly, fitness, care facility, and daycares.

- High exposure location with ample natural light
- Great signage opportunity facing Fort Street
- High location along pedestrial mid-block Fort Street pedestrian thoroughfare









Salient Facts

Size	± 2,118 SQFT
Parking	Adjacent to View Street Parkade
Zoning	CBD-1
Basic Rent	$12.95/SF
Additional Rent	$10.00/SF

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

CBD-1 Permitted Uses

Art and Cultural Facility, Assembly, Assisted Living Facility, Brew Pub (beer, spirits, wine), Care Facility, Civic Facility, Drinking Establishment, Equipment Rental, Financial Service, Food and Beverage Service, Hotel, Office, Personal Service, Retail Liquor Sale, Retail Trade, Studio, Utility











Amenities In the Neighbourhood

1. Lululemon
2. Starbucks
3. Victoria Inner Harbour
4. Hotel Fairmont Empress
5. Telus Ocean
6. Centennial Square
7. Johnson Street Bridge
8. Bastion Square
9. Victoria City Hall
10. Harbour Air
11. Victoria Conference Centre
12. BC Legislature Building
13. Market Square
14. Arts and Innovation District
15. Market on Yates
16. Cactus Club Cafe, Tim Hortons, Crust Bakery, A&W, CIBC, RBC, Russell Books, The Good Planet Company, Serena's Pizzeria and Hoagies,Paninis, Pho Vy

Downtown Victoria

Ideally located in the heart of downtown on the multi-use Fort Street corridor. Surrounded by a wide range of amenities and major transit routes. Subject property is adjacent to the View Street parkade (containing 531 parking stalls) with dedicated parkade entrances on each floor and via elevator from the atrium-lobby. Multiple bus routes under 1 block away on Fort Street and Douglas Street.

For More Information Contact

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